



MINUTES OF THE HOUSING SPC MEETING

HELD ON FRIDAY, 13 JANUARY 2017

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**Chairperson
Friday, 13 January 2017**

Attendance:

Members:

Members:

Members:

Officers

Apologies:

Non-Members:

HOUSING STRATEGIC POLICY COMMITTEE MEETING

Wednesday 23rd November 2016

Attendance

Members

Cllr. Chris Andrews
Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Anthony Flynn
Cllr. David Costello
Cllr. Patrick Costello
Cllr. Daithí Doolan
Cllr. Pat Dunne
Cllr. Gary Gannon
Cllr. Alison Gilliland
Cllr. Tina MacVeigh
Cllr. Ray McAdam
Cllr. Criona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Sonya Stapelton
Lillian Buchanan
Kathleen McKillion

Officials Present

Brendan Kenny, Assistant Chief Executive
Céline Reilly, Executive Manager
Tony Flynn, Executive Manager
Daithí Downey, A/ Director Dublin Regional Homeless Executive
Shane Hawkshaw, Senior Executive Engineer
Una Joyce, Senior Executive Officer
Marguerite Staunton, A/Senior Executive Officer
Lorraine Brogan, Administrative Officer
Sorcha Donohoe, Communications and Information Officer DRHE
Elaine O'Kelly, Assistant Staff Officer

Other Cllrs present:

Cllr. John Lyons
Cllr. Mannix Flynn

Others present:

Pat Greene (for Catherine Kenny Dublin Simon)
Jill Young
Ryan Nugent, Herald
C Thomas, Dublin Inquirer

Apologies

Pat Doyle
Aideen Hayden

1. Minutes of meeting held on 14th October 2016 and Matters Arising:
Agreed.

2. Chairpersons Business:

- **Update on Sub-Groups:**

- **Data Protection:**

Chair Cllr Pat Dunne advised of meeting held with officials from Office of Data Protection Commissioners (ODPC) on 17th November 2016.

- **DCC Housing Stock Standards:**

Chair Cllr Janice Boylan requested a meeting of this sub-group be arranged.

Action: Meeting scheduled for 7th December 2016.

- **Update on 2016 Action Plan of Dublin City Local Economic and Community Plan 2016-2021:**

Update circulated to Housing SPC members and all other Councillors prior to the meeting. Cllr Tina MacVeigh asked for extra information on Action 70 regarding number of regeneration meetings held. She also asked for more details on Action 74 regarding details of adaptations here and sought more information on Actions 84 and 85 regarding voids. She also asked about Action 86 and method used for mediation service.

Action: The Manager advised that a report will issue.

3. Homeless Update:

Update circulated to Housing SPC members and all other Councillors prior to the meeting. Dáithí Downey, A/Director Dublin Region Homeless Executive (DRHE) went through update and breakdown of figures.

The Chair proposed a meeting to look at the causes of homelessness and challenges here to address issues.

Cllr Christy Burke commended staff providing services and congratulated Eileen Gleeson on her appointment as Director DRHE. He asked for information on rough sleepers count held on 22nd November 2016. He called for more rehabilitation services to address addiction issues. Cllr Alison Gilliland asked if couples on Housing List are considered a couple for homeless accommodation. She enquired about family support services offered to families and additional provisions made for children in emergency accommodation. She also asked if there will be block booking of hotels over Christmas. Cllr Pat Dunne asked for clarity regarding closing date of Brú Aimshir. Cllr Janice Boylan enquired about children in emergency accommodation and asked if community centres around the city could be used to facilitate after school events. Cllr David Costello requested breakdown of procurement process from DRHE regarding use of hotels. Cllr Criona Ní Dhálaigh asked about DCC plans to purchase a hotel and enquired about progress here. She said that hostel on Bolton Street is still empty and asked about status of Brú Aimishir. Cllr Tina MacVeigh sought clarity on closure of Brú Aimishir and said that Councillors need to be consulted regarding change of use at Myra. Cllr Ray McAdam asked if a breakdown is available of persons from other counties presenting as homeless in Dublin. Cllr Mannix Flynn said that the lack of rehabilitation services is an issue. He said that plans for DCC property at Parnell Square for use as library should be suspended and used for housing. He also said that Air B&B is an issue.

Dáithí Downey advised that DRHE are block booking hotels in advance for the Christmas period. He said that the support of local residents in the Liberties area for provision of homeless facilities is noted. There is a lack of homeless services in other Local Authorities and said that information regarding persons presenting as homeless from other Local Authority administrative areas will be forwarded. He said that a Report on Air B&B will be carried out to determine its effect on the homeless crisis. Tenure insecurity is an issue. Need to focus on housing supply and provision. He advised that DRHE are working with Government agencies to establish resources around children's rights and there will be more information in the New Year. Need to identify a suitable building for hotel and as yet have not been able to find such accommodation. Numbers for count are being reviewed and details will issue.

The Manager advised that there is strict and ongoing oversight of cost of hotels with regular internal audit and government audit checks. Brú Aimshir is owned by the Digital Hub and was due to close during the Summer but its use as a hostel was extended. He advised that closure here will be planned and is scheduled for June 2017. Facility at Myra will change to a 5 year lease for homeless accommodation and will revert back to community facility after this time.

Cllr Christy Burke said there should be earlier consultation regarding the Winter initiative. He also asked if staff are available to enforce public order policy. Need to support independent living and addiction policies. Cllr Cieran Perry said beds need to be kept open as long as they are needed. He welcomed flexibility over Christmas period. He called for investment in rehabilitation programmes and would not be supportive of injection centres. Cllr Alison Gilliland enquired about rolling bookings.

Dáithí Downey advised that there is a lead-in time of 9 months to provide facilities and provision was brought forward because of the need for services. Rolling booking mechanism allows persons in homelessness to access appropriate emergency accommodation. Persons with mental health and addiction issues may be supported using Housing First model.

Cllr Gay Gannon asked about provision of community areas that allow for persons in hostels to stay throughout the day.

Dáithí Downey advised that appropriate standard of service will be provided on a case by case basis. Each facility will have space for meeting and laundry rooms and recreational spaces too.

