

Fingal County Council Social Housing Allocations vs Waiting List

Composition Analysis of FOI/2026/190, FOI/2026/148 data and 2024/2025 SSHA figures

1. Purpose

This note compares the nationality breakdown of households allocated social housing by Fingal County Council (and nominated to Approved Housing Bodies) with the composition of the Council's social housing wait list.

2. Data and methodology

The allocation figures were obtained from records released by Fingal County Council under the Freedom of Information Act.

The records classify allocations under four citizenship categories:

- Irish
- EEA citizen
- Non-EEA citizen
- UK

For the broader comparison, EEA, non-EEA and UK citizens have also been grouped together as non-Irish citizens.

This combined category is used only to allow comparison with the Summary of Social Housing Assessments, which records households according to whether the head of household is an Irish or non-Irish national.

There are some limitations:

1. The 2024 waiting-list figure is a point-in-time assessment and does not necessarily represent every household present on the list throughout the year.
2. The waiting-list figures and allocation records count households or principal applicants, not every individual living in those households.
3. The 2024 waiting-list composition should not be treated as the applicant composition for every earlier year.
4. The 2026 allocation figures are incomplete and appear to represent the year to date.

Subject to these limitations, the records allow a direct comparison of the relative shares recorded for Irish and non-Irish households in 2024.

3. Sources

- **Waiting list composition:** 2024 Summary of Social Housing Assessments (SSHA), Table A1.9 - Fingal: 1,524 of 5,980 listed households headed by a non-Irish applicant (25.5%)
- **AHB nominations/allocations (multi-year):** FOI/2026/148 - principal applicant nationality for social housing allocation made in 2025 (959 records).

Copies of the Freedom of Information responses referenced throughout this report are available to download from *The Transparency Objective* website. Readers are encouraged to review the original records alongside this analysis. Download here:

<https://www.thetransparencyobjective.com/foi-responses>

4. Key Findings

Waiting List (2024)

- Non-Irish: **(25.5%)**
- Irish: **74.5%**

AHB nomination/allocation (2020 - mid-2026)

Category	Households	Share	People housed	Share of people
Irish	2,037	64.5%	5,493	61.6%

EEA Citizens	681	21.6%	1,969	22.1%
Non-EEA Citizens	434	13.7%	1,439	16.1%
UK	6	0.2%	14	0.2%
Non-Irish total	1,121	35.5%	3,422	38.4%

Non-Irish households accounted for 35.5% of AHB allocations while representing 25.5% of the waiting list. Their allocation share was therefore almost 1.4 times their waiting list share.

5. Summary comparison

Dataset	Non-Irish	Multiple of waiting-list share
Waiting list (2024)	25.5%	1.00 (baseline)
Council allocation 2025	31.1%	1.22x (higher than Irish Citizens)
AHB nomination/allocations 2020-mid-2026	35.5%	1.39x (almost 1.4 times higher than Irish Citizens)

Both independent FOI releases show the same overall pattern: non-Irish applicants received a higher share of actual allocations/nominations than their presence on the qualified waiting list would predict under pure proportional allocation. Irish applicants received a correspondingly lower share.

6. Year-by -year Irish and non-Irish comparison

Year	Irish allocations	Irish share	Non-Irish allocations	Non-Irish Share	Total
2020	285	62%	175	38%	460
2021	279	65%	150	35%	429
2022	389	64.9%	210	35.1%	599

2023	268	61.3%	169	38.7%	437
2024	329	66.2%	168	33.8%	497
2025	346	68.8%	157	31.2%	503
2026 YTD	141	60.5%	92	39.5%	233
Total	2,037	64.5%	1,121	35.5%	3,158

Across the six completed years from 2020 to 2025, the non-Irish share of annual allocations ranged from approximately **31.2% to 38.7%**.

7. Waiting-list share compared with allocation share

The 2024 figures permit the following comparison:

Group	Share of qualified list	Share of 2024 allocations	Difference
Irish	74.5%	66.2%	-8.3 percentage points
Non-Irish	25.5%	33.8%	+8.3 percentage points

Non-Irish households made up **25.5% of Fingal's qualified housing list**, but non-Irish citizens received **33.8% of the AHB allocations recorded in 2024**.

Their share of allocations was therefore **8.3 percentage points higher** than their share of the qualified waiting list.

