



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC

TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.

ON WEDNESDAY 8 MAY 2024 AT 11.00 AM

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AGENDA

WEDNESDAY 8 MAY 2024

		PAGE
1	Minutes of meeting dated Wednesday 13th of March 2024 and 17th April 2024, and matters arising	3 - 12
2	Chairperson's Business	
3	Housing Delivery 2019-2024	13 - 43
4	Homeless Services 2019-2024	44 - 51
5	Housing Allocations 2019-2024	52 - 54
6	Traveller Accommodation 2019-2024	55 - 57
7	Housing Maintenance and Support 2019-2024	58 - 61
8	Motion in the name of Cllr Sophie Nicoullaud	

"That this housing committee supports the request from local social workers among other members of the community to add more 2 beds in the Emmet Road Project by turning all paired studios into 2 bed units.

Logic:

While it is recognised that single persons represent the highest number of people on the DCC housing waiting list, we also recognise that nationwide, Focus Ireland gives the number of a record total of 4170 children in state emergency homeless accommodation (it doesn't include children who are in 'own-door' temporary accommodation, domestic violence refuges, asylum seekers, people who are sleeping rough, and the very many who are 'hidden homeless' and staying with family or friends in insecure housing.)

Social workers in the Emmet Road deal every day with residents and have done so for decades, are crying out for more family housing units because they see first-hand the impact "hidden homelessness" has on children and their families.

We know that children are the most vulnerable in homeless situation and they are the most affected by it. The impact it has on them is life long and it puts them more at risk when they become adults to end up homeless as well.

HOUSING STRATEGIC POLICY COMMITTEE
MINUTES FOR SPC MEETING ON
WED 17TH APRIL 2024

Attendance:**Members:**

Cllr Donna Cooney
Cllr Pat Dunne
Cllr Alison Gilliland (CP)
Cllr Hazel De Nórtin

External Presentation

Diarmud MacDubhglais - PPN

Dublin City Council Officials

Dave Dinnigan – Executive Manager
Michelle Robinson – Acting Executive Manager
Ali Grehan – City Architect
Gavin T. Doyle – Chief Quantity Surveyor
Barry Woods – A/ Senior Engineer
Tony Smithers – Senior Executive Officer
Clive Martin – Senior Executive Officer
Cliona Kelliher – Staff Officer
Ruth Quinn – Administrator
Samantha Doherty - Administrator

Irish Green Building Council Officials

Johanna Varghese IGBC
Giovanni Impoco IGBC
Mary Teehan IGBC
Fernanda Rocha IGBC

Apologies

Frank d'Arcy – Acting Assistant Chief Executive
Mary Hayes, Director of DRHE
Cllr Mary Callaghan
Cllr Hazel Chu
Cllr Máire Devine
Cllr Kevin Donoghue
Cllr James Geoghegan
Cllr Eimer McCormack
Cllr Cieran Perry
Cllr Catherine Stocker
Cllr Colm O'Rourke
Cllr Daithí Doolan
Cllr Briega MacOscar
Mike Allen – FI
Ailbhe McLoughlin – ICSH
Dr. Kevin Byrne – SGCRA
Pat Greene – DSC
Mick O'Reilly - ITCH

1. Presentation on A Circular Economy Approach to Housing Maintenance and Housing Regeneration: Challenges and Opportunities – Facilitated by the Irish Green Building Council

Johanna Varghese, Giovanni Impoco, Mary Teehan and Fernanda Rocha, all from the Irish Green Building Council, provided a presentation outlining their work on advancing sustainable change in the building environment through research, pilot projects, collaboration, education, advocacy, innovation and auditing.

This included a discussion on sustainable green practices with regard to DCC housing maintenance and housing regeneration:

- Supply and demand
- Refurbishment and regeneration
- Reuse and recycle

The following questions were discussed in groups facilitated by the IGBC members

1. What materials/elements are continually being replaced in dwellings?
2. What could be done differently?
3. What infrastructure could be put in place?
4. What new employment opportunities are there?
5. How might we address the perception of always wanting new replacements?
6. Where do you see the low hanging fruit?

Groups fed back on their discussions. Key points included:

- Some good practices already in place eg the digital twinning project on Dorset St flats allowed for the shift away from demolish and rebuild to a more carbon friendly 'enhanced works' programme of deep retrofitting, window/door replacements, heating and ventilation replacements.
- Currently the strong delivery pipeline will allow for resources to be deployed to drafting a strategic work plan to enable a more sustainable approach.
- Little cross departmental communication inhibiting the sharing of ideas around an internal DCC 'market' of materials for re-use eg between housing and parks given the example of Bridgefoot St Park that was constructed using salvaged materials.
- Good opportunities to up skill current workers and provide apprenticeships in an area that will grow in terms of employment opportunities but also in significance into the future.
- The standardisation of fixtures and fittings across all DCC development would support more effective replacement of individual elements that might break or require replacement due to wear and tear.
- Linking in with the Discovery Centre might present opportunities for up-cycling of furniture and other fixtures and fittings from voids

Cllr Gilliland, as Chairperson, thanked members from the Irish Green Building Council for coming in, giving the presentation and facilitating the discussion. DCC officials from housing and from across other departments were also thanked for attending and contributing so productively.

2. AOB.

There was no other business

HOUSING STRATEGIC POLICY COMMITTEE
MINUTES FOR SPC MEETING ON
WEDNESDAY 13TH MARCH 2024

Attendance:**Members:**

Cllr Mary Callaghan
Cllr Hazel Chu
Cllr Donna Cooney
Cllr Máire Devine
Cllr Kevin Donoghue
Cllr Pat Dunne
Cllr James Geoghegan
Cllr Alison Gilliland (CP)
Cllr Eimer McCormack
Cllr Hazel de Nortúin
Cllr Cieran Perry
Cllr Catherine Stocker
Ailbhe McLoughlin – ICSH
Diarmuid MacDubhglais – PPN
Dr. Kevin Byrne – SGCRA

Dublin City Council Officials

Dave Dinnigan – Executive Manager
Michelle Robinson – Acting Executive Manager
Mary Hayes – Executive Manager
Tony Smithers – Senior Executive Officer
Pamela Connolly – Senior Executive Planner
Louise Bell – Executive Planner
Ruth Quinn – Administration
Samantha O’Doherty – Administration
Deirdre Kearny - Administration

Other Councilors in attendance

Cllr. Mannix Flynn

Apologies

Frank d’Arcy – Acting Assisting Chief Executive
Pat Greene DSC
Mick O’Reilly ICTU
Cllr Briega MacOscar
Cllr Daithí Doolan
Cllr Colm O’Rourke
Mike Allen – FI

1. Minutes of meeting dated Wednesday 14th of February 2024 and matters arising

Minutes Agreed

2. Chairpersons Business

No business

3. Land Active Management

Dave Dinnegan, Director of Housing Delivery provided an overall housing delivery context across the DCC owned lands.

Pamela Connolly, Senior Executive Planner and Louise Bell, Executive Planner, provided a presentation on Active Land Management and the national GIS/mapping system. The presentation included maps which showed the following:

- ❖ National Social Housing Data for DCC
- ❖ Map colour coding:
 - Red site lands for Social and Affordable Housing – remaining land bank
 - Yellow site lands for Social and Affordable Housing which have received funding
- ❖ Data fields for Social and Affordable Housing
- ❖ TRABIS – LASA, the reporting system that ensures consistency reporting nationally for all Local Authorities.

The Committee sought clarifications on

- ❖ land availability outside DCC lands
- ❖ access to maps
- ❖ how the volume of units on the land is calculated
- ❖ how the split between social and affordable schemes on the lands is decided and the pepper potting of such mixed tenure schemes

- ❖ DCC loans/borrowings to finance the cost rental units in the Emmet Rd. scheme

They suggested that the following be included in the mapping system

- ❖ LDA lands and private residential schemes/lands to allow for an overall view of available housing land
- ❖ Land zoning categories
- ❖ DCC units and complexes

Pamela and Louise were thanks for the presentation

4. Traveller Accommodation

Tony Smithers, Senior Executive Officer, provided a verbal update Traveller Accommodation and related issues:

- ❖ Tony indicated that he had attended the Joint Oireachtas Committee on 22/2/24 and provided a progress report on the recommendations on the final reports on key issues effecting the traveler community This was chaired by Senator Eilleen Flynn. 222222Other issues raised where Health, Education, employment and accommodation.
- ❖ The drafting of the new Traveller Accommodation Programme is currently underway comes into effect in December 2024, and will cover 2025-2029
- ❖ Extra retro fit programmes are planned for 2024 and all remailing housing stock will receive an energy upgrade.
- ❖ Dublin City Council Welfare Officers have been dedicated to working with families
- ❖ 20 families in total availed of new caravans in 2023. 8 caravan loans where provided to families, 9 families were provided with emergency caravans and 3 medical caravans where provided to families with family members with disabilities.

Tony then provided an update on St. Margaret's and Labre Park:

- ❖ **St. Margarets:** It was indicated that mediation was progressing and a redevelopment consultative committee had been set up to progress plans for cultural appropriate housing on site.
- ❖ **Labre Park:** A new redevelopment plan was in place for Labre Park and it was being well received by residents. There would be a total of 14 new houses, 3 extra than originally planned and 19 refurbished houses. A project manager had also been appointed and there would also be new play facilities.

The committee discussed issues in Labre Park around dogs, safety, hygiene issues and a request for gender balance on consultative committees. and thanked Tony for his report.

5. Motion in the name of Cllr Rachael Batten

The Chair advised that, as Cllr. Rachael Batten was not present and Cllr. Briege MacOscar who Cllr Batten had proposed to move her motion, she, with the SPC agreement, would move the motion.

Michelle Robinson, Acting Senior Executive Officer, communicated a report from the DCC Law Agent, Yvonne Kelly, with regard to the motion.

The report was noted as was the motion.

6. Motion in the name of Cllr Janice Boylan

The Chair advised that as Cllr. Janice Boylan was not present that she, with the SPC agreement, would move the motion.

Michelle Robinson, Acting Senior Executive Officer, communicated a report in response to the motion.

The motion was discussed and agreed.

7. A.O.B.

Updates on the following were requested under A.O.B.