Action: Noted

4. Housing Programme Update:

Report circulated to Housing SPC members and all other Councillors prior to the meeting. Tony Flynn, Executive Manager went through report.

The Chair advised that a consultant is currently finalising a plan for Cherry Orchard, which is due to be completed by February 2017. He asked to wait until this plan is drafted and agreed before any more Rapid Build housing is built here. Cllr Cieran Perry asked about progress on funding and design team at Infirmary Road. He also asked for an update on North King Street and if modular housing is on target. Cllr Alison Gilliland asked about plans at Ayrfield. Glad that Belcamp is going ahead. He asked for a list of all potential sites for rapid build in the North Central Area. He also asked if units at Bunratty Road will be social housing or rapid build. Cllr Chris Andrews asked for details of plans for Moss Street. He also enquired about plans for

housing at Irish Glass Bottle sites. Cllr Críona Ní Dhálaigh asked what stage 50 houses at St Teresa Gardens are at. She also asked if modular build units are allocated to those on homeless list, or if they can be allocated to persons off the housing list. Cllr Tina MacVeigh asked for 2015 figures. She also asked that IGB Action Group be invited to a future meeting of the Housing SPC. Lillian Buchanan asked if disability requirements are met. Cllr David Costello expressed concerns about putting social housing developments beside modular units where there is a need for community services. With regard to voids he asked when the next framework is going out to tender. He queried the amount of void units a contractor can have at any one time and said that this number should be reduced. Cllr Sony Stapleton asked about plans at IGB site.

Tony Flynn said that land bank is available in specific areas and have to work with available lands. Site at Cherry Orchard has been investigated and is suitable for development. Have taken into account recommendations of consultants report here and are aware of requirements in area. Potential for a mixed tenure development at Cherry Orchard that will fit into and support the area. Plans progressing for O'Devaney Gardens, St. Michaels Estate and Oscar Traynor, which will be presented to a joint Meeting of the Housing and Planning SPCs on 9th December 2016. He advised that a design team for Infirmary Road will be appointed. Work at North King Street is currently paused but will move ahead in the future. Infrastructure required at Ayrfield and Belcamp. Bunratty Road will take 5 years to develop. There are other construction methods available, volumetric build for example. This method takes less time and he asked the Housing SPC members and other councillors to consider this options. Regarding Moss Street he advised of discussion with adjoining landowner who will develop his site and also Moss Street, with 21 units to go to DCC. Presentation will be made at December South East Area Committee. He advised of discussions with Planning Department regarding Poolbeg site. DCC want to take full 10% of Part V here. However, if this is too expensive DCC will look for 10% of lands and build. Need to discuss allocation of modular housing from general needs with Director DRHE and a Report will issue at a future meeting of Housing SPC. All schemes will follow universal design and be accessible. Discussions with Allocation Section regarding specific requirements of persons on housing list will take place and suitable accommodation can be allocated.

Céline Reilly, Executive Manger advised that next voids framework is not due until at least the end of 2017. Contractors need to turn around all voids they have within time limit. She also advised that DCC are landlords and as such have a liability to have properties in a lettable standard.

Action: Noted.

Action: Invite Irish Glass Bottle site Action Group to a future meeting of the Housing SPC.

5. Energy Efficiency Programme:

Presentation circulated to Housing SPC members and all other Councillors prior to meeting.

Shane Hawkshaw, Senior Executive Engineer went through list of Energy Projects 2016. Advised of public lighting pilot at Pearse House with Codema and improved lighting at Senior Citizen Complexes. Warmth and Wellbeing Scheme with HSE piloted in Dublin 12. Boiler replacement programme in 2017.

All present commended works done and welcomed proposals for 2017. The Chair asked when Phase 2 of retro fitting programme will be introduced. Asked for costs per unit and for savings per unit when works are completed. Cllr Pat Dunne asked when all DCC properties will be insulated and BER ratings improved. Cllr Mannix Flynn and Cllr Tina MacVeigh asked when insulation at flat complexes will start.

Shane Hawkshaw advised that Phase 2 is subject to funding from DHPCLG. Working with Codema to target fuel poverty and will target worst properties first. Insulation at flat complexes will need to be looked at as individual projects as different works need to be carried out at different locations.

Céline Reilly advised of deep retro fit projects at Tyrone Place, Bernard Curtis House, Constitution Hill and St. Mary's Place sent to DHPCLG for funding. Awaiting response here.

Action: Welcomed and noted.

6. Older Persons Units – 2-into-1 Programme:

Report circulated to Housing SPC members and all other Councillors prior to meeting. Céline Reilly, Executive Manager went through presentation.

All present welcomed presentation and commended works carried out here. Céline Reilly advised that final report on densification feasibility from consultant is being finalised and will be brought to a future meeting of the Housing SPC. DHPCLG are supportive of bedsit amalgamation programme but no funding has been allocated yet for 2017. Part 8s are prepared and ready to be submitted as soon as funding is allocated.

Action: Welcomed and noted

7. Traveller Accommodation Update:

Report circulated to Housing SPC members and all other Councillors prior to meeting.

Cllr Tina MacVeigh said that Clúid made presentation on Labre Park to LTACC and asked that presentation be made to Housing SPC. Cllr Anthony Conaghan asked about potential sites for traveller specific accommodation.

Céline Reilly advised that Mary Hayes, Administrative Officer Traveller Support Unit is looking at suitable sites for traveller specific housing. A report will issue to the LTACC when finalised.

Action: Noted.

Action: To invite Clúid to a future meeting of Housing SPC re: Labre Park presentation.

8. HAP Project & Roll-Out

Report circulated to Housing SPC members and all other Councillors prior to meeting. Céline Reilly advised that a Report will issue with more detail to future meeting of Housing SPC. Úna Joyce advised that the HAP scheme will replace rent

supplement. HAP will become the responsibility of DCC in the first quarter of 2017. There will be a HAP team in place in January 2017 and DCC will be a one stop shop for all social housing supports. DCC will not be responsible for maintenance of HAP properties.

Cllr Pat Dunne asked if long term rent supplement recipients' will be transferred to HAP. Cllr Criona Ní Dhálaigh asked if every applicant on Housing list will be entitled to HAP when it's rolled out. Cllr Alison Gilliland asked for protocol for collecting arrears. Cllr Tina MacVeigh expressed her concerns about the over reliance on the private rental sector and asked how to protect security of tenure.

