



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC

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

ON FRIDAY, 29 JULY 2016 AT 12.00 PM

AGENDA

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1 Rebuilding Ireland Action Plan for Housing & Homelessness **1 - 34**

2 Motion Cllr Noeleen Reilly

To Amend the Dublin City Council Housing Land initiative for Ballymun to include Social Housing of no less than 30% as similar to the other areas in the plan.

3 Motion Cllr Janice Boylan

That this Housing SPC calls on the Housing Manager to deviate from the scheme of lettings when it comes to detenanting the remaining blocks in O'Devaney Gardens. And also that each tenant will receive a letter of comfort informing them that they will not be legally forced to vacate the two remaining blocks. Recognising that if multiple offers that do not suit the tenant are made they will be refused as is their right and as has been done in the past. There must be full consultation and communication with these tenants and I am again appealing to the housing staff to meet with the tenants to give these commitments. I am not suggesting we lose all sense of reason when it comes to alternative accommodation but what I am suggesting is that we accommodate the remaining tenants needs as quickly as possible. For example a young mother with two girls has been told she won't be considered for a three bed even though two bed accommodation is hard to come by in the area she is looking for and the fact she has a 16 year old and an 8 year old. The practice of deviating from the scheme of lettings has been done on numerous occasions across Dublin. I'll name two Ballymun and Croke Villas. So I am again calling on the manager to deviate from the strict scheme of lettings due to the exceptional nature of this motion. And offer the remaining tenants real alternative accommodation that may not match their needs on paper but make practical sense that will lead to them becoming housed in alternative accommodation quicker.

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Action No.	Description of action	Objective	Timeline	Owner	DCC Response
1.1	We will accelerate and expand the Rapid-Build Housing Programme to provide, in the first instance and as a priority, more suitable accommodation for families that are currently residing in commercial hotels, while more permanent tenancies are secured. Units delivered over and above the number needed for families in hotels will be used as standard social housing. In addition, the Housing Agency will acquire 1,600 vacant housing units. (See also Pillar 5)	To provide 1,500 new units under this programme to move the existing group of families out of emergency accommodation in hotels as quickly as possible, and to limit the extent to which such accommodation has to be used for new presentations. 1,600 vacant units to be acquired.	Q4 2016 - 200 units Q4 2017 - 800 units Q4 2018 - 500 units 2017-2020	Dublin Region Homeless Executive (DRHE) and DHPCLG HA	
1.2	We will transition homeless households and individuals from emergency accommodation through the Dublin Region HAP Homeless Pilot.	To provide permanent, stable and supported housing to our long-term homeless individuals, and thus reduce the reliance on emergency accommodation over time.	Q4 2016 – 550 tenancies to be created Q4 2017 - 1,200 tenancies to be created	DRHE	
1.3	We will put in place ‘one-stop-shop’ assessment centres with multi-agency participation, making the best use of modern technology, for families presenting as homeless. This will include local authorities, Tenancy Protection Services, Tusla, Family Mediation Services, DSP and expert NGOs.	To assess and support families with children presenting as homeless to ensure every effort is made to keep them in their current homes or to ensure appropriate homeless and other support services are provided.	Q4 2016	DRHE, Dublin LAs, Tusla ,Family Mediation Services, DSP, NGOs	
1.4	We will continue to operate the Dublin Region protocol in relation to appropriate responses to child protection and welfare concerns among families in emergency accommodation and review its operation in December 2016, refining it as appropriate. The protocol arrangements will be extended	To support homeless families with child dependents and ensure that a robust referral procedure is in place.	Q4 2016	DRHE, Tusla	
1.5	We will further strengthen supports and initiatives for families in emergency accommodation to mitigate the challenges that such parents and children face, including: <ul style="list-style-type: none"> Enhanced liaison on family support, child welfare and child protection, including Family Resource Centres; Access to early-years services; School Completion Programmes; Enhanced locally available practical supports for daily family life; Access to free public transport for family travel and for school journeys; and Practical supports and advice for good nutrition for those without access to cooking facilities. 	To support homeless families with child dependents.	2016-2017	Tusla, , DCYA, HSE, DRHE, DHPCLG	
1.6	We will put in place a safety guidance/voluntary code for child safety in emergency accommodation.	To address child safety & protection in emergency accommodation.	Q4 2016	DCYA, Tusla, DRHE, NGOs	

