



**Social housing vacancy rates have decreased to 2.75%
while re-letting times and costs continue to rise**

***New figures contained in 2024 'Local Authority Performance Indicator Report'
from National Oversight and Audit Commission***

- 4,251 local authority housing units were vacant at the end of 2024
- €105.1 million spent by local authorities on re-letting costs for 3,375 units
- The average time for re-letting for social housing was 35.36 weeks – the highest recorded since 2014
- 2,634 units were retrofitted under the Social Housing Retrofit programme in 2024
- All updates on Housing, Roads, Water, Waste and Environment, Planning, Fire Service, Library / Recreation, Youth and Community, Corporate, Finance and Economic Development included in report here – <https://cdn.noac.ie/wp-content/uploads/2025/09/NOAC-Local-Authority-Performance-Indicator-Report-2024.pdf>

Published today, the latest Local Authority Performance Indicator Report from the National Oversight and Audit Commission (NOAC), Ireland's independent statutory body responsible for overseeing the performance of the local government sector and assessing how local authorities' deliver for their communities across the country, reports on 46 indicators over 11 key areas.

This is the eleventh edition of the annual report offering over a decade of data, trends and research. It provides local authorities, government departments and citizens across Ireland with a valuable benchmarking tool, enabling them to compare performance with authorities of equivalent scale and size.

The average social housing vacancy rate in 2024 decreased from 2.81% in 2023 to 2.75%, with 4,251 **units vacant** at the end of 2024. The lowest **vacancy rates** were recorded in Laois (0.80%), Wexford (0.94%) and Westmeath (1.23%) while seven other local authorities reported vacancy rates of less than 2%. However, 14 authorities were above the national average of 2.75% including Kilkenny (6.93%) Carlow (5.85%) and Cork County (4.78%).

€105,084,976.65 was spent last year in re-letting costs for 3,375 units. The average cost for **re-letting** was €31,136.29 and the average time for re-letting was 35.36 weeks – the highest recorded since 2014. The longest average re-letting time across the six urban authorities was Galway City (48.83 weeks) followed by Fingal (33.76 weeks).

A new indicator introduced in last year's report, the H7 Social Housing Retrofit, tracks progress towards the national target of **retrofitting** 36,500 local authority properties to a B2 Building Energy Rating (BER) or Cost Optimal equivalent by 2030. However, NOAC expressed concern that this target is unlikely to be met.

The data gathered for the Local Authority Performance Indicator Report informs NOAC of local government performance across core services and, alongside validation and scrutiny meetings, enables assessment and analysis of that performance. The report highlights areas of improvement as well as those requiring further attention, with the scrutiny process playing a central role. In 2025, this process was updated to strengthen the review of local authority performance, placing greater emphasis on detailed analysis and structured engagement between each authority's senior management and the NOAC board.

Other insights from the report include:

- **Five** local authorities showed a deficit on the **Revenue Account** at the end of 2024, one less than 2023
- **390.0km** of regional roads and **2,332.1km** of local roads were strengthened in 2024
- **81.94%** of **motor tax transactions** were conducted online
- **2,459 jobs created** nationally in 2024 with assistance of Local Enterprise Offices (LEOs) - an increase of 328 on previous year

- **Four** of the **six** full time fire brigades improved their average mobilisation times for fire emergencies in 2024 and **five** improved their average mobilisation times for other non-fire emergencies compared to 2023
- The total number of library visits in 2024 was **15,460,242** and the number of items issued to members increased by **7.6%** compared to 2023's figure to **17,453,626** - the highest figure since 2016
- **76,190** pollution complaints were made to local authorities in 2024
- **271,785.61** days were lost to certified sick leave in local authorities during 2024
- **32,273.76** whole-time equivalent staff were employed by local authority sector at end of 2024, an increase of 568.82 on the previous year

While NOAC does not set policy, provide funding or impose sanctions, its independent oversight ensures that local authorities are accountable, open and focused on future growth. NOAC is committed to working collaboratively and publishing evidence-based reports that help ensure Ireland's local authorities deliver effectively in the best interests of communities nationwide.

Commenting on the report's findings, Michael McCarthy, Chair of NOAC, said: *"Local authorities play a crucial role in supporting communities around Ireland, and their commitment is evident in this year's report. We particularly welcome the reduction in the average housing vacancy rate from 2.81% to 2.75%. While the average re-letting time of 35 weeks remains too long, it is encouraging to see increased investment in housing maintenance and the determination of many local authorities to reduce vacancy rates further. Continued focus in this area will be essential to delivering the homes our communities need."*

Visit noac.ie to learn more

ENDS