Úna Joyce advised that general HAP is different to Homeless HAP. Deposits will not be given out under general HAP. Housing needs assessment to be filled out to determine eligibility for scheme. Persons on the housing list who accept HAP will keep transfer option to be housed in DCC property. Lorraine Brogan advised that payment of rent under HAP is through standing order or household budget. There is a separate HAP transfer list.

Action: Noted

9. Motion referred from October South Central Area Committee:

Councillor Vincent Jackson:

Can the Area Committee please impress upon the Homeless Section of DCC to ensure that all emergency hostel providers etc allow those residents the dignity of staying in the facility for the days they are resident .The practice of turning out vulnerable people onto the streets of Dublin doesn't assist in there long term progression into stable accommodation

All Housing SPC members present voted in favour.

Action: Agreed. All Housing SPC members present voted in favour.

Councillor Daithí Doolan
CHAIRPERSON

JOINT HOUSING AND PLANNING STRATEGIC POLICY COMMITTEE MEETING

Friday 9th December 2016

Attendance

Members

Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Anthony Conaghan
Cllr. Patrick Costello
Cllr. Daithi Doolan
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Tina MacVeigh
Cllr. Ray McAdam
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Cllr. Sonya Stapelton
Kathleen McKillion
Cllr. Áine Clancy
Cllr. Andrew Montague
Cllr. Cathleen Carney
Boud
Cllr. Daithí De Róiste
Cllr. Dermot Lacey
Cllr. Éilis Ryan
Cllr. Gaye Fagan
Cllr. Kieran Binchy
Odran Reid

Officials Present

Brendan Kenny, Assistant Chief Executive
Declan Wallace, A/Assistant Chief Executive
Tony Flynn, Executive Manager
Fiona Cooper, Senior Executive Planner
Kieran Gallagher, Architect
Céline Reilly, Executive Manager
Paul Clegg, Executive Manager
John O'Hara, A/Dublin City Planning Officer
Hugh McKenna, Senior Executive Officer
Mark Bourke, Assistant Chief Quantity Surveyor
Úna McEvoy, Administrative Officer
Christy McLoughlin, Assistant Staff Officer
Elaine O'Kelly, Assistant Staff Officer

Other Cllrs present:

Mannix Flynn, Edel Moran, Noeleen Reilly, John Lyons, Micheál MacDonncha, Greg Kelly

Others present:

Brendan Dalton, Austin McCoy, Laoise Neylon of Dublin Inquirer

Apologies:

Cllr David Costello, Lillian Buchanan, Pat Doyle, Aideen Hayden, Kevin White, Graeme McQueen, Valerin O'Shea, John McGrane

1. Housing Land Initiative:

- **O'Devaney Gardens:**
- **St. Michael's Estate**
- **Oscar Traynor Road**

Reports circulated to Housing and Planning SPC members and all other Councillors prior to the meeting and hard copies made available at the meeting. Tony Flynn Executive Manager, Fiona Cooper Senior Executive Planner and Kieran Gallagher Architect went through proposals for O'Devaney Gardens, St. Michael's Estate and Oscar Traynor Road.

All thanked welcomed Reports. Cllr Dermot Lacey asked for clarification on affordable rental/affordable. Tony Flynn advised that direction to come from Government week beginning 12th December 2016 regarding scheme on affordable rental model and affordable to buy.

O'Devaney Gardens:

Cllr Cieran Perry said all new builds at O'Devaney Gardens should be for social housing. Part 8 at Infirmary Road due Quarter 2 2017 and he asked why this will not start sooner. He asked for process regarding Community Forum and enquired about participation of neighbouring estates and residents committees. Cllr Christy Burke expressed his support and welcomed mix of affordable and private housing. He also said that remaining residents at O'Devaney Gardens support the development. This was echoed by Cllr Janice Boylan who also welcomed Senior Citizen accommodation, the consultative group and the removal of the large retail element. Cllr Ray McAdam also welcomed Community Forum and asked if letters of comfort issued to previous tenants of O'Devaney Gardens will be honoured. He asked for indicative date of when contractor will be on site. Cllr Éilis Ryan said she does not support plans here believing it is a bad deal for social housing. Cllr Críona Ní Dhálaigh asked if there will be a community benefit clause for all three sites. She asked about apartment sizes and how many units will be accessible for persons with disabilities. Cllr Dermot Lacey welcomed plans and mixed tenure. He asked for total number of units at O'Devaney Gardens and if these include units with Planning Permission. He also asked if social housing will be provided first and enquired about future management of O'Devaney Gardens and asked if private management companies will be managing area.

Tony Flynn advised that a Part 8 for social housing at Infirmary Road will be ready next year and that there are plans to look at using an existing building at Infirmary Road for community use in consultation with residents. Blocks A and B have been purposely designed for social housing. All letters of comfort will be honoured. Preferred option is to have social housing peppered throughout scheme to foster integration. Community benefit clause, piloted at Dolphin House, will be evaluated and considered for other areas. Phasing of scheme provides opportunity to use existing planning permission. Individual blocks will be managed by property company and public spaces will be in charge of DCC. Fiona Cooper advised that decision on use of community building will ideally come from community forum. The layout of the open space shown on the plans is representative of the planning permission granted, but can be re-examined for a MUGA. Kieran Gallagher said that plans are for 75 senior citizen units at Block F and advised that apartment sizes are in accordance with December 2015 directive. Could accommodate units in accordance with tenants needs. Proposal allows for 584 units here in total. Tony Flynn advised of indicative start date for Blocks A and B by October/December 2017.