- ❖ Consultation on the on-street food services – a verbal update was provided by Mary Hayes, Director of DRHE
- ❖ Adaptive Re-use – a review will be included at the May SPC meeting

- ❖ Waste management supports for the international protection applicants living in tents on Mount St - a verbal update was provided by Mary Hayes, Director of DRHE

The SPC members expressed their concern for how those international protection applicants were being forced to live in tents in Mount St. without appropriate sanitary facilities and a lack of proper shelter from the elements.

The SPC agreed that the Chairperson write to the Minister for Children, Equality, Disability, Integration and Youth to condemn the treatment of those international protection applicants.

Dublin City Council Housing Delivery Targets

- Housing for All 2022 – 2026 – Targets***

Dublin City Council to increase social housing supply by 10,552 units to be delivered by Build (86.1%) and Long-Term Leasing (13.9%)

Year	2022	2023	2024	2025	2026	Total
Build	895	1931	1974	2122	2165	9087
Long-Term Leasing	480	475	410	100		1465
Total	1375	2406	2384	2222	2165	10552

- Rebuilding Ireland 2018 – 2021 – Units Delivered***

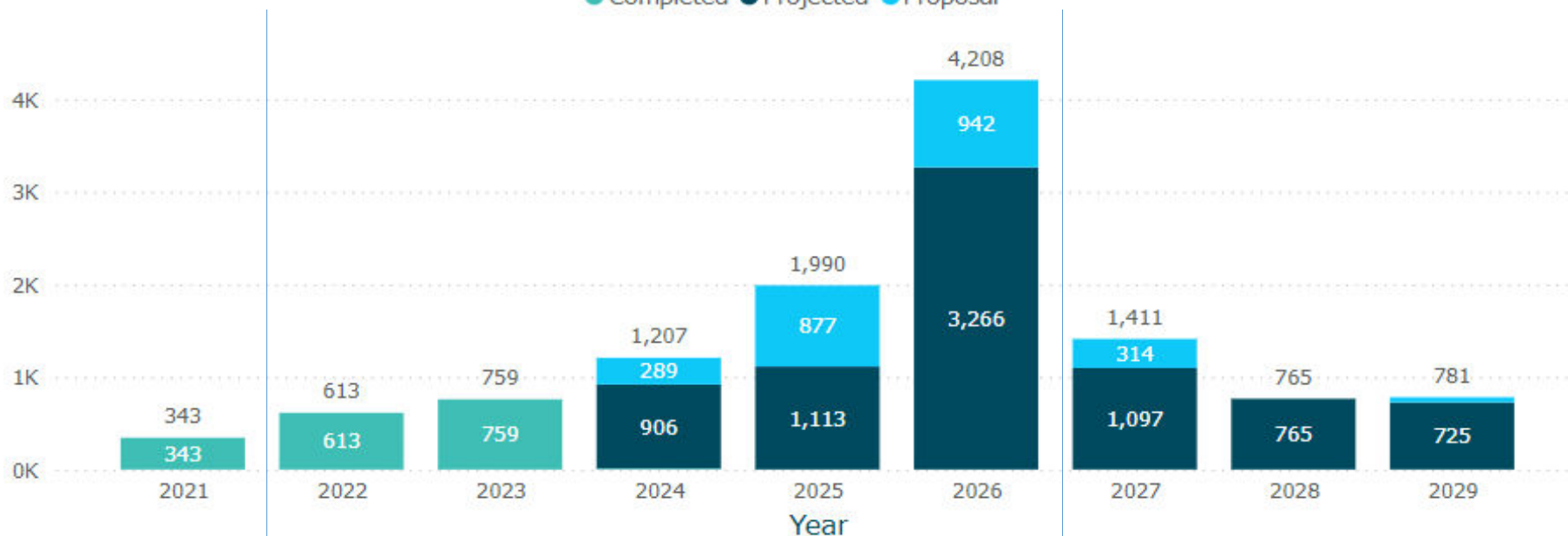
Year	2018	2019	2020	2021	Total
Acquisitions	547	547	306	310	1708 *
Build	841	569	319	343	2072
Long-Term Leasing	61	115	246	487	909
Total	1447	1231	871	1140	4689

Dublin City Council Build Programme Outlook

Overall Pipeline including Proposals



● Completed ● Projected ● Proposal



Housing for all 2022 to 2026 – total 8777
 Units complete - 1386
 HFA build target 9087 (shortfall 310)

Dublin City Council HFA build 2022 – 2026

BUILD	2022	2023	2024	2025	2026	TOTAL	2027	2028	2029
DELIVERED	613	759	12			1386			
PROJECTED			906	1113	3266	5285	1097	765	725
PROPOSALS			289	877	942	2108	314		56
TOTAL	613	759	1207	1990	4208	8777	1411	765	781

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DCC Acquisitions Programme 2022 - 2026

Acquisition Reason	2022	2023	2024
Exit for Homeless vacant properties	21	120	109
Tenant in situ – Homeless Prevention	59	235	257
Total Complete	<u>145</u>	<u>398</u>	<u>104</u>
DCC target / Dept Allocation		400	350



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Dublin City Council

APPROVED HOUSING BODY NEW SCHEMES 2023

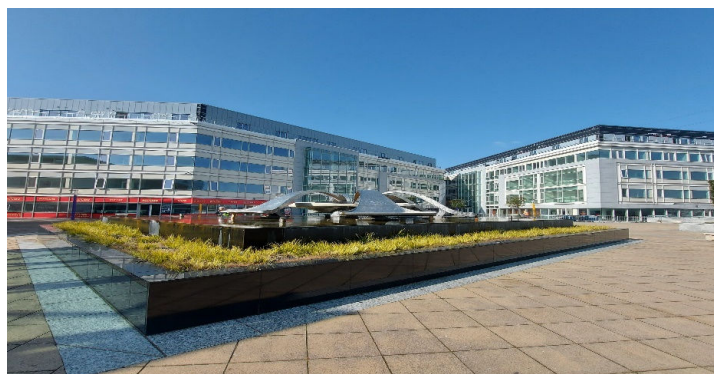
Connaught Street Focus Ireland 2023



Eleanora Court Respond Housing 2023



Park West Tuath Housing 2023



Ellis Court Tuath Housing 2023

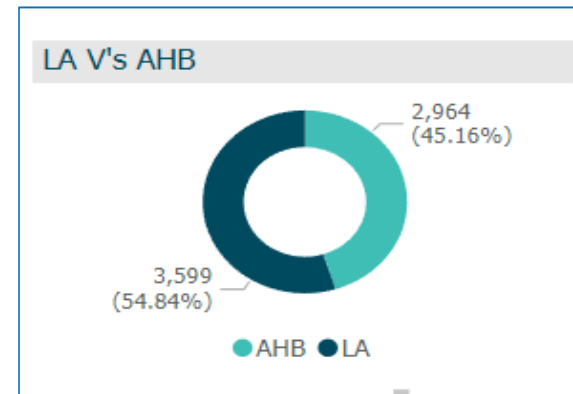


DUBLIN CITY COUNCIL APPROVED HOUSING BODY DELIVERY

AHB Build Delivered 2018 - 2024

AHB NEW HOMES DELIVERED 2018 - 2024

Scheme Type	2018	2019	2020	2021	2022	2023	2024	Total
Four Stage	27	11		8	22	22	5	95
Single Stage			5		87	11		103
CALF	282	375	172	83	195	339	7	1,453
Total	309	386	177	91	304	372	12	1,651



50% of DCC new build target to be delivered by AHB

AHB Build Units Projected and Proposed 2024 - 2026

AHB PROJECTED 2024 - 2026 (FUNDING APPROVED, CONTRACTS AWARDED)

Scheme Type	2024	2025	2026	2027	Total
Four Stage	96	30			126
Single Stage	10	32			42
CALF	346	650	965	98	2,059
Total	452	712	965	98	2,227

AHB Proposals 2024 - 2026

Proposals					
Units Proposed	2024	2025	2026	2027	Total
Build	280	751	749	314	2,094
AHB CALF Construction		223	559	314	1,096
AHB CALF Turnkey	271	522	190		983
CAS CONSTRUCTION TURNKEY		6			6
CAS RENEWAL	9				9
Total	280	751	749	314	2,094

National Social Housing PPP Programme



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Bundle 1 and 2	Homes
Clare	51
Cork County – 3 sites	152
Dublin City – 2 sites	220
Galway City	74
Kildare – 2 sites	151
Louth	80
Roscommon	53
South Dublin	109
Waterford	58
Wicklow	51
10 Local Authorities	999 units

- ✓ **Partnership Model**
 - ✓ Dublin City Council – Cork County Council – DHLGH - NDFA
- ✓ **2020 – 2021 homes constructed.**
 - ✓ Design, Build, Finance & Maintained for 25 year licence agreement.
- ✓ **999 homes across 14 sites.**
 - ✓ Two DCC Sites 220 homes.
 - ✓ AHB managed with LA oversight & monthly performance meetings with DCC.
 - ✓ Churchwell Gardens CIH Award (Best Housing Story) May 2023
 - ✓ Sustainable Communities with key facilities delivered and operational Crèche, Community Rooms and Service Providers.



Bundles 3 – 4 – 5 – 7

Pre-procurement – development and planning (c. 12 months)

- Site due diligence
- Scheme design
- Technical & Stakeholder Engagement
- Planning



Procurement (C. 18 months)

- 2 stage competitive dialogue process
 - Prequalification of Tenderers (c. 6 months)
 - Tender stage to construction (c. 12 months)



Construction (C. 14 – 18 months)

Bundle 4 – 5 Designs

Wellmount Road



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Collins Avenue – DCC Depot Site



Oldtown Mill – Kildare County Council



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Housing Land Initiative

Martin Donlon
Senior Architect

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Tionscadal Éireann
Project Ireland
2040



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Dublin City Council

HLI Programme

Housing Lands Initiative (O'Devaney Gardens & Oscar Traynor Road)

Development Summary

1900	Total residential units
616	Social housing
340	Cost Rental
420	Affordable Purchase
524	Private

HLI Programme – Oscar Traynor Road

Status Update

Construction Stage:

- Enabling works commenced 20th Nov.
- Pre-commencement conditions fulfilled
- Main contract works commencing End May 2024

Tenures:

- Social (40%) 343 units
- Affordable Purchase (20%) 170 units
- Cost Rental (40%) 340 units

Cultural & Community Provision

- 5% Community & Cultural confirmed (Dev. Plan)
- 1680 Sq.M.
- Including:
 - Retail/Café 269 Sq.M.
 - Community 1411 Sq.M.