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1.7	We will work to ensure that young people leaving State care and at risk of homelessness are identified and catered for through appropriate housing and other supports for their needs.	To minimise homelessness among young people leaving State care.	2016 - 2017	DHPCLG, DCYA, Tusla, HSE	
1.8	We will provide additional emergency refuge accommodation spaces for victims of domestic violence and we will provide policy and procedural guidance to housing authorities with regard to the role they can play to assist victims of domestic violence in securing new independent tenancies.	To reduce the number of victims becoming homeless and the length of time spent in emergency accommodation arrangements.	2016-2017	Tusla, DCYA, Cosc, DHPCLG	
1.9	We will provide a new facility in the Dublin Region to accommodate pregnant women who are homeless.	To provide emergency accommodation and support services specific to the needs of pregnant women who are homeless.	2017	DRHE, DCYA, Tusla	
1.1	We will enhance inter-agency arrangements to ensure that accommodation, welfare and health supports for prisoners are in place prior to their release.	To reduce the likelihood of released prisoners presenting as homeless.	Q3 2016	Irish Prison Service Probation Service, LGMA, DHPCLG, DSP, HSE.	
1.11	We will implement national procedures to enhance inter-agency arrangements regarding the release and accommodation of sex offenders.	To reduce the occurrence of released offenders being accommodated in emergency arrangements.	Q2 2017	Probation Service, Irish Prison Service, DJE, LAs, LGMA, DHPCLG	
1.12	We will triple the targets for tenancies to be provided by Housing First teams in Dublin.	To provide 300 tenancies in 2017.	During 2017	DRHE	
1.13	We will strengthen the existing housing-led approach in Dublin and extend it to other urban areas, focusing on persistent rough sleepers and long-term homeless households.	To secure accommodation and supports based on the needs of the individual.	Q4 2016	DHPCLG, LAs, HSE	
1.14	We will examine and analyse the reasons why offers of accommodation are not taken up by households in emergency accommodation in hotels.	To limit the period of time spent by households in inappropriate accommodation arrangements.	Q4 2016	DHPCLG, LAs	
1.15	We will improve mental health and primary care services for homeless persons using the existing allocation of €2m, and we will increase the allocation to €6m in Budget 2017.	To provide the most appropriate primary care and mental health services to those in homeless services and improve their ability to sustain a normal tenancy.	Q4 2016	DoH, HSE	
1.16	We will address the rehabilitation needs of homeless people with addiction issues, through the new National Drugs Strategy which is to be effective from January 2017.	To ensure that the drug rehabilitation pathway is linked to sustainable supported tenancy arrangements.	2017	DoH, HSE	
1.17	A national awareness campaign will be rolled out, targeted at families and individuals worried about, or at risk of losing their homes. The Threshold Tenancy Protection Service will be extended nationwide.	To maximise awareness of the services and supports available.	Q1 2017 Q4 2016	DHPCLG, DSP, RTB, Las DSP, Las and Threshold	
1.18	We will provide access to independent expert legal and financial advice for people who are insolvent, and are in serious mortgage arrears on their home.	To ensure that an insolvent person who is at risk of losing their home can access independent advice which will help them to identify their best options, for returning to solvency – with priority given to	Q3 2016,	DJE, jointly with DSP, Citizens'	

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		remaining in their home, where that is a sustainable option.		Information Board, MABS, Insolvency Service Ireland, Legal Aid Board	
1.19	The Government will work with the Central Bank to ensure that the Code of Conduct on Mortgage Arrears provides a strong consumer protection framework for borrowers struggling with their mortgage repayments.	In collaboration with the Central Bank, and based on an assessment of the restructuring options available to borrowers, work to ensure that distressed borrowers are facilitated to meet the terms of a sustainable restructuring arrangement and consequently to remain in their primary residence where possible	Q1 2017	DoF, Central Bank	
1.2	We will request the Central Bank to conduct an assessment of existing sustainable restructuring solutions across all lenders and non-bank entities operating in Ireland.	To ensure that there are sustainable restructuring solutions available to distressed borrowers.	Q4 2016	DoF, Central Bank	
1.21	We will examine how the Mortgage to Rent scheme can be improved to facilitate more households, and explore alternative models for the purchase of units, including long-term leasing arrangements.	To support households in long-term mortgage arrears to remain in their homes.	Q4 2016	DHPCLG , DoF	

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2.1	We will substantially increase the delivery of social housing to 47,000 homes by 2021, with funding of €5.35 billion, particularly focusing on new directbuild projects by local authorities and AHBs.	To meet the social housing needs more quickly across the range of programmes and supports.	Ongoing to 2021	DHPCLG, LAs, AHBs	DCC has potential 14,000 homes of mixed tenure that it has identified in its Area for development in the lifetime of the plan.
2.2	We will review existing current and capital programmes on an ongoing basis to ensure that they are relevant and are meeting the needs of citizens.	To accelerate the delivery of housing and ensure that projects are advanced efficiently and effectively.	Ongoing to 2021	DHPCLG	
2.3	We will accelerate the roll-out of the Housing Assistance Payments Scheme on a national basis to: <ul style="list-style-type: none"> Counties Cavan, Kerry, Laois, Leitrim, Longford, Roscommon, Westmeath, Wexford and Wicklow by end-2016, and The Dublin Region, commencing from Q1 2017. 	To ensure that HAP, and the support it provides towards employment, will be available to all households who can benefit from it.	Q4 2016 and Q1 2017	DHPCLG, DSP, LAs	DCC will appoint a project team quarter 4 2016
2.4	NTMA will work with the private sector to establish a funding vehicle capable of facilitating off-balance sheet investment in delivering social and private housing, through: <ul style="list-style-type: none"> acquiring properties for onward long-term leasing to LAs and AHBs, and activating new residential construction for the broader build-to-rent sector. 	To deliver 5,000 social houses over a five year period.	Q1 2017	NTMA, DoF, LAs, AHBs	DCC will facilitate build to rent on its lands.
2.5	We will put in place a Housing Agency Fund of €70 million, with specific focus of engaging with banks and investment companies, primarily private equity funds, to acquire properties.	To deliver some 1,600 units by 2020.	Q3 2016	DHPCLG, Housing Agency	
2.6	We will ensure that resources are made available to local authorities and AHBs to facilitate the purchase of newly built private dwellings to the fullest extent envisaged, by Part V of the Planning and Development Acts.	To increase social housing stock.	Q3 2016	DHPCLG, LAs; AHBs	DCC will seek 10% social housing in private developments.
2.7	For each site in the Land Aggregation Scheme and linked to land management approaches, a Strategic Management Plan will be prepared to advance the asset to the development stage at the earliest opportunity.	To enhance land management and utilise land to the greatest extent possible.	Q1 2017	DHPCLG; LAs	DCC will examine lands included in the scheme and develop a strategic management plan for each site in order of priority.
2.8	We will support the leasing of additional privately developed dwellings beyond the extent envisaged by Part V, including the up-front purchase of the Part V social housing requirement.	To stimulate development and increase social housing stock.	Q3 2016	DHPCLG; LAs; AHBs	DCC will support and facilitate additional dwellings from Part V.