St: Michael's Estate:

Chair Cllr Daithí Doolan expressed his support for the plan. Lots of past abandoned plans at St Michaels Estate and development needed. Site 1B (senior citizens) should be funded immediately. Cllr Críona Ní Dhálaigh asked for guarantee that three sites will not go to one developer. Asked about additional facilities for Age Friendly pilot at Senior Citizen Accommodation here. Cllr Greg Kelly welcomed plans and how proposal will help the revival of Inchicore village. He asked about details for plans for Tyrone Place. He said consultation is needed with residents. He asked about plans for supermarket here and if parking will be provided. Cllr Daithí DeRoiste welcomed the plan. Asked about start date for site 1B, and queried how the scheme will be financed, and how to ensure it goes ahead. Need for consultation. Cllr Pat Dunne said he is in favour of mixed tenure and social diversity but said he is not confident that this plan can deliver this as private apartments may come back as HAP tenancies. Wants DCC to be the developer. Cllr Tina MacVeigh was disappointed with over reliance on private rental market. She expressed concerns over ground floor retail and potential to remain empty and said that active and ongoing consultation is vital and called for community benefit clause to be included.

Tony Flynn advised that proposal fulfils SDRA for lands and is an opportunity to develop links into Kilmainham/Inchicore and improve connections. Scheme is viable and can be delivered. DCC have shown strong links with Kilmainham/Inchicore Alliance in the past and will continue to consult here regarding developments. Lands will be made available for supermarket at Emmet Road with underground carparking. No start date yet but could have indicative start date in New Year if proposal is approved. Kieran Gallagher advised that senior citizen accommodation here will have a larger bathroom and bedroom, with 18 2 bed units.

Oscar Traynor Road:

Concillors asked for indicative timeframe of when construction will start. Cllr Alison Gilliland said there is a lack of major public transport in the area and welcomed Traffic Audit. Need to liaise with Gaelscoil regarding expansion. She also asked about 20% proposal for green space and if it could be split. She queried future management of the scheme and the need to avoid overlooking from the proposed 3-storey block to Castletimon. Cllr. Edel Moran said the area is in need of housing. She requested that the needs of the Gael Scoil be addressed and whether the green space provision will be phased in keeping with housing provision. Cllr Noeleen Reilly called for a response to the issues raised by the Lorcan Residents Association. She is happy with the social mix and the senior citizen housing option, but said water pressure is an issue here and will need to be addressed. Cllr Micháel MacDonnacha said that Councillors support of plans are not unconditional. However, he said there is a need to deliver housing and comprises need to be made. He asked if 30% of social housing will be delivered in each phase, and future ownership of roads etc. Need to support expansion of Galescoil. Cllr John Lyons said he is not supportive of plans and asked for more time to deliberate. Asked if lands will be disposed of under S. 183. Cllr Áine Clancy welcomes social mix and asked about drainage issues. Expressed concerns over empty retail units and the community benefit. Cllr Cathleen Carney Boud asked about transport links. She welcomed the consultation and asked how soon the scheme can go to tender given the housing crisis. Requested that the senior citizen housing be located close to shopping and bus stops. Cllr Norma Sammon questioned timeframe for EIS and Masterplan. Queried open space provision / split and welcomed community input. Odran Reid questioned impact of Dublin Airport Safety zone and proposals for hotel. Welcomed

Traffic Audit; poor bus provision and what happens with lands reserved for bus if QBC (BRT) does not happen. Asked if swimming pool will stay open. He also asked for clarity on access at Phase 1. Cllr Andrew Montague welcomed local residents to meeting and put forward motion (see 2 below). Also seeking upgrading to roundabout at M1 next to site for cyclists and pedestrians and improvements to public transport.

Fiona Cooper advised that the requirements of the Development Plan under the Z12 zoning is for the 20% open space to be provided as a whole and not split up. Will liaise with Department of Education regarding future needs of schools in the area. A response was issued to the Lorcan Residents Association. The site will likely require an EIS (required for sites of over 500 housing units) – to be carried out at planning application stage. The scheme is proposing local shopping only. The Airport Safety zone requires consultation with the Dublin Airport Authority. Over-looking is an issue to be addressed at planning application stage. Not supportive of linear park here and would favour a central park overlooked by all sides to allow for passive surveillance. Tony Flynn advised that a special meeting will be arranged regarding traffic issues here. Irish Water are aware of the water pressure and drainage issues here. He advised that indicative start date in New Year if proposal is approved. Social housing will be peppered throughout development. Swimming pool will remain open. Intention to facilitate homes at affordable price.

The Manager advised that these are indicative plans and asked for the approval of the Housing and Planning SPCs to move onto the stage. A vote was called. Of the Housing and Planning SPC members present at the time of the vote 16 voted in favour with 4 against.

Action: Land Initiative agreed.

2. Motion in the name of Cllrs Andrew Montague, Noeleen Reilly, Alison Gilliland, Paul McAuliffe, Áine Clancy, Anthony Conaghan, Edel Moran, Cathleen Carney Boud, Micheál MacDonnacha, Sean Paul Mahon, Norma Sammon:

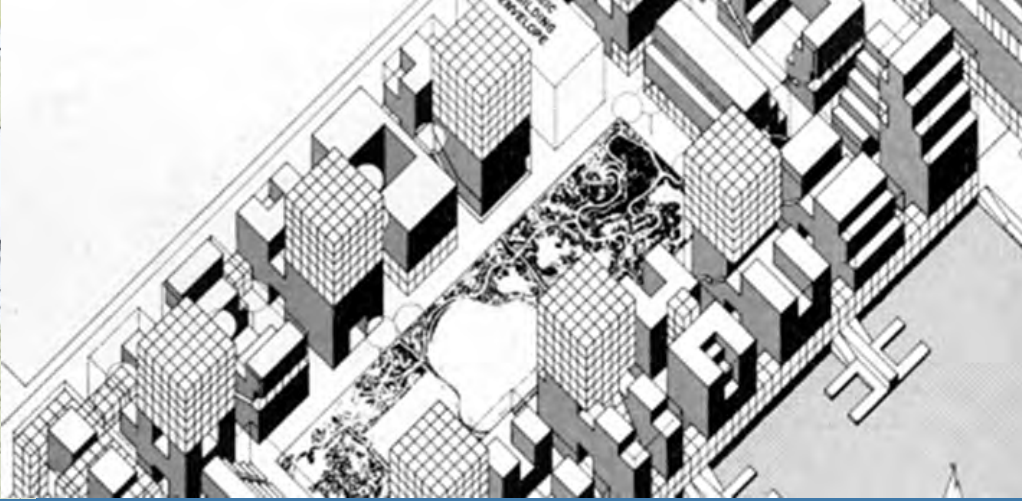
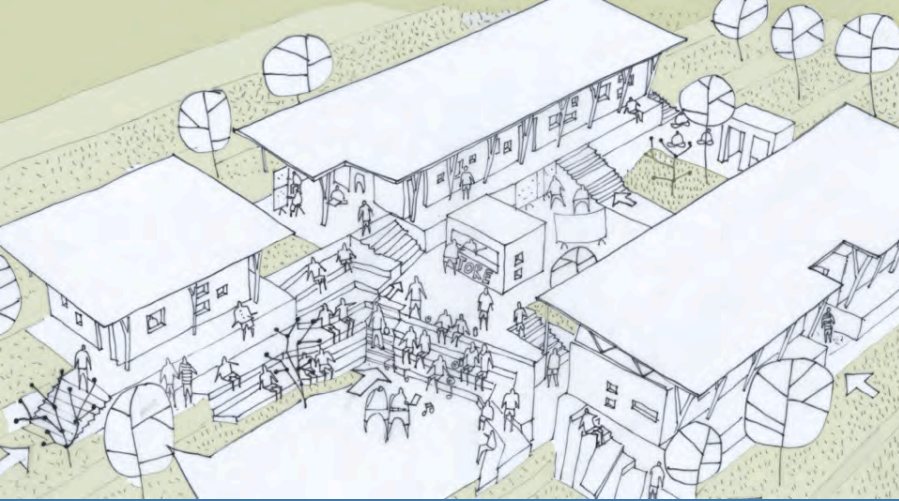
That the council respond to the concerns of the local residents about the Oscar Traynor site:

- **That the proposal for a linear park are given serious consideration**
- **That social housing is not concentrated on one part of the site**
- **That any pedestrian connections are designed in a way that won't allow future use as a road**
- **That the walls of residents that back on to the site are protected**
- **That any new houses that back on to the existing residents have reasonable separation between houses, above minimum standards**

Cllr John Lyons queried admissibility of this Motion. A majority voted in favour of taking the motion, and a majority of Housing and Planning SPC members present voted in favour of the Motion.

Action: Agreed.

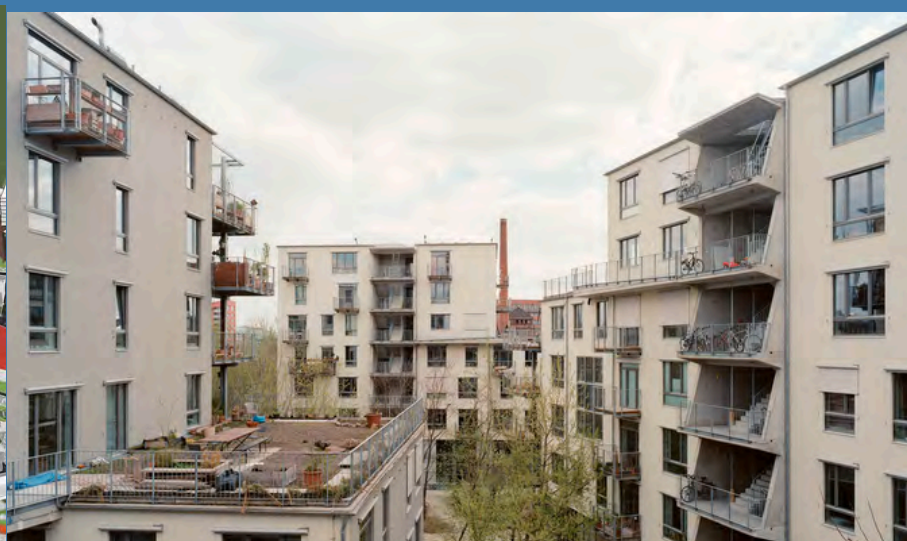
Councillor Daithí Doolan & Councillor Andrew Montague
CHAIRPERSON



Irish Glass Bottle Housing Action Group

Presentation to Dublin City Council SPC 13/01/17

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Campaign launched May 2016

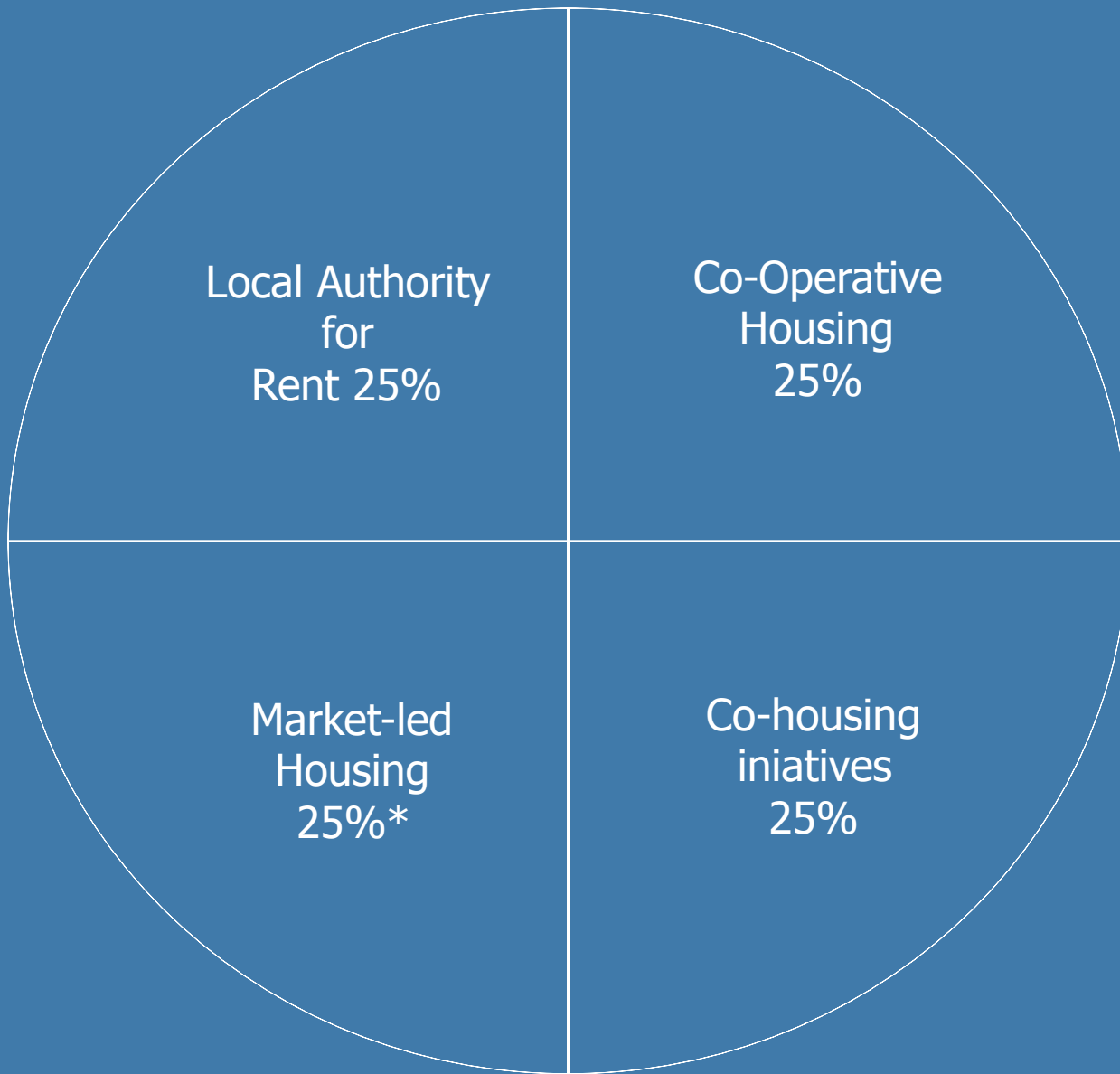
Only 10% social housing required by law.