Consultation

- Ongoing through Consultative Forum
- 21st May Construction Stage meetings commence
- Administration of Community Gain fund, etc.

Land swop

- Dept. of Ed. & Sc. to advance



Status: Construction Dec. 2023 – Q1 2027

Delivery:

Phase 1: March 2025	378 units
Phase 2: Sept. 2026	162 units
Phase 3: Dec. 2026	158 units
Phase 4: March 2027	155 units

HLI Programme – O’Devaney Gardens

Status Update

Construction Stage:

- Enabling works complete
- Main contract works commenced
- Phase delivery to 2027

Tenures:

- Social (30%) 280 units
- Affordable Purchase (20%) 233 units
- Cost Rental 264 units
- Private 267 units

Amenity Provision

- Creche
- Community Centre
- Retail
- Parks (Northern Park, Central Park, MUGA)
- Former Isolation Hospital

Consultation

- Ongoing monthly Consultative Forum meetings



Status: Construction Nov. 23 – Q3 2027

Delivery:

- Phase 1: November 2026 379 units
- Phase 2: February 2027 369 units
- Phase 3: June 2027 299 units

Land Development Agency

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Laura O’Gorman
LDA Project Manager



Tionscaldal Éireann
Project Ireland
2040



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Land Development Agency

LDA led Programme

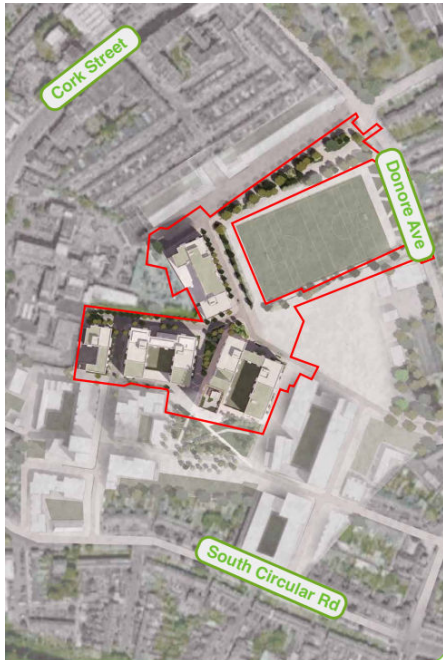
Development Summary 2023-2029

2173	Total residential units
526	Social housing
1479	Cost Rental
168	Affordable Purchase

1. Donore Project
2. Cromcastle Underpass
3. Cherry Orchard Point
4. Bluebell Lands



LDA Programme Donore Project



Development Summary

543- total residential units

154 (28%)- social housing

389 (72%)- cost rental

Site Area: 3.26 Hectares

Density: 265 Units per Hectare

Height: Typical 7 storeys, max 15 storeys

Status: Pt 10 Planning Granted.

Next Milestone:

Contractor Procurement (2023 – Q4 2024)

Procurement strategy – ECI (3-stage)

Stage 3 format to be submitted late April

Estimated Delivery: Construction Q4 2024-Q4 2027

Public Consultation:

Donore Project Consultative Forum meetings
bimonthly

Ongoing meetings with Sporting Liberties

LDA Programme Cromcastle Underpass Project



Development Summary

146- total residential units

13 (9%)- social housing

133 (91%)- cost rental

Density: 201 Units per Hectare

5% Cultural & Community: 479 sqm internal space. 440sqm Public Plaza

Mobility: 103 parking spaces, 319 bicycle spaces

PSC: Stage 3 application- End of April 2024

Planning Route: S179a –notified in Nov 23
(Public notices in place and JR period expired on 24th Jan)

Next Milestone: Tender (June 24)

Phasing: one phase, construction comm. Q4 2024

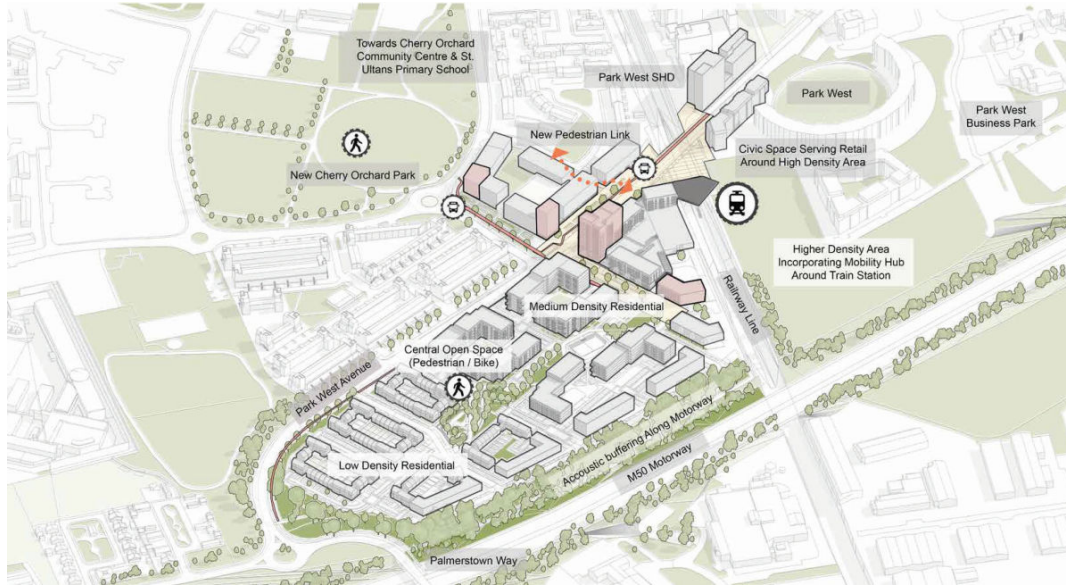
Estimated Delivery: Q4 2027

Public Consultation: Two stages completed.

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LDA Programme Cherry Orchard Point



Development Summary

1072- total residential units

219 (20%)- social housing

685 (64%)- cost rental

168 (16%)- affordable purchase

Nett Developable Site Area: 12.1 Hectares

Density: 90.5 Units per Hectare

Planning Route: Part 10 to ABP

Status: Public Consultation 16th Nov. Planning Submission lodged on 1st December 2024
Stage 1 Approval received from the DHLGH on 29.11.23. Preliminary Stage 2 information was lodged in Sept 2023. Currently working through the Stage 2 RFI schedule

PSC: Stage 2 submission

Phasing: Delivered over 4 Phases

Next Milestone: Phase 1 Planning Decision June 2024(709 units). Phase 2 planning lodgment July 2024 (168 affordable purchase homes)

Estimated Delivery: 2029



LDA Programme Bluebell Lands



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Development Summary

410- total residential dwellings

140 (34%)- social housing

270 (66%)- affordable rental

Nett Developable Site Area: 2.63 Hectares

Density: 156 Units per Hectare

Status: Stage 1 Approved by DHLGH for 140 social homes.

Phasing: Delivered over 2 Phases

Phase 1: 241 dwellings, Phase 2: 169 dwellings

Next Milestone: HJL appointed. Stage 1a design report completed and reviewed.

Estimated Delivery: Stage 2 end of June 2024. Part 8 Planning lodgment Sept. 2024. Completion 2029

Public Consultation: Ongoing with the Bluebell Community Council. Ongoing Meetings. Consultation with Primary School & parish re boundary

Emmet Road



DEVELOPMENT SUMMARY: 578 UNITS (Mixed Tenure & Mixed Use)

PROJECT STATUS

- **Planning:** Granted July 2023
- **Detailed Design:** Coordination ongoing
- **Enabling Works Contract:** Completing Tender Package
- **Site Investigation:** Excavation works & surveys ongoing
- **Public Consultation:** Bi-monthly meetings with IRCF
- **Naming strategy:** An Post reviewing

FUNDING

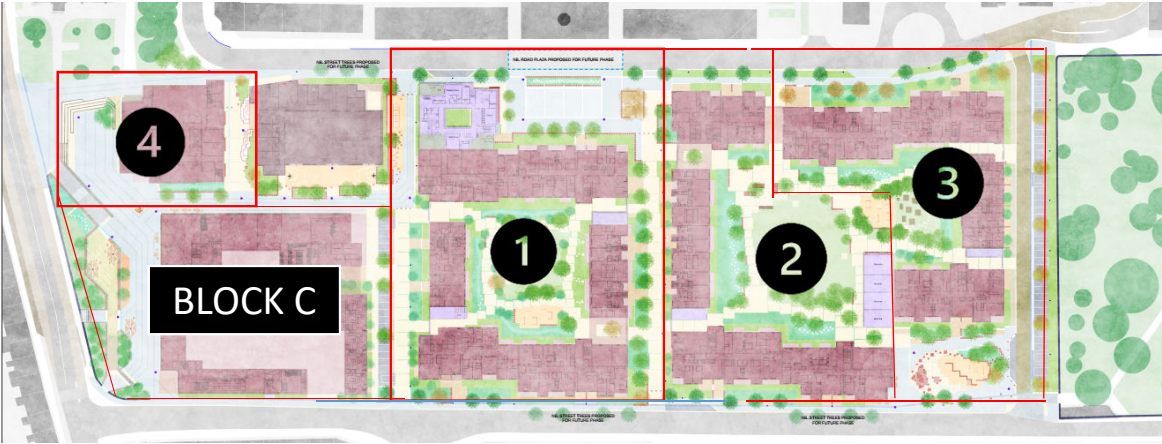
- Approval in Principle:
- **Social SHIP Stage 2**
 - **AHF €100k**, additional €50k pending
 - **Public Spending Code:** Preliminary Business Case DG1

KEY MILESTONES

- *Detailed design freeze June 2024*
- *Issue Tender for Enabling Works May 2024*
- *Enabling Works Commence Q4 2024*
- *Main Construction Commence Q3 2025*

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DELIVERY TIMELINES			
Phase	Target Delivery Year	Cost Rental 441	Social 137
1	Q3 2027	138 units	43 units
2	Q1 2028	108 units	33 units
3	Q2 2028	195 units	61 units
4	Q2 2028	Community Hub / Library	