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2.9	A dedicated Housing Delivery Office is being established within DHPCLG to support local authorities, AHBs and all stakeholders involved in the delivery of key elements of the ambitious private and social housing targets in this Action Plan.	To accelerate and monitor housing delivery, both private and social, on key sites, identify further mechanisms to accelerate delivery, and support the roll-out of complex construction projects, including identifying and resolving barriers to delivery.	Q3 2016	DHPCLG	
2.1	The Housing Agency will establish a Housing Procurement Unit.	To provide a procurement centre of excellence and advice in support of local authorities and AHBs in the accelerated delivery of their social housing programmes.	Q3 2016	DHPCLG , Housing Agency	
2.11	We will review our processes and procedures for approving and advancing housing construction projects.	To streamline and accelerate the delivery of housing.	Q3 2016	DHPCLG; LAs	DCC will cooperate with DHPCLG to streamline and accelerate the delivery of housing.
2.12	We will legislate to streamline Part 8 processes with a particular focus on proposals for social housing projects and infrastructure servicing housing development both public and private.	To expedite the commencement and delivery of such housing development schemes.	Q3 2016	DHPCLG	
2.13	We will introduce an AHB Innovation Fund.	To support development of innovative financial models, including SPVs or mutual bodies, to enhance the potential combined contribution of the AHB sector.	Q1 2017	DHPCLG, AHBs.	
2.14	We will establish a dedicated one-stop-shop within the Housing Agency to support AHBs, which will allow for better coordinated delivery under various mechanisms across all local authority areas.	To provide for better coordinated and strategic delivery by AHBs under various funding streams across all LA areas, and enhanced cooperation between AHBs and local authorities to maximise potential yield from LA lands.	Q3 2016	HA, AHBs, DHPCLG and LAs	DCC will implement AHB protocol immediately.
2.15	We will establish a Regulator for the AHB sector to oversee the effective governance and financial management of voluntary and co-operative housing bodies.	To safeguard public and private investment, rationalise and enable increased supply from the voluntary and co-operative housing sector.	Q1 2017	DHPCLG , HA (as Interim Regulator)	
2.16	We will bring forward pilot projects, beginning with Dublin City Council, based on best practice and cost effectiveness taking a cross Departmental / inter-agency approach to housing initiatives for older people.	To examine the potential for mainstreaming best practice projects, which bring together the HSE and local authorities with designers and academic groups. Such models would cater for those who, while not requiring full nursing home care, have been assessed as having healthcare needs that can be met in the community.	Q4 2016	DHPCLG, DoH, LAs,HSE	DCC will pilot a scheme and identify a site in 2016.
2.17	We will increase the target of the Housing Adaptation Grant drawdown to 10,000 homes in 2017 (up from 8,000 in 2016) and will streamline the application process.	To support the continued independent occupancy of their own homes by older people and people with disabilities.	Q1 2017	DHPCLG	