“10% social & affordable” hopelessly inadequate:

- huge pressure in area for accommodation,
- little or no social housing for years,
- massive demand from IT offices with transient populations, leading to rental gap,
- DCC unable to build social housing.

Our vision:

- DCC empowered by National Government to work in partnership with community and other stakeholders, to deliver affordable housing to a mix of tenures.
- this can be achieved if the land is transferred to DCC at the cost paid by NAMA (€36m), and not the current market value.
- land can then be disposed of to a mix of tenure types as follows:



(* Land for market led housing to be sold at market rates.)



Co-housing:

In northern Europe, co-housing is now almost a mainstream means of providing affordable and sustainable housing with a wide social appeal and environmental benefit.



Innovative housing which is self-organised, inclusive and non-speculative, including co-operative, collaborative, collective and community oriented housing projects.



Private ownership of individual apartments with co-operative ownership of common spaces and gardens.



Advantages:

Non-speculative  no profit margin to be paid to developers.



Advantages:

Non-speculative → no profit margin to be paid to developers.

Can be multi-generational → socially inclusive.



Advantages:

Non-speculative → no profit margin to be paid to developers.

Can be multi-generational → socially inclusive.

Sustainable → competitive financing.



Advantages:

Non-speculative → no profit margin to be paid to developers.

Can be multi-generational → socially inclusive.

Sustainable → competitive financing.

Communal → more intelligent use of resources, better maintained.



German experience:

Co-housing is helping to resist market forces of gentrification.

In Munich a third of all public sites will go to cooperative housing projects. The Hamburg senate has a department dedicated to cooperative housing and, as is the case in Berlin, public land can be disposed of not to the highest bidder, but to the most socially effective and sustainable project.

Housing Report of LECP Action Plan 2016 End of Year



Goal 2: Work in partnership with communities to promote social inclusion, tackle poverty and disadvantage, and promote participation, empowerment and positive social change.

- **Objective 2.1 Use a community development approach to achieve social inclusion**

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
29	Promote social inclusion of the Traveller population by establishing a Citywide Traveller Inter-Agency Group with representation from key stakeholders	Establishment of Traveller Inter-Agency Group and a programme of work agreed Level of engagement from key stakeholders	Citywide	Traveller Accommodation Unit	Not started but resource to coordinate identified for 2017
31	Provide a Disability Training module for relevant DCC staff	Staff training module created and being delivered	Citywide	Home Grants	To be delivered in 2017



Goal 3: Support the adequate provision of a range of mixed-tenure, affordable, adaptable housing and work spaces that are fit for purpose in economically, socially and culturally mixed and sustainable neighbourhoods.

- **Objective 3.1 Promote equal access to housing and encourage supply of appropriate housing which is fit for purpose**

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 67	Consult and work with stakeholders including residents, HSE, Department of Health, Department of the Environment, Community and Local Government and voluntary housing bodies in the preparation, design and delivery of services to senior citizens	Consultations complete	Citywide	South Central Area Office	Housing with Care Project has brought all stakeholders together in developing a pilot housing project with services
Action 68	Carry out an audit of all services provided to senior citizens in council accommodation, identify gaps and assist in coordination to improve delivery of services	Audit complete	Citywide		Yet to commence but staff now appointed to work on senior citizen services
Action 70	Work in partnership with communities and ensure they are central to any regeneration. A programme of consultation with residents, local businesses, local services and statutory services will take place prior to and during any development in Dublin City.	Number of consultation meetings held	Citywide	South Central Area Office Housing	7 meetings held

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 71	Develop a Disability Plan to place people with disabilities at the centre of DCC housing policy	Disability plan in place	Citywide	Housing	Disability Plan launched
Action 72	Develop a one-stop-shop for people with disabilities	Establishment of one-stop-shop	Citywide	Home Grants	Disability Committee decided to defer to 2018
Action 73	Establish a Multi-Agency Operations Group to be the key driver in the planning, design and allocation of accommodation for people with disabilities	Operations group established	Citywide	Home Grants	Operations Group established
Action 74	Provide suitable housing adaptations for social housing tenants with acquired reduced mobility	Provide for: 25 extensions 100 bathroom adaptations 25 stairlifts and 20 ramps installed	Citywide	Housing	Year to date completions : 10 extensions 138 bathroom adapts 35 stair lifts 25 ramps A further 6 extensions started and on site A further 20 extensions in progress /at Architect, drawings stage.
Action 75	Provide a fast and effective service to people who need their homes adapted	Key Performance Indicator targets met	Citywide	Home Grants	869 Grant Applications funded
Action 76	Engage directly with Travellers on all Traveller Accommodation issues	Number of meetings held	Citywide	Traveller Accommodation Unit	Complete. Meetings held on request to address issues.
Action 77	Provide improvements to infrastructure, particularly electrical, at a number of Traveller-specific sites in Dublin City Council's areas	Level of Programme commitments delivered upon	Citywide	Traveller Accommodation Unit	One of three complete. Review of electrical installations at halting sites underway.