Housing SPC 8th May 2024 - Review of Housing Delivery 2019-2024

Date of Delivery	Project Name	Homes
2019	Ballybough Road, Dublin 1	7
2019	Cherry Orchard Green & Elm Dale Park & Crescent Dublin 10	72
2021	Margaret Kennedy Road, Donore, Dublin 8	54
2022	27 Ballybough House Pilot, Dublin 1	1
2022	Sean Foster Place, Dublin 1	30
2022	O'Devaney Gardens Phase 1A, Dublin 7	56
2022	Dominick Hall, Dublin 1	72
2023	Cornamona Court, Ballyfermot, Dublin 10	61
2023	Bunratty Road, Coolock, Dublin 17	78
2023	Bonham Street, Dublin 8	57
2023	Cork Street & Chamber Street, Dublin 8	55
2024	Springvale Grove, Chapelizod, Dublin 20	71
Direct Delivery - Total Homes Delivered 2019-2024		614



Dominick Hall



O'Devaney Gardens, Phase 1A



Sean Foster Place



Margaret Kennedy Road



Bunratty Road



Cornamona Court

Regeneration Housing Projects Pipeline - 4 Stage Approval Process

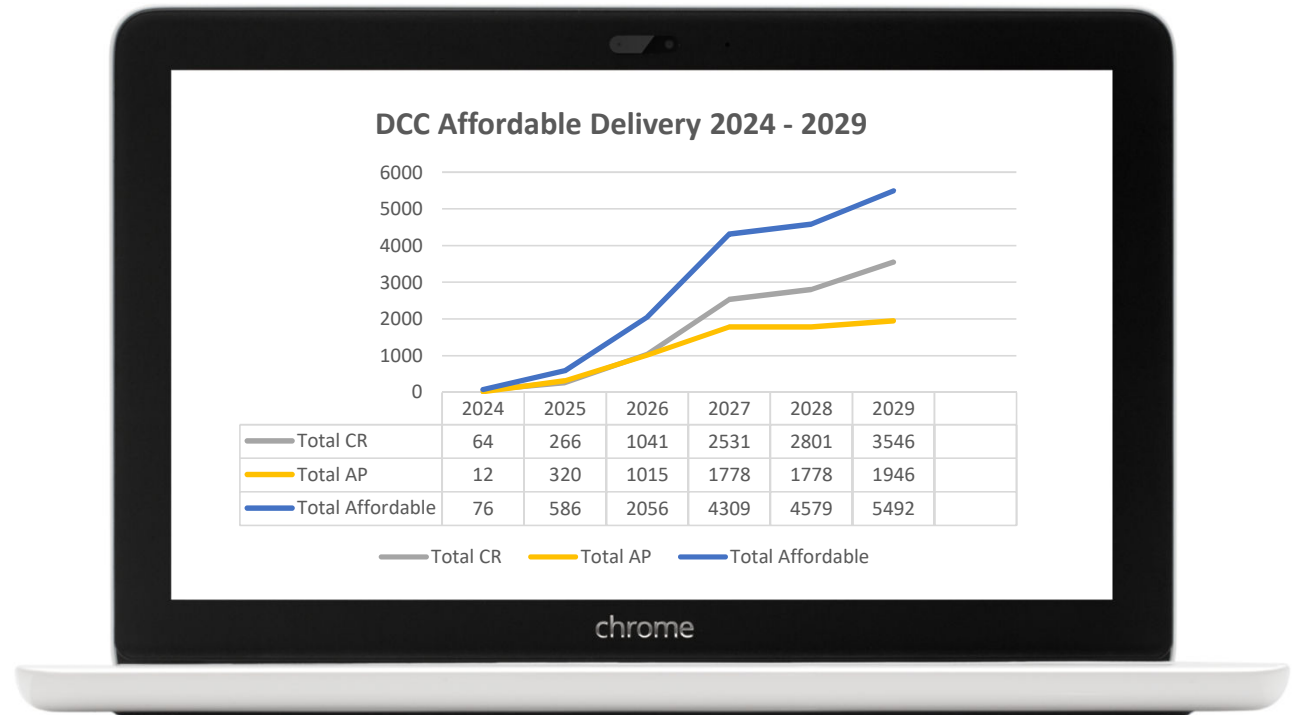
Project Name	Number of Homes	Project Status	Expected Delivery of New Homes
St. Finbar's Court, D. 7	46	Contract Awarded- Onsite	Q4 2024
Glin Court, D. 17	32	Contract Awarded- Onsite	Q4 2024
Dorset Street, D. 7	163	Stage 4 Approved, Contract Awarded & Start on Site May 2024	Q4 2026
31 Croftwood Drive, D.10	2	Stage 2 Approved, Part 8 approved & Preparing Tender Documentation	Q4 2025
Constitution Hill D. 7 Project 1	46	Planning Achieved & Stage 3 submitted to DHLGH	Q4 2026
Matt Talbot Court, D. 1	92	Planning Achieved & Stage 3 submitted to DHLGH	2027
St. Andrews Court, D. 2	33	Stage 2 Approved & commencing Part 8 Process July 2024	2027
St Anne's Court, D. 5	102	Stage 2 Approved & Going through Part 8 Process	2027
Glover Court, D. 2	53	Stage 1 Approved, IDT progressing design proposals	2027
Pearse House, D.2 Phase 1	44	Stage 1 Approved, IDT progressing design proposals	2027
Crumlin Road/Rafters Lane, D.12	38	Stage 1 Approved, IDT progressing design proposals	2027
School Street_Thomas Ct Bawn, D. 8 Phase 1	80	Stage 1 Approved, IDT progressing design proposals	2027
Constitution Hill D. 7 Project 2	78	Planning Achieved & Stage 2 Approved	2028
Grand Canal Basin, D. 8	108	Stage 1 Approved, IDT progressing design proposals	2028
School Street_Thomas Ct Bawn, D. 8 Phase 2	35	Stage 1 Approved, IDT progressing design proposals	2028
Dolphin 1B, Dublin 8	28	Stage 2 Approved & to be incorporated into Masterplan	2028
Dolphin Masterplan, D. 8	600 +	Preparing Stage 1 submission and tender documentation for consultant design team	2028 +
Kildonan Road (Phase 1), D. 11	152	Stage 1 Approved & City Architects leading Design Team	2029
Oliver Bond House, D. 8 Phase 1	48	Stage 1 Approved & City Architects leading Design Team	2029
Dominick Street Lower, D.1	75	Stage 1 Approved & City Architects leading Design Team	2029
Cromcastle Court & Old Coalyard, D. 5	149	Stage 1 Approved, IDT progressing design proposals	2029

Dublin City Council

Optimising Opportunities to Deliver Affordable Housing

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Michelle Robinson



Development of Delivery in DCC – Reflecting Maturing Market



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Affordable
Purchase
with AHBs

Housing
Land
Initiatives

DCC Direct
Delivery of AP

Mixed
Tenure

LDA delivery
on DCC Sites

AHB CREL

Competitive
Dialogue

Part V 20%

Vacant Homes Grant

STAR

Project Tosaigh

Land Purchase Fund



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Bhaile Átha Cliath
Dublin City Council

How has the Housing SPC driven the delivery of Affordable Housing ?

By taking a leadership role

- A conduit for delivery
- Influencing the landscape
- Set the tone of conversation; and
- Driving the agenda

Affordable Housing Pipeline

Affordable Purchase

10 Sites - 1,384 homes planned across:

- Balbutcher Ballymun, Site 14
- Cherry Orchard
- Cherry Orchard Point
- O'Devaney Garden Phase 1 & 2
- Oscar Traynor Woods Phase 1 & 2
- Parkview, Ballymun, LAP Site 25
- Poolbeg SDZ Phase 1 & 2
- Poppintree Neighbourhood Centre, LAP Site 21
- Sillogue Ballymun, LAP Site 12
- St. Joseph's, Ballymun, LAP Site 19

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Note

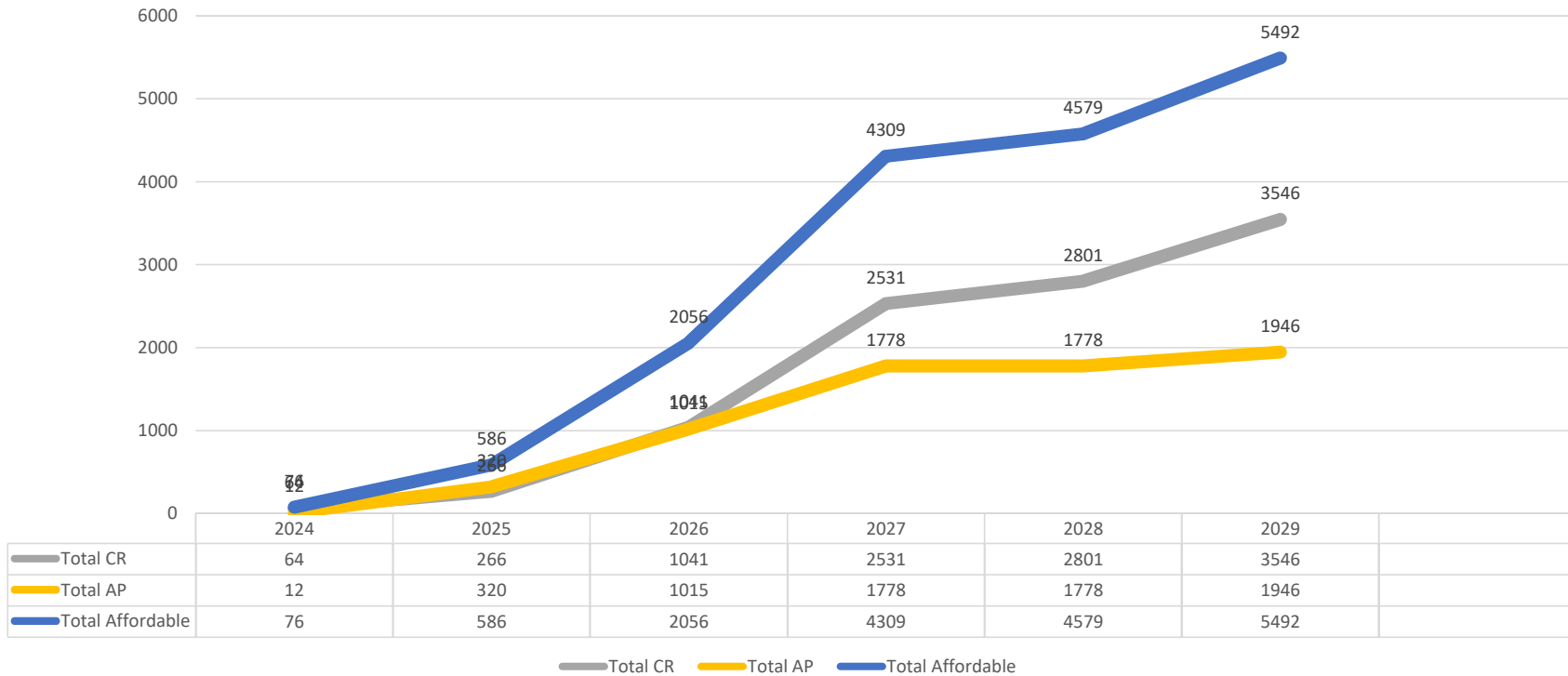
- Pipeline consists of project at different stages from proposals, in planning, on site.
- State support - Mixture of AHF & CREL