Irish households made up **74.5% of the list** and received **66.2% of the allocations**, a difference of **8.3 percentage points below their waiting-list share**.

8. Relative representation

A further way of presenting the comparison is to divide each group's allocation share by its waiting-list share.

Group	Calculation	Representation ratio
Irish	$66.2 \div 74.5$	0.89
Non-Irish	$33.8 \div 25.5$	1.33

A ratio of **1.00** would mean the group's share of allocations was exactly equal to its share of the waiting list.

On this measure:

- The Irish allocation share was approximately 89% of its waiting-list share;
 - The non-Irish allocation share was approximately **133% of its waiting-list share.**
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9. Approximate allocation rate among applicants

The figures can also be expressed as allocations per 1,000 qualified households 2024.

Irish households

- 329 allocations
- 4,456 qualified households

This is the equivalent to approximately:

73.8 allocations for every 1,000 Irish households recorded on the qualified list.

Non-Irish households

- 168 allocations
- 1,524 qualified households

This is equivalent to approximately:

110.2 allocations for every 1,000 non-Irish households recorded on the qualified list.

Group	Allocations	Qualified households	Allocations per 1,000
Irish	329	4,456	73.8

non-Irish	168	1,524	110.2
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Using these figures, the recorded allocation rate for non-Irish households was approximately:

1.49 times the corresponding rate for Irish households.

In plain terms, relative to their respective numbers on the 2024 qualified list, non-Irish households had an allocation rate approximately **49% higher** than Irish households.

The published figures do not identify:

- How long each household had been waiting
- Which households required the available property sizes
- Priority status
- How many were transfers
- How many entered or left the list during the year

10. What the records show

The official figures established that:

1. Fingal recorded **3,158 AHB allocations** from 2020 to the 2026 reporting date.
2. Irish citizens received **2,037 allocations, or 64.5%**
3. Non-Irish citizens received **1,121 allocations, or 35.5%**
4. In 2024, non-Irish households represented **25.5% of Fingal's qualified social housing list.**
5. Non-Irish citizens received **33.8% of the AHB allocations recorded that year.**
6. Relative to the size of each group on the qualified list, the indicative 2024 allocation rate was approximately **110 per 1,000 non-Irish households**, compared with **74 per 1,000 Irish households.**

These are findings from the available records. They do not establish the reasons for the difference.

11. Need for greater Transparency

Fingal County Council is best placed to explain how the pattern arose.

Current public available data does not provide enough detail to establish whether the difference resulted from:

- Length of time on the waiting list
- Homelessness or other priority status
- Household composition
- Bedroom requirement
- Property type and availability
- Medical or disability-related needs
- Transfer allocations
- nomination/allocations arrangements with AHBs
- Refusals of offers
- Or another feature of the allocation process

Without these breakdowns, members of the public can observe the allocation outcome but cannot properly assess the factors behind it.

Fingal County Council should consider publishing an annual housing allocation report showing:

- Total council and AHB allocations
- Irish and non-Irish citizenship categories
- Housing-list composition
- Allocation route
- Priority category
- Household composition
- Bedroom requirements
- Time spent on list
- Transfers
- Offers and refusals
- And year-end comparisons between applicants and successful allocations

Such reporting would not require disclosure of personal information. All figures could be anonymised and aggregated.

Greater transparency would allow the public to understand the operation of the housing system without speculation and would permit Fingal County Council to explain apparent differences using complete evidence.

12. Additional context from FOI/2026/148 (2025)

- Recorded allocation categories: General waiting list 695 - Medical priority 142 - Transfers 53. Other categories requested (homelessness priority, disability, domestic violence, refugee resettlement, international protection transition) were not recorded under those headings
 - Waiting times for 2025 allocations: median **8 years**, shortest 1 month, longest **19 years**.
 - Vacant stock: 290 units (average turnaround 37.75 weeks)
 - Internal transfer list (partial figures released): overcrowding 144, medical need 130, downsizing 38
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13. Conclusion

Official data released by Fingal County Council under two separate FOI requests show that non-Irish households, while comprising 25.5% of the waiting list, accounted for 31.1% of the Council's 2025 allocations and 35.5% of AHB nomination/allocations over the longer 2020-mid-2026 period. This equates to roughly 1.2 - 1.4 times higher than their share of the list. The disparity is measurable from the Council's own records and is not explained by the information provided in the FOI response.