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 78	Facilitate the delivery of additional housing units by Approved Housing Bodies*	Delivery of 200 additional units by Approved Housing Bodies 211 units commenced by Approved Housing Bodies	Citywide	South Central Area Office Housing	186 units completed by AHBs to 16 th December 2016
Action 79	Prepare proposals and seek funding for the delivery of 500 units of modular housing in the Dublin region	Number of units delivered	Citywide	Housing	22 units completed 131 units under construction 70 units out to tender
Action 80	Establish the concept of Universal Design in Dublin City Council housing	All new DCC housing to incorporate Universal Design principles	Citywide	Housing	Ongoing review of 2006 Standard Apartment Design- Wheelchair Accessible to incorporate Universal Design requirements for 1-bed and 2-bed, to take into account new requirements in TGD Part M 2010.
Action 81	Ensure that the latest innovation and technology is being considered at the planning and design stage for new housing schemes	Number of housing units with the latest technology installed	Citywide	Home Grants	It is normal practice for City Architects to include technology such as Demand Controlled Ventilation in housing designs, in addition to high efficiency heating systems and renewable energy systems that are required by building regulations.
Action 82	Provide social housing units to address housing need*	100 acquisitions 35 units completed 324 units commenced	Citywide	South Central Area Office Housing	180 acquisitions 68 units completed 524 units commenced

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 83	Increase the supply of private rented units available for social housing tenants	Number of units delivered	Citywide	Housing	
Action 84	Improve existing housing stock through the refurbishment of voids of approximately 600 units	Number of void units brought back to use	Citywide	South Central Area Office Housing	746 Voids refurbished and brought back into housing stock.
Action 85	Allocate dwellings in fair and transparent manner	Number of units allocated in accordance with the scheme	Citywide	Housing	January to end of November 1224 allocations, of which 36 are RAS
Action 86	Provide neighbourhood mediation service to support good Estate Management	Number of referrals Number assessed Number of mediations undertaken	Citywide	Housing	Ongoing
Action 87	Deliver on the targets of the Traveller Accommodation Programme 2014-2018	Level of Programme commitments delivered upon	Citywide	South Central Area Office Traveller Accommodation Unit	Behind target on some projects, others complete.
Action 88	Enhance community and play facilities in Traveller-specific accommodation	Number of facilities completed	Citywide	Traveller Accommodation Unit	Request from 2 areas to remove community facilities and substitute with new housing
Action 89	Develop proposals to deal with specific requirements of older persons in City Council accommodation through working in partnership with other agencies	Number of proposals developed Number of agencies engaged	Citywide	Housing	
Action 90	Draw down 'Per Cent for Art' funding	Number of schemes in place	Citywide	Housing	Protocol in place with City Arts Office

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 92	Initiate pilot project for the development of a new community benefit clause to be used in future construction projects	Pilot project in place	Citywide	Housing	Pilot Project in place
Action 93	Prioritise sustainability in all new master plans and housing proposals	Agreement in place to prioritise sustainability for all new projects	Citywide	Housing	City Architects policy is to prioritise Social, Economic and Environmental sustainability in all new master plans and housing projects, both for new build and for retrofit works.

- **Objective 3.2 Target resources to tackle homelessness and to support homeless clients**