Cost Rental

16 Sites - 3,741 homes planned across:

- Bannow Road *
- Bluebell Lands
- Cherry Orchard Point
- Coruba House
- Coultry Road, Ballymun
- Cromcastle Underpass
- Donore
- Emmet Road
- Griffin Court & Griffin Hall (Hole in the Wall)
- Gulistan Terrace*
- O'Devaney Gardens
- Oscar Traynor Woods
- Parkside
- Rathborn (Royal Park Canal)
- Sillogue Avenue LAP Site 11
- Sillogue LAP Site 13

DCC Affordable Delivery 2024 - 2029



* Note – schemes are at different stages and numbers of units delivery dates may change

Accessing Affordable Delivery

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Register Login

Home

Affordable Purchase Scheme Enquiry Form

Please select from the list *

- Am I eligible to apply? ✓
- Where and when can I buy an Affordable Purchase Home?
- Can I go onto a waiting list for an Affordable Purchase Home?
- How do I apply?
- What documentation is required?**
- What is the Equity Share?
- Check status of my application
- I need assistance with my Online Account
- Other

Please [click here](#) to download the documentation checklist.
You can [create an account](#) in advance. For more information please check the [FAQ section](#).

Did you find what you were looking for? *

- Yes ✓
- No

Enquiry Details

Details of Enquiry *

Contact Details

First Name *

Surname *

Email *

Mobile Number *

Needs to be in the format 0851234567

Submit [Cancel](#)

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Residential Business Your Council

Home > Residential > Housing > Affordable Housing Initiatives




Gaeilge


Cost Rental Scheme

< [Back to Affordable Housing Initiatives](#)

In this Section

- Local Authority Affordable Purchase Scheme (LAAP)
- Cost Rental Scheme**
- Resources
- Coming Soon

Share   



Emmet Road Development Computer Generated Imagery.

HOW TO BUY AN AFFORDABLE HOME

Supported by:

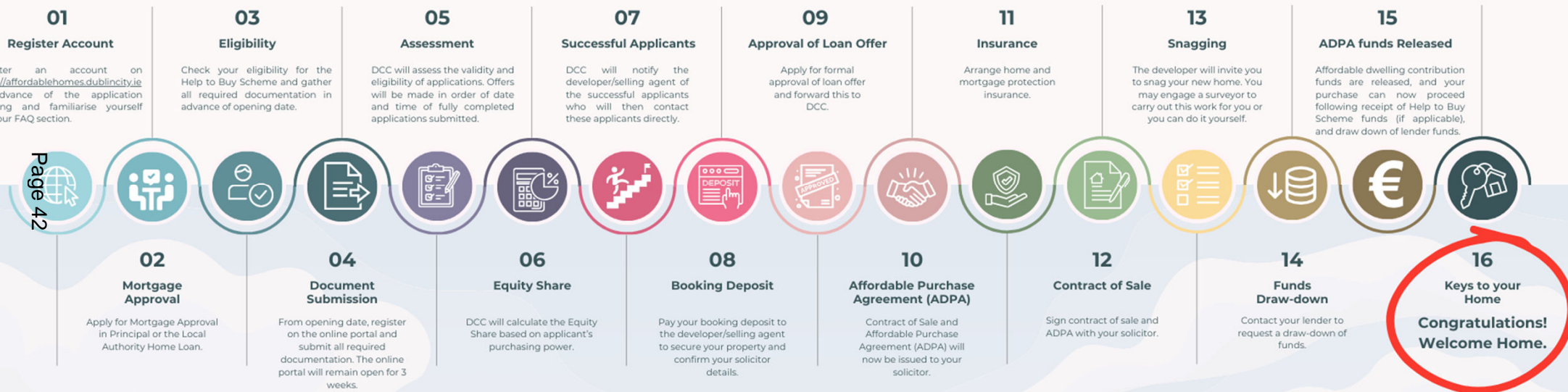


An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Housing for All
A new housing plan for Ireland

Affordable Homes will be advertised on <https://affordablehomes.dublincity.ie>, local newspapers, and Dublin City Council social media channels 2-3 weeks before opening date for applications.

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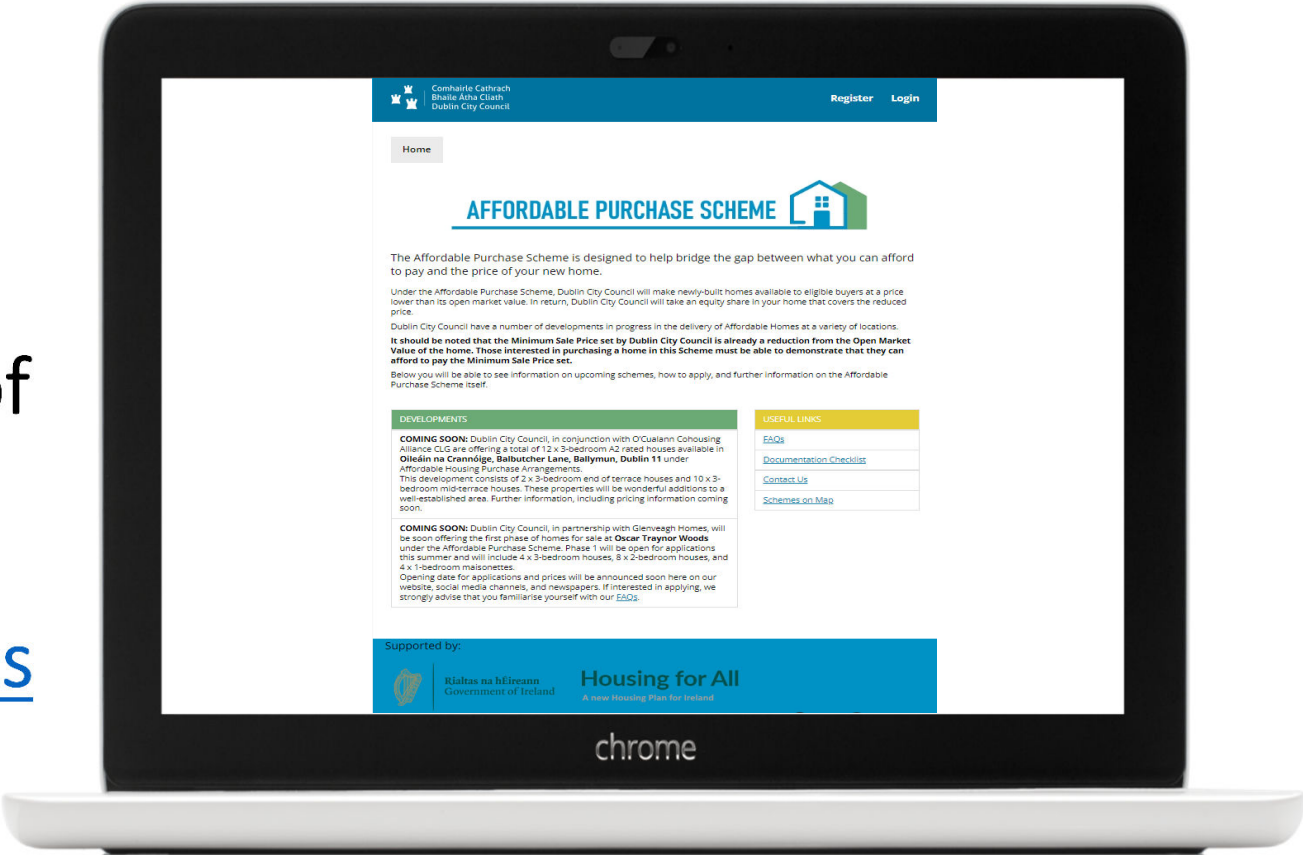


Dublin City Council

Optimising
Opportunities to Avail of
Affordable Housing
now live at
<https://affordablehomes.dublincity.ie>