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2.18	DHPCLG, in conjunction with DoH, is developing policy options for supported housing/housing with care so that older people have a wider range of residential care choices available to them.	To incentivise new supported living /assisted living arrangements which will meet the housing needs of certain older people.	From Q3 2016 to 2018	DHPCLG , DoH	
2.19	We will create pilot competitions, focusing on three distinct areas: <ul style="list-style-type: none"> • smart technologies in housing for older people; • adaptation of existing houses to meet the needs of older people; and • life-time communities. 	To stimulate and encourage the design and construction industries to be innovative in designing and delivering housing solutions for older people.	Q4 2016	DHPCLG, Centre for Excellence in Universal Design, RIAI, CIF	
2.2	We will work with the HSE and local authorities on all issues, including funding supports, for housing people who are transitioning from HSE accommodation and for clients of the mental health services living in community-based accommodation.	To support community-based living for people with disabilities.	Ongoing	DHPCLG, HSE, LAs	
2.21	We will continue to support the DoH and HSE in the programme of transitioning people from congregated settings to community-based living through ring-fenced housing capital funding.	To provide €10m in 2016 to support community-based living for people with disabilities in congregated settings, with further funding for 2017 and 2018.	Continued out to 2020	DoH, HSE, DHPCLG,	DCC will implement congregated settings requirements into its Housing Programme.
2.22	We will extend the National Housing Strategy for People with Disabilities (2011-2016) beyond its timeframe of 2016 to continue delivery on its aims.	To support community-based living for people with disabilities.	Continued out to 2020	DHPCLG	
2.23	The Housing Agency will commission an expert, independent review of capital/current funding for traveller-specific accommodation to date, having regard to targets contained in the LA Traveller Accommodation Programmes (TAPs) and actual units delivered, the current status of accommodation funded and funding provided for accommodation maintenance and other supports.	To provide factual information, analysis and identification of particular challenges, as a key platform to undertake an audit in 2017 of implementation and delivery of the TAPs, with a focus on appropriate supply of accommodation.	Q3 2016 - commencement Q2 2017 – completion of review	HA, DHPCLG	
2.24	We will establish an operational sub-group under the auspices of the Irish Refugee Protection Programme Taskforce, composed of representatives from relevant Govt. Departments, local authorities and other bodies, to support and coordinate the process of housing refugees.	To provide a range of supports at local level, including the Housing Assistance Payment Scheme (HAP) and a range of other supports made available at local level to ensure the integration of individuals into their new communities.	Q4 2016	DJE, DHPCLG, LAs , DSP	Noted

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3.1	We will establish a €200m Local Infrastructure Housing Activation Fund, seeking bids from local authorities in conjunction with housing providers in respect of enabling infrastructure for social, affordable rental and private housing delivery on large-scale strategic sites, with the potential to open up lands and deliver housing of the order of 15,000 to 20,000 units by 2019.	To relieve critical infrastructural blockages to enable the delivery of housing on key development sites. To improve the economic viability and purchaser affordability of new housing projects.	Q3 2016 - Call for proposals Q4 2016 - evaluation and finalisation of approved projects Q1 2017 onward -	DHPCLG, LAs	DCC will bring forward proposals for a number of its lands at the earliest possible time and will collaborate with private developers to accelerate housing delivery on large scale sites.
3.2	We will provide capacity through increased borrowing and access to HFA financing for participating local authorities to provide matching funding for the Local Infrastructure Housing Activation Fund.	As above.	From Q4 2016.	DPER , DoF HFA, LAs, DHPCLG	DCC will consider accessing HFA financing for the provision of local infrastructure on its lands.
3.3	The National Treasury Management Agency, through ISIF, will develop proposals to offer competitive financing on a commercial basis, to developers or consortia of developers, to meet onsite and other infrastructure requirements on large development sites.	To facilitate the delivery of on-site infrastructure releasing the delivery of housing on key development sites, thereby improving the economic viability of such developments.	Q3/4 2016	NTMA	
3.4	We will identify and prioritise the 15-20 key pathfinder sites with a proven capability to quickly deliver a significant scaling-up of new homes, in conjunction with local authorities and other stakeholders. Many of these sites will be opened up through LIHAF funds, and other funding and coordination mechanisms.	To deliver significant scale of new homes on key sites in the main urban areas, through coordinated efforts of the DHPCLG's new Housing Delivery Office.	Q3 2016 - key sites identified. Q4 2016 - initiation of programme for driving delivery of housing.	DHPCLG LAs, AHBs	DCC will engage with new Housing Delivery Office to identify key sites.
3.5	Within the context of the new National Planning Framework, we will prepare a national Land Supply Management Strategy, through which: • Sites in LA and public ownership will be identified and mapped by a State Lands Management Group, with appropriate lands to be masterplanned to deliver increased mixed-tenure housing, including social and more affordable housing, • Local authorities will be supported in acquiring housing lands in key developable areas, and • Strategic opportunities for urban renewal and regeneration will be identified for coordinated action across relevant public sector bodies.	To give a national framework to support the appropriate location of housing across the country. To ensure an active and healthy supply and market for development land, to identify scope to use State lands for housing and to support coordinated mixed-tenure development on publicly owned lands.	Q4 2016 - Draft of NPF Q2 2017 - Finalised NPF	DHPCLG LAs, OPW, various Departments and Agencies	DCC has identified and mapped its lands.