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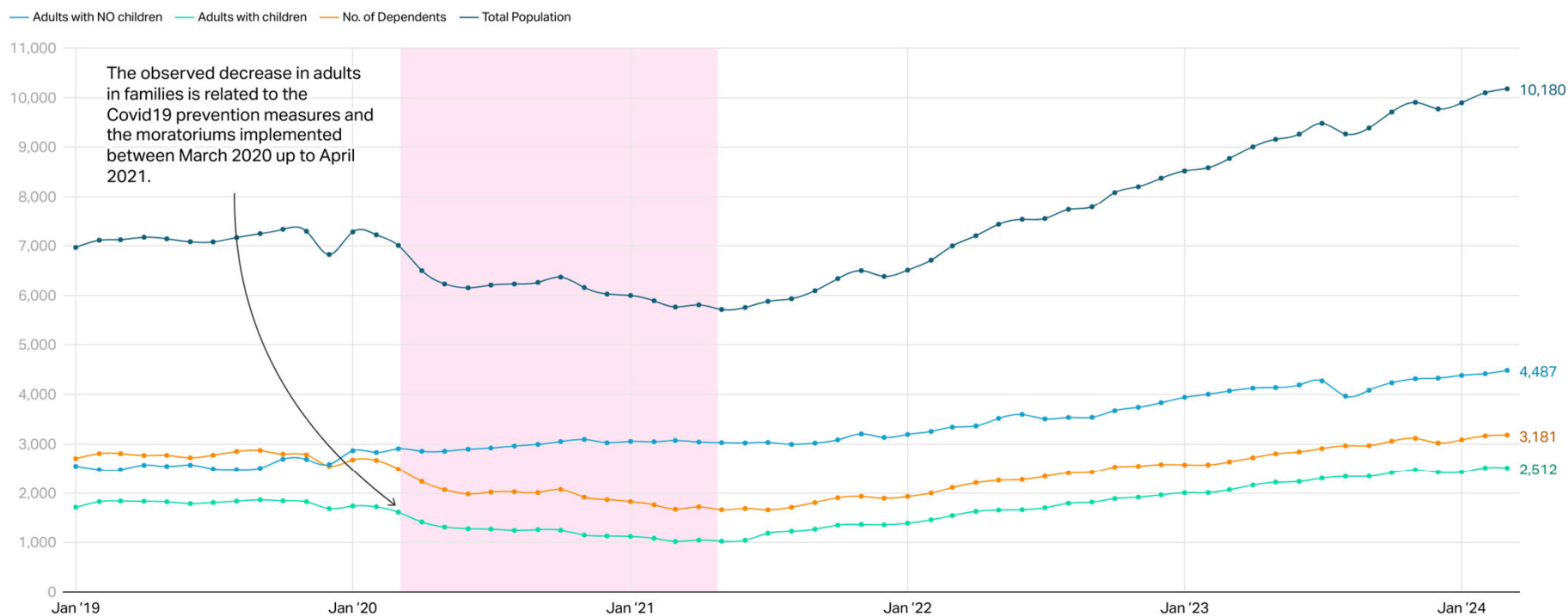
Thank you





Homelessness in the Dublin Region 2019 – Q1 2024

Dublin region homeless population in EA - All adults and children 2019 - 2024





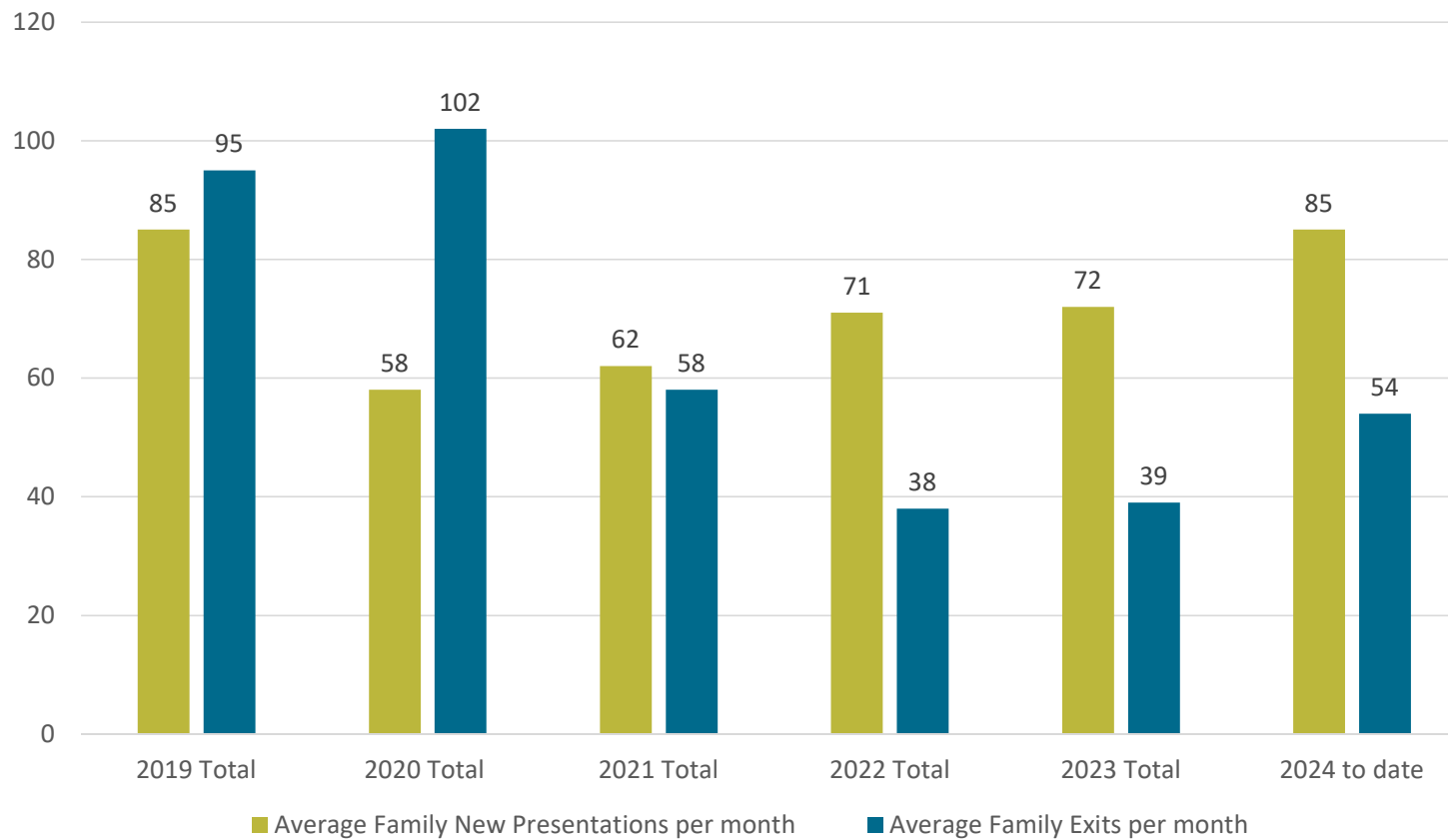
Reasons for Family Presentations 2019 – 2023

	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
NOTs	45.0%	20.9%	18.0%	35.7%	33.1%
Family Circumstances	34.3%	51.4%	39.3%	25.7%	26.2%
Other Reasons	20.7%	27.7%	42.7%	38.6%	40.7%



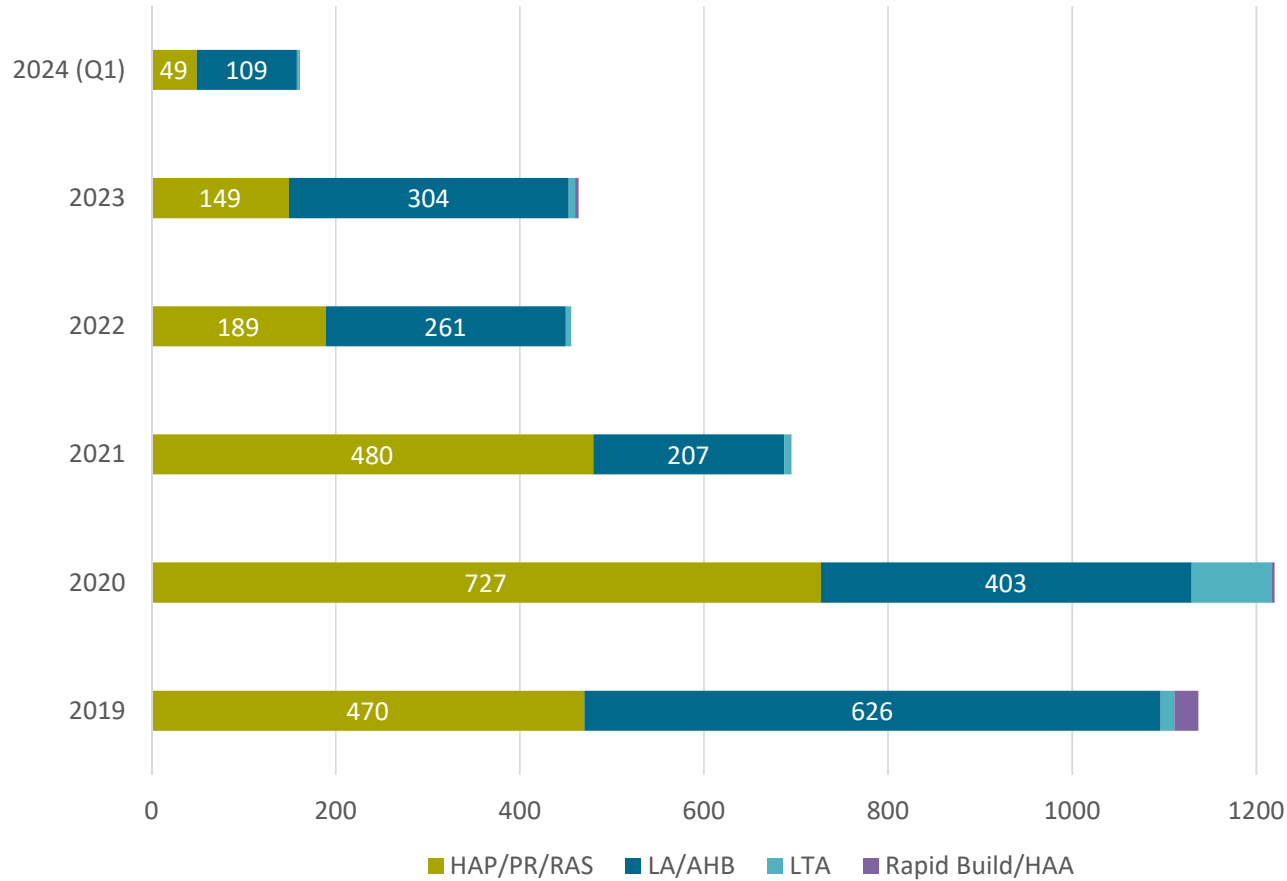


Average number of new Family Presentations and Family Exits per month, 2019 – Q1 2024



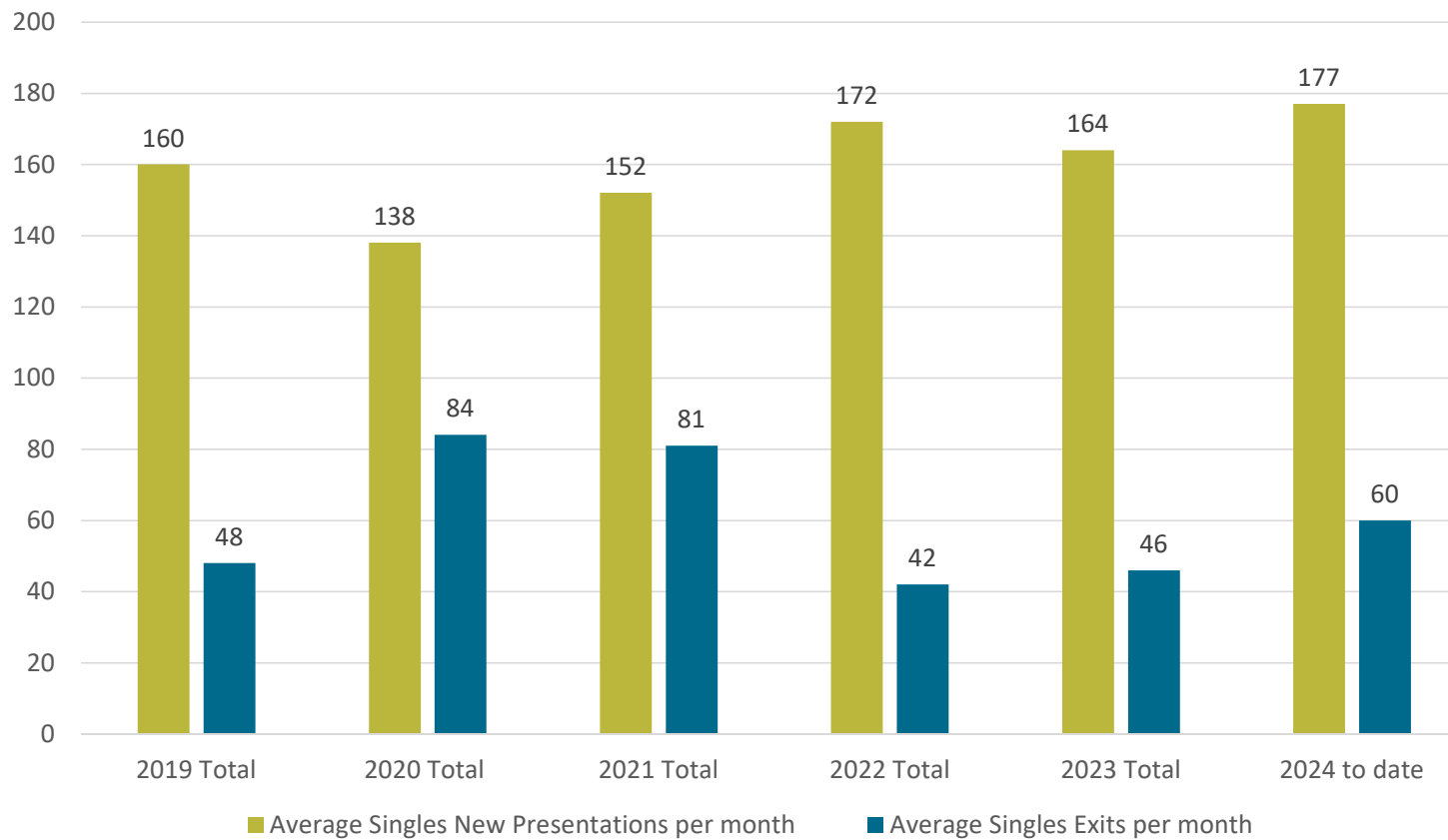


Family Exits by Tenancy Type, 2019 – Q1 2024



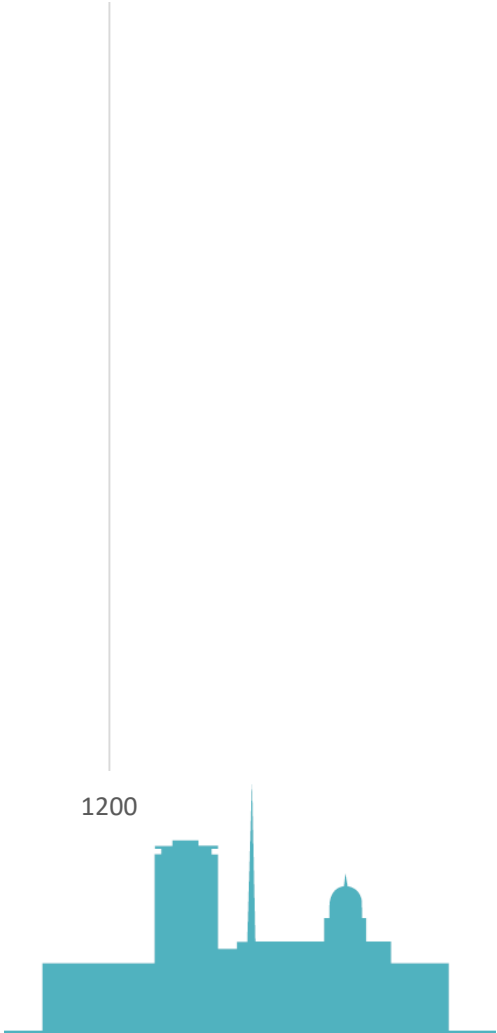
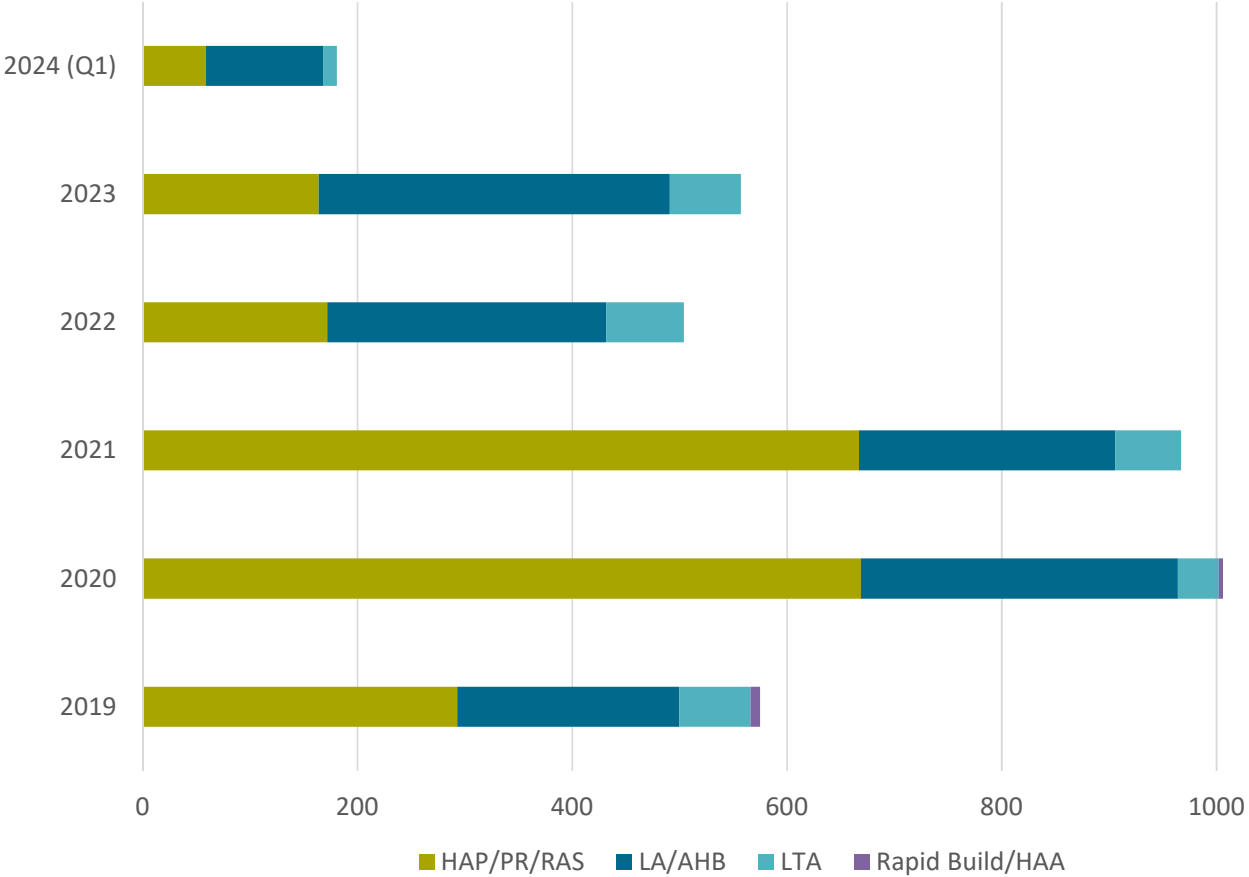


Average number of new Singles Presentations and Singles Exits per month, 2019 – Q1 2024