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3.6	We will legislate to enable larger housing development applications (100+ units) to be made directly to An Bord Pleanála and to extend certain planning permissions that have already benefited from one extension for a further period	To fast-track large-scale residential development planning applications.	Q3/Q4 2016	DHPCLG ,ABP	
3.7	An Bord Pleanála will prioritise the determination of all planning appeals in relation to large-scale housing developments within the 18-week statutory objective period.	To minimise delays to the consideration and determination of large housing developments.	Q3 2016	ABP	
3.8	We will develop and publish an Implementation Plan to prioritise implementation of key recommendations within the An Bord Pleanála review.	To enable An Bord Pleanála to more effectively carry out its mandate.	Q3 2016	DHPCLG , ABP	DCC acknowledges objective.
3.9	We will support the development of on-line planning services for the local authority sector and An Bord Pleanála.	To give legislative underpinning as part of the Planning and Development (Amendment) Bill 2016 and to actively support the roll-out of e-planning in the local authority sector and An Bord Pleanála.	Q4 2016 – enact Planning and Development Amdt Bill 2016. Q4 2017 – accelerated roll-out of e-planning across local government sector and ABP.	DHPCLG LAs, ABP	DCC acknowledges objective.
3.1	We will implement a “root and branch” review of the planning system, particularly around forecasting, planning and delivering residential development and taking account of the work underway in relation to the development of the National Planning Framework (NPF).	To ensure a more effective, responsive and accessible planning system.	Q1 2017	DHPCLG	
3.11	We will establish a competition to champion best practice, efficient and cost effective design and new approaches to both affordable and quality residential delivery.	To develop innovative systems for the delivery of affordable high quality residential development.	Q3/4 2016 – issue call for proposals and evaluate applications.	DHPCLG	
3.12	SOLAS will update skills forecasts and work with stakeholders to ensure that mainstream and targeted education and training initiatives support the supply of skills required to deliver the Action Plan.	To ensure that a supply of construction workers is available as the residential construction sector expands.	From Q4 2016	DES	

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4.1	We will develop a comprehensive strategy for the rental sector.	To increase supply and support the development of a stable, strong and viable rental sector offering true	Q4 2016	DHPCLG , RTB	
4.2	We will legislate (through amendments to the Residential Tenancies Acts) to deal with circumstances where there are sales of property with tenants in situ and to address the RTB's enforcement and dispute resolution powers.	To provide a balanced approach and arrangements in relation to tenancy termination, enhancing and clarifying legal protections and dispute resolution mechanisms for both tenants and landlords.	Q4 2016	DHPCLG , RTB	
4.3	We will complete the review of the Housing (Standards for Rented Houses) Regulations 2008, as amended, and make any new regulations required.	To ensure that the current minimum standards for rental accommodation reflect the requirements of a modern rental market.	Q4 2016	DHPCLG , RTB	
4.4	We will extend the role of the RTB to include a one stop shop for accessible information and advice and to monitor and provide data on the rental sector, including linking of the Quarterly Rent Index with an Affordability Index, and undertaking annual surveys of tenants and landlords.	To increase understanding of the rights and responsibilities of tenants and landlords and broader understanding of the rental market, so as to inform policy, monitor the impact of changing policy and monitor trends in the market.	Q1 2017	DHPCLG , RTB	
4.5	We will examine standards, costs and feasibility of Build-to-Rent on a large scale and commission research on ways in which further investment might be encouraged.	To improve affordability of good quality sustainable rental accommodation.	Q2 2017	Housing Agency , RTB	
4.6	We will introduce a new affordable rental scheme to enhance the capacity of the private rented sector to provide quality and affordable accommodation for households currently paying a disproportionate amount of disposable income on rent.	To provide long-term affordable residential accommodation for low to moderate income key-worker households in urban areas of high demand and provide an economic incentive to increase supply of rental accommodation.	Q3 2016	DHPCLG , DoF, D/PER, AHBs	
4.7	We will prepare and publish a national student accommodation strategy, which will set out a broad framework for delivery of an enhanced level of accommodation and which will inform local authority housing strategies and the land management process in general, in order to provide suitably located and affordable sites.	To develop a national policy on specific needs and mechanisms for the development of appropriate on-campus and off-campus student accommodation.	Q2 2017	DES , DoF, D/PER, DHPCLG, HEIs	

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4.8	We will work with stakeholders to prioritise and progress viable projects to provide additional student accommodation in key urban areas.	To bring on stream proposals capable of delivering an additional 7,000 student accommodation places by end 2019, on or off campus, in addition to projects already committed to.	Q4 2016 - initial assessment 2017-2019	DES, HEIs	
4.9	We will establish dedicated delivery structures, such as AHBs in the Higher Education Institutions (HEI) sector to access Housing Finance Agency funding, and complete any required policy, regulatory or legislative changes necessary.	To provide additional funding mechanisms for the HEI sector, in conjunction with the HFA.	Q1 2017	HEIs , DES, HA and HFA	
4.1	We will help to fund a Student Housing Officer to work with the Union of Students in Ireland, local authorities, AHBs and housing providers, to identify and expand short-term capacity enhancing measures in the student accommodation sector.	To assist students in finding appropriate accommodation.	Q3 2016	DES , DHPCLG	
4.11	We will establish funding mechanisms for Institutes of Technology to support the development of their student accommodation capacity.	To facilitate the Institute of Technology sector in developing their potential for on-campus student accommodation through addressing current borrowing capacity and funding constraints.	Q4 2016	DES , D/PER	
4.12	We will carry out an assessment of scope for provision of additional student accommodation on local authority or other publicly-owned lands.	To maximise the potential for student accommodation provision on suitable sites as part of mixed developments.	Q4 2016	DHPCLG , DES, LAs	
4.13	We will enable student accommodation projects for 100 units or more to go straight to An Bord Pleanála, as well as maximise the opportunities for joint venture projects on local authority sites to proceed through the Part 8 process and prepare guidance on planning policies around student accommodation developments.	To enhance certainty and reduce delivery timescales and costs associated with bringing student accommodation proposals forward.	Q3/Q4 2016	DHPCLG	

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5.1	We will develop a National Vacant Housing Re-Use Strategy, informed by Census 2016 data, to <ul style="list-style-type: none"> • compile a register of vacant units across the country, • identify the number, location and reasons for longerterm vacancies (i.e. over 6 months) in high demand areas, and 	To ascertain the extent of vacant units with a view to informing policy measures to incentivise the bringing into productive use for housing purposes.	Q1 2017	HA , LAs, DHPCLG	DCC will review 2016 vacant units
5.2	We will review the disparate systems of differential rents for social housing across local authorities.	To ensure that housing supports, including the HAP, are fair and sustainable, prioritise those on lowest incomes and avoid creating social welfare	Q2 2017	DHPCLG , LAs	DCC welcomes this objective
5.3	We will work with LAs to speed up the refurbishment and, where possible, the re-letting of vacant social housing units, through: <ul style="list-style-type: none"> • adopting a common national re-letting performance standard across all local authorities; • a preventative maintenance approach to housing stock management; • a greater focus on tenants' role and responsibilities; and • funding mechanisms to incentivise swift turn-around, consistent standards and pro-active approaches. 	To minimise any delays, or indeed perception of delays, in refurbishing and re-letting social houses at a time of considerable need.	Q4 2016	LAs , DHPCLG	Maintenance will continue to turn vacant propeorties around as quickly as possible whilst maintaingi standards. Funding will be sought from the Department for the deep retrofitting of 4 complexes initially.
5.4	We will introduce and implement as early as possible across all local authorities a choice-based or equivalent allocation system, tailored to their specific circumstances.	To allocate social housing in a more efficient manner that offers more choice and involvement for applicant households in selecting a new home, thereby reducing the likelihood of refusals.	Q3 2016	DHPCLG , LAs	Choice based letting has been and will continue to be used in areas of low demand
5.5	We will review the Tenant (Incremental) Purchase Scheme following its first year of operation.	To ensure that local authorities have sufficient discretion to limit the disposal of certain types of social housing in short supply, that the scheme is attractive for social housing tenants, and that it has sufficient potential to raise new funds for housing development.	Q3 2017	DHPCLG, CCMA, Housing Agency	Noted
5.6	The Housing Agency will be directly funded with €70 million in capital Exchequer funding to find and acquire suitable portfolios of vacant properties for social housing directly from financial institutions and investors.	To complement, but not displace, ongoing purchasing activity by local authorities and AHBs.	By 2020 – delivery of 1,600 units.	HA, LAs, AHBs	DCC will facilitate the purchase of homes by AHBs where a housing need is identified
5.7	We will establish a Repair and Leasing Initiative (RLI) for local authorities to identify appropriate vacant privatelyowned properties and provide grant support to prospective landlords to bring properties up to standard in return for entering into long-term lease arrangements.	To immediately increase the supply of social housing options through long-term rental leases.	Q4 2016 - launch of pilot project.	DHPCLG	Dublin City Council welcomes this initiative.

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				LAs	
5.8	We will explore ways to promote the availability of stepdown, specialist housing, for older people and incentivise down-sizing, where appropriate.	To provide older people with appropriate accommodation suited to their needs, while potentially freeing up larger dwellings for use as family homes.	Q2 2017	DHPCLG,	The draft Dublin City Development plan due for adoption November 2016 recognises that there is a need for a particular form of Housing (social and private) for older people. Accordingly, the policy of residential standards have been amended where appropriate, to provide the provision of a new form of residential accommodation specifically designed for older people aged 55 and over.
5.9	We will review planning legislation to allow the change of use of vacant commercial units in urban areas, including vacant or under-utilised areas over ground floor premises, into residential units without having to go through the planning process.	To facilitate the speedy delivery of homes in urban and rural settings.	Q4 2016	DHPCLG,	This review is welcomed. Dublin City Council have already suggested a number of measures to encourage change of use/conversion of upper floors for residential use.
5.1	The Living City Initiative will be reviewed with a view to further enhancing the attractiveness and effectiveness of the Scheme.	To better incentivise private landlords and property owners to bring forward currently vacant residential (including part-commercial) properties for sale and/or private rental.	Q4 2016	DHPCLG,	This review is welcomed. Dublin City Council has established a one stop shop of professional City Council staff for property owners to advise on and encourage more take up of the initiative. Best practice examples for different refurbishment scenarios are also being prepared as a guide to property owners. The City Council have also recommended a number of changes to the initiative which include inter alia: remove the owner occupier rule, change the 10% market value list, increase the total floor area for residential property to 400 square metres, remove the pre 1915 'Relevant House' rule and remove exclusion of new build.
5.11	A Ministerial-led Urban Renewal Working Group will bring forward proposals for new urban regeneration measures which will complement the existing regeneration programme and projects under the Social Housing Capital Programme, and strengthen alignment with Social Inclusion and RAPID programmes across local authorities.	To support existing initiatives and explore potential synergies around the revitalisation and improvement of city, town and village centres, including addressing the problem of dereliction in many urban centres.	Q4 2016	DHPCLG, DHPCLG,	The City Council welcomes this action. The City Council has established an Active Land Management Unit of which addressing the issue of dereliction in its functional area is one of its main focuses.
5.12	DHPCLG and DAHRRGA will work together to provide funding for a range of demonstration projects across the country as part of the €30 million Town and Village Renewal Initiative to support local authorities.	To further support the revitalisation of towns and villages, and increase their attractiveness and sustainability as places to live and work.	Q4 2016	DHPCLG,	The City Council awaits details of this action and its applicability to its functional area.
5.13	We will align the social housing investment programme and ongoing work in resolving unfinished housing developments in order to target opportunities for strategic acquisition and redevelopment of brownfield development sites, drawing on a further 2016 National Housing Development Survey.	To complete the process of resolving the legacy of unfinished housing estates nationally, in conjunction with the Housing Agency and local authorities.	Q1 2017	DHPCLG,	Dublin City Council does not have a legacy of "unfinished housing estates" as presently defined and understood. It does however have developments which are not up to taking in charge standards and engagement takes place with developers to ensure they meet their responsibilities.