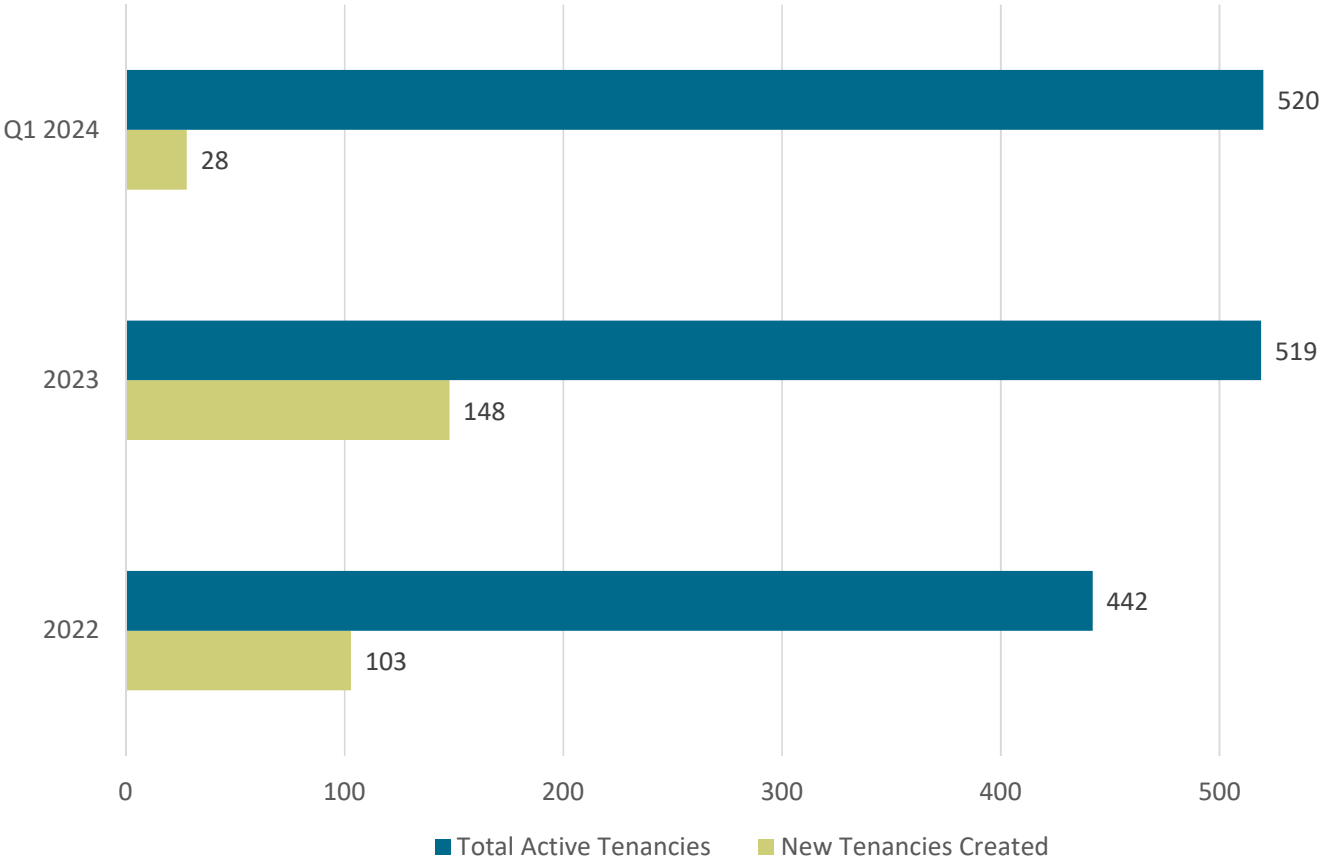


Singles Exits by Tenancy Type, 2019 – Q1 2024





2022 – 2026 Housing First Implementation Plan





Key Issues

- Outreach / rough sleeping
- Placement – Quality and Consistency
- PEA Quality & Standards – inspections, reporting, harmonisation of standards, training
- Working Relationship with Statutory and NGO Bodies
- PASS / Research
- Lettings – DCC Specific
- Governance



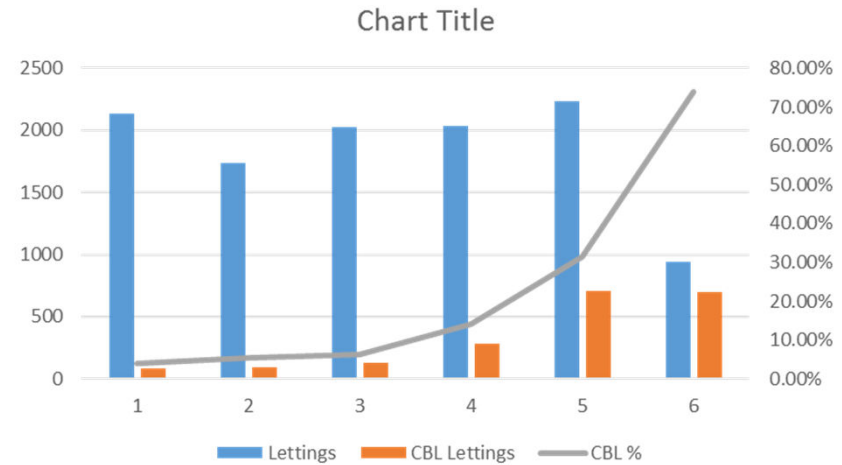
Social Housing Lettings 2019 – 2024

Year	Housing List	Transfer List	Total Lettings
2019	1365	766	2131
2020	1064	671	1735
2021	1108	919	2027
2022	1187	850	2037
2023	1181	1055	2236
Q1 2024	609	328	937
Total	6514	4589	11103



Choice Based Letting 2019 – 2024

Year	2019	2020	2021	2022	2023	Q1 2024
Lettings	2131	1735	2027	2037	2236	937
CBL Lettings	85	96	129	284	703	694
CBL %	3.98%	5.53%	6.36%	13.94%	31.44%	74.06%



Choice Based Lettings – Online Portal

- Dublin City Council has increased its allocations of units through Choice Based Lettings Scheme. This scheme allows tenants and prospective tenants to bid for available designated properties they are interested in.
- On 16th October 2023, we introduced an on line portal to assist applicants in applying for Choice Based Lettings on line.
- We have advertised around 1,000 units to allocate on the portal since it has gone live.
- To date we have received over 30,000 applications for properties on CBL and 86% of the applications have been done by the applicant themselves on line
- The benefits of using the on line portal for applicant is that it is an easy to use system where it only takes an applicant approximately 4 minutes to complete a Choice Based Letting application for multiple properties. It has also reduced the refusal rate on properties and for the 1st Quarter of 2024 the refusal rate was 10.35% compared to the 1st Quarter of 2023 the refusal rate was 24.06%.



SPC Presentation on Traveller Accommodation Programme May 2024

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Current Projects

- Labre Park Redevelopment - Revised Stage 2 funding application currently under review with the Dept of Housing. Works for installation of playground to commence in June.
- Reuben Street – Single House Project – Tender process underway.
- Avila Park – 3 House Project – Design stage has commenced.
- Cara Park – 9 House Project – Stage 2 funding of €4.6m has been approved. Decanting process underway.
- Traveller Accommodation Group Housing Retrofit Programme – Completion of BER certs about to commence. Once BER's are completed a Tender process start to appoint a contractor.
- Acquisitions – a number of properties have been identified and are under review for purchase.
- Management & Maintenance of all sites – delivery and quality of works completed has greatly improved.
- Emergency and Caravan Loan Schemes – awaiting budget to be confirmation from Dept for 2024. 10 loans completed in 2023 and 9 Emergency Grants issued.

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TAP 2025-2029

- Grove Lane – Redevelopment of site to provide 10 additional Traveller specific housing units.
- St Joseph's Park – Redevelopment of site pending a consultation process with tenants on site.
- St Mary's Park – 2 new Bays to be constructed to help alleviate overcrowding on site.
- St Oliver's Park – Redevelop area with housing/bay mix pending consultation with tenants on site.
- Work with Housing Development & Planning to incorporate Traveller Specific Housing within all new Social Housing Developments across the City.
- Northern Fringe Redevelopment including:
 - St Dominic's Park
 - Northern Close
 - Tara Lawns
 - Belcamp Lane

Challenges

- Culturally appropriate, Traveller specific accommodation needs to be included in all future Social Housing developments.
- Managing expectations in relation to the provision of culturally appropriate accommodation remains challenging. Consideration has to be given to different family groupings/sizes in order to address unauthorized occupation/overcrowding. The Northern Fringe and Ballyfermot areas are of particular concern.
- Consideration needs to be given to specific family groupings and their accommodation to prevent conflict/feuding during the allocation process.
- Downsizing from 3/4bed group housing to 1/2 bed is proving very difficult.
- Local opposition to Traveller Accommodation can be significant.
- Traveller families can be reluctant to move to other areas within the City.

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Projects can be delayed due to:

- Last minute changes or challenges to projects.
- Delays in the planning or tendering process.
- Impediments to staff and contractors on site.
- Abnormal soil/structural findings on sites etc.
- Poor connections to services.

HOUSING MAINTENANCE & SUPPORTS 2019-2024

1. number of houses maintained year on year
2. number of voids refurbished year on year
3. number of grants for adaptations
4. number of energy retrofits year on year & associated savings for tenants
5. key milestones

OVERVIEW OF HOUSING MAINTENANCE

We maintain over 27,000 housing units

We have over 450 staff made up of Admin staff, engineers, tradespeople, caretakers, etc

We have 5 main depots across the city, including the NCOD

We get approx. 67,000 maintenance request each year

All maintenance requests across 27,000 housing units, including plumbing, carpentry, roofing, plastering, etc.

Energy efficiency works on Council houses

Repair and replacement of over 20,000 domestic gas boilers

Management of heating and ventilation systems across Council buildings

Pest Control in complexes

Caretaking Service across our apartment (flat) and Senior Citizen housing complexes

Housing Management Fees

Choke Car service for our apartment (flat) and Senior Citizen housing complexes

Joinery

Fleet & Hoists

Paint Squad

VOIDS MANAGEMENT PROGRAMME

2. NUMBER OF VOIDS REFURBISHED YEAR ON YEAR

	2019	2020	2021	2022	2023
Framework Vacant DCC Properties	446	368	380	404	626
Direct Labour	337	347	321	265	335
Acquisitions	263	207	174	103	119
Total Framework and Direct Labour	1046	922	875	772	1080
Framework Expenditure	€19m	€12.3m	€12.3	€14m	€28m
Direct Labour Expenditure	€2.69m	€2.91m	€2.83m	€2.44m	€3.15M
Average cost per framework unit	€42,600	€33,423	€32,368	€34,653	€44,728
Voids Dept. funding	€10.8m	€6.17m	4.69m	€5.74m	€12.39m

3. NUMBER OF GRANTS FOR ADAPTATIONS

	2019	2020	2021	2022	2023
Showers	141	77	101	140	251
Extensions	15	10	12	2	1
Stairlifts	37	20	20	40	58
Ramps	35	31	19	29	34
Other (eg hand rails, bathroom alterations)	243	130	161	147	113
Total	471	268	313	358	457
Total Spend	€2,568,997	€2,113,193	€2,389,261	€1,911,484	€2,888,434

4. NUMBER OF ENERGY RETROFITS / SAVINGS



EERP Synopsis 2019-2024		
Year	No. of Units Completed	Savings for tenants (€) Note: Cumulative
2019	454	46.4 Million
2020	33	55.3 Million
2021	81	64.3 Million
2022	201	73.6 Million
2023	281	83.5 Million
2024	51 complete/69 in progress	TBC by Codema @ year end

5. NORTH CITY OPERATIONS DEPOT

1. Critical role played by Direct Labour staff in delivering Council services
2. Improvement of facilities for Direct Labour staff
3. Reduction in operating costs and realise efficiencies e.g. duplication of stores etc.
4. Release of existing depot lands, many of which conflict with current land use zonings, for more appropriate uses in line with City Development Plan