Action	Description of action No.	Objective	Timeline	Owner	DCC Response
				DHPCLG,	
5.14	We will progress a National Taking- In-Charge Initiative with €10 million funding from DHPCLG in 2016 coupled to bond and local authority funding.	To accelerate the taking-in-charge process of over 1,500 estates, supported by wider legislative reform of the TIC process.	Q3 2016	DHPCLG,	Dublin City Council welcomes any initiative that will bring estates up to taking in charge standards.
				DHPCLG,	

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Meeting of Dublin City Councils Housing SPC

“Rebuilding Ireland -

Friday 29th July 2016

Rebuilding Ireland Action Plan Overview

Action Plan on Housing and Homelessness

1. Addressing homelessness

Providing early solutions to address the unacceptable level of families in emergency accommodation; deliver inter-agency supports for people who are currently homeless, with a particular emphasis on minimising the incidence of rough sleeping, and maximise State supports to keep people in their own homes.

2. Accelerating social housing

Increase the level and speed of delivery of social housing and other State supported housing with funding of €5.35 billion to support the delivery of 47,000 by 2021.

The Five Key Pillars

5. Utilise existing housing

Ensure that existing housing stock is used to the maximum degree possible – focusing on measures to utilise vacant stock to renew urban and rural areas.

4. Improve the rental sector

Addressing the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents.

3. Build more homes

Increase the output of private housing to meet demand at affordable prices.

What is the plan trying to address?

- ◆ Unacceptable levels of homelessness
- ◆ Moderating rental and purchase inflation
- ◆ Attempting to achieve a “secure” and “quality” rental sector that offers choice
- ◆ Housing system that contributes to sustainable economic growth in Ireland
- ◆ Housing that supports sustainable urban and rural development

Key Action Areas (snap shot – see pg 11 & 12 of Action Plan)

◆ Financing/ Viability

- ◆ €5.35 billion available for housing initiatives - (47,000 units)
- ◆ €200m local infrastructure fund - potential to develop 15,000-20,000 new homes
- ◆ Increase in limits on HAP and SWA Rent Allowance

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◆ Regulatory Reform

- ◆ Large scale housing applications can go directly to An Bord Pleanála
- ◆ Strategy for the rental sector by end 2016
- ◆ National Planning Framework on a Statutory footing
- ◆ Will examine potential for further legislative measures re mortgage arrears

Key Action Areas, continued

◆ Delivery

- ◆ New Housing Delivery office in Dept of Housing
- ◆ Housing Agency to set up a “procurement” one stop shop
- ◆ NAMA to deliver 20,000 homes
- ◆ Rapid Build to expand to 1,500 units
- ◆ New NTMA Special Purpose Vehicle to be established – as part of “mixed tenure” housing delivery
- ◆ Overhaul social housing design, approval and delivery
- ◆ Triple Housing First targets (300) for homeless households with high / complex needs (targets long-term rough sleeping and persons with significant periods in temp accommodation)
- ◆ Accelerated HAP targets
- ◆ Facilitate greater Mortgage to Rent
- ◆ Meet Resourcing needs of LAs and An Bord Pleanála

Context

Key challenges facing the City

The challenges which *'Rebuilding Ireland'* will respond to in Dublin City

- ◆ The supply of affordable, quality and secure public housing

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- ◆ Over 22,500 on DCCs Social Housing Waiting List
- ◆ Substantial need for improvement to DCC's housing stock

- ◆ A growing homeless crisis in the Region
 - ◆ 939 families in emergency accommodation with 1,894 child dependents
 - ◆ Minimum of 102 persons sleeping rough
 - ◆ On the night of 31st March- there were 2,577 adults in emergency accommodation
- ◆ The cost of responding to impact of homelessness is substantial - c.€102m in 2016

Stock Profile

- ◆ Over 25000 units
- ◆ Over 12,200 Houses
- ◆ Over 9100 flats
- ◆ Over 3500 Older persons
- ◆ Over 200 Traveller units
- ◆ Large proportion of flats over 50 years old
- ◆ Issues with size, building regulations, energy rating, accessibility
- ◆ Majority of older person units 26m²

Stock and Waiting list Numbers

Bedroom Size	Stock	Waiting list
	Approx Numbers	Approx Numbers
Zero beds	2300	
One bed	4350	12630
Two bed	9000	7450
Three bed	8400	2300
Over three bed	1220	270

Key Actions Relating to Homelessness

(See Pillar 1 –actions 1.1 to 1.21 – pgs. 88-92)

Housing Related

- ◆ By mid-2017 - hotels only to be used in limited circumstances
 - ◆ Expand Rapid Build -1,500 units
 - ◆ Housing Agency to Acquire 1,600 units
 - ◆ Homeless HAP target of 1,200 tenancies in 2017
 - ◆ Additional Housing First tenancies (i.e. for complex needs with extensive wrap around supports) - 300

Support Related

- ◆ Additional Mental Health/ Addiction Supports- increase of budget by €6m
- ◆ On Stop Shop Assessment Centres for Families (Multiagency)
- ◆ Transport initiative
- ◆ Homeless Prevention Public Awareness Campaign
- ◆ Provision of access to independent expert legal advice re serious mortgage arrears

What are we already doing?

DCCs Housing Programme 2,585 delivered & Opportunities! 16,541

- ◆ DCC currently has a target to deliver 3,347 Homes and already has approval of €292m
- ◆ As of 25th July, 2,585 units or 77% of this target has been delivered
- ◆ DCC and AHBs will provide 1,691 units of housing 2017/18
- ◆ DCC has submitted 20 capital appraisal projects to deliver 595 homes
- ◆ Important Note: All targets will be reviewed and revised in the context of *Rebuilding Ireland!*
- ◆ The Housing Lands Initiative offers opportunities to deliver 2,319 of mixed unit developments:
 - ◆ O' Devaney Gardens 479
 - ◆ Oscar Traynor Road 660
 - ◆ The Valley Site 100
 - ◆ Bridgefort Street 100
 - ◆ Cork Street 40
 - ◆ Ballymun affordable 150
 - ◆ St Michaels Estate 290
 - ◆ St Theresa's Gardens (Phase 2) 500

DCCs Housing Programme and Opportunities, continued

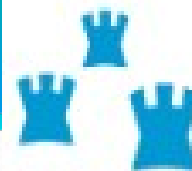
- ◆ Access the “local infrastructure fund” in order to undertake development works
- ◆ Facilitate New Private Housing Developments that has the potential to provide 10,000 units
- ◆ Bring forward 16 developments to Part 8 to the City Council to provide 589 social homes 2016/17
- ◆ Poolbeg West SDZ
- ◆ Player Wills Site
- ◆ North Fringe
- ◆ Pelletstown
- ◆ Docklands
- ◆ Cherry Orchard
- ◆ €802m DCC housing programme to 2020

DCCs Housing Programme and Opportunities, continued

- ◆ Two Sites for social housing PPP bundles 200 homes.
- ◆ Acquisitions programme 150 per annum.
- ◆ Potential leasing from property portfolios 500
- ◆ Part V 87 homes 2017
- ◆ DCC & AHBs P&A agreements 320 homes 2017/18
- ◆ CAS call : 90 homes 2016
- ◆ Housing with Care Pilot for Older Persons

Proposals for Stock Improvements

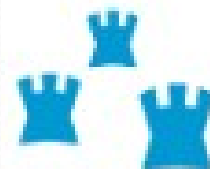
- ◆ Pilot Project :
 - ◆ St Mary's Place
- ◆ Works to include:
 - ◆ BER upgrades
 - ◆ Sizes and layouts to meet current regulation
 - ◆ Flats to be accessible
 - ◆ Common Areas to be improved
- ◆ Follow on Projects:
 - ◆ Constitution Hill;
 - ◆ Dorset St;
 - ◆ Tyrone Place;
 - ◆ Bernard Curtis House
- ◆ Voids Programme:
 - ◆ Over 1000 completed in 2015
 - ◆ Less than 1% void on an ongoing basis
- ◆ Disability Works
 - ◆ Over 300 ramps, bathrooms etc to be completed over the coming year
 - ◆ Over 50 extensions in the system and again expected to be complete over the coming year
- ◆ Energy programme:
 - ◆ Phase 1- over 7000 units upgraded to date
 - ◆ Phase 2 - to commence in coming months
 - ◆ SEAI Schemes:
 - ◆ 15 completed pre 2016
 - ◆ 10 Planned for 2016



Baile Átha Cliath
Dublin City

Further Info available from:

- Dept. of Housing, Planning, Community & Local Government - www.housing.gov.ie
- Rebuilding Ireland www.rebuildingireland.ie
- Dublin City Council - www.dublincity.ie
- Dublin Region Homeless Executive – www.homelessdublin.ie



Baile Átha Cliath
Dublin City

SPC Members Debate

What are the: Strengths,
Weaknesses and Opportunities?

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