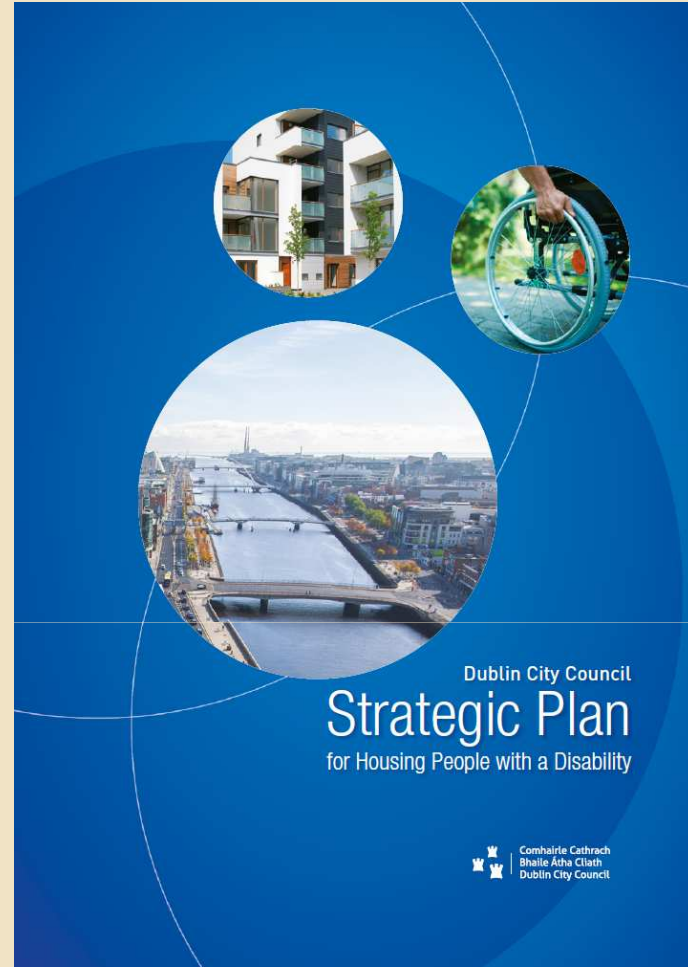
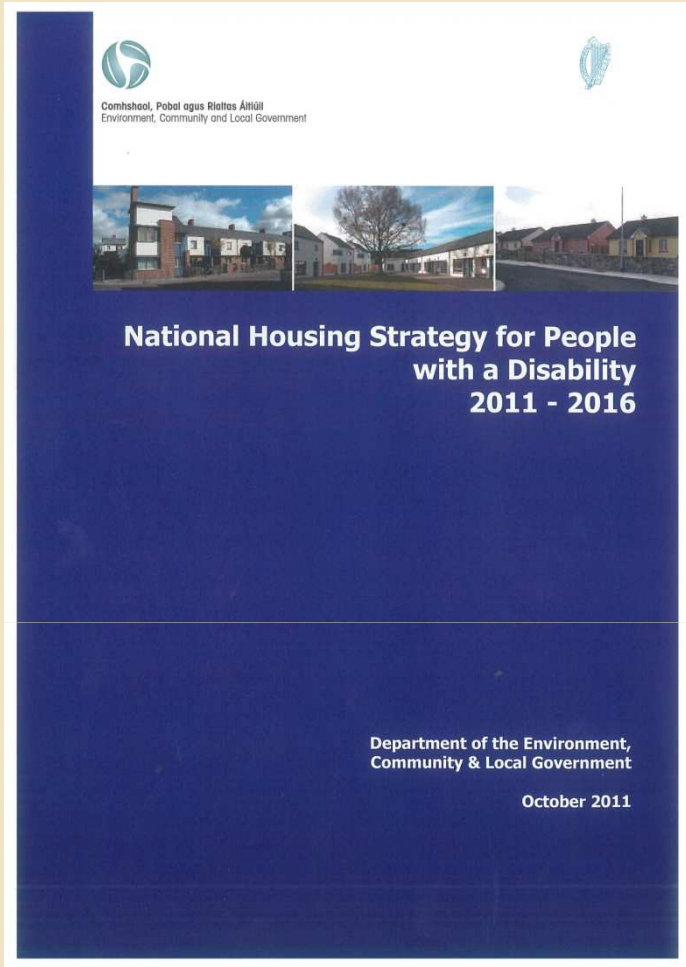
LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 99	Provide a Housing First Intake Team to tackle rough sleeping in collaboration with other key NGO and statutory service providers	Team in place	Citywide	Housing	
Action 100	Provide adequate emergency beds and housing to meet needs	Number of beds available Number of housing units established	Citywide	Housing	
Action 101	Support "Pathway to Home" model through the roll-out of Housing First support programme for people that have experienced chronic and enduring homelessness and substance misuse	Number of people in the programme	Citywide	North Central Area Office South Central Area Office Housing	

LECP Action Number	Action	Measurement	Area	Submitted by	Status January to December 2016
Action 102	Provision of 24 hour supported temporary accommodation with holistic programmes that address addiction and associated mental ill-health presentation of vulnerable groups	Number on programme Amount of temporary accommodation provided	Citywide	Housing	

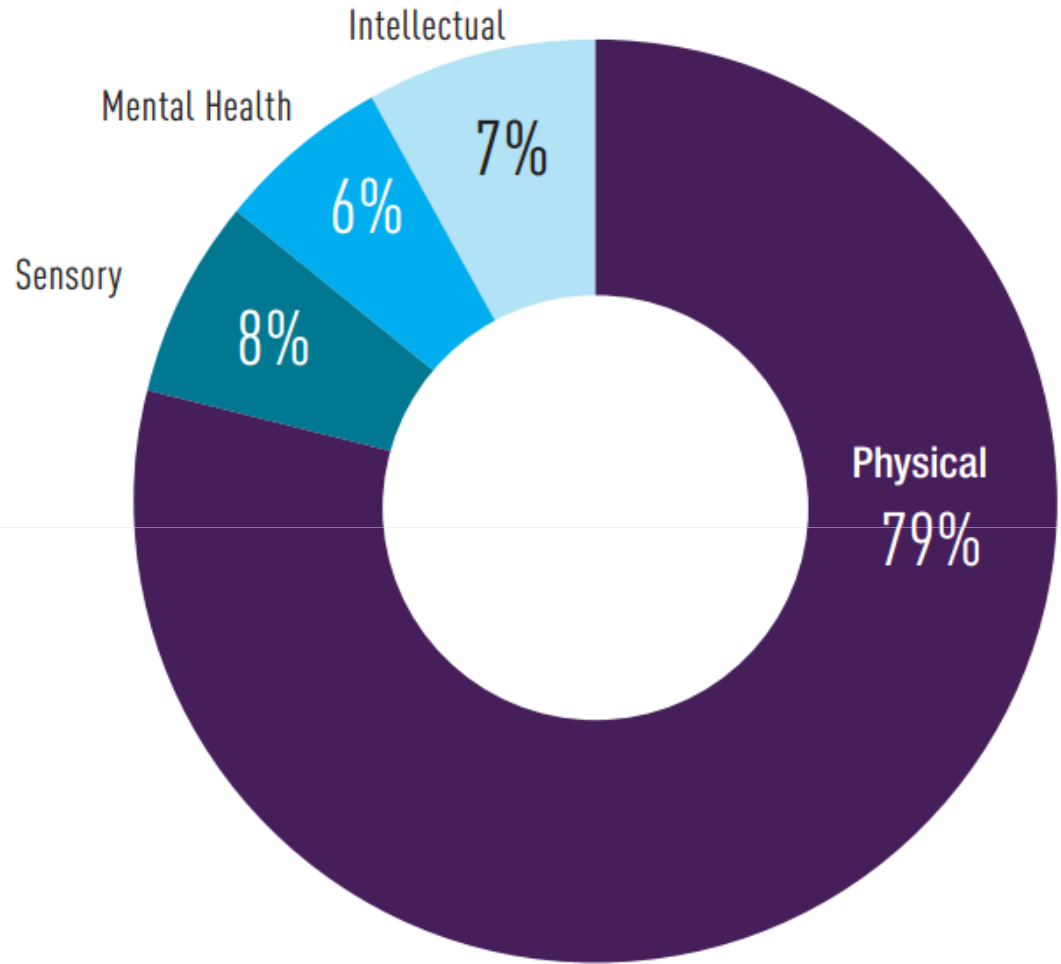
Dublin City Council
Strategic Plan for Housing People with a Disability

Housing SPC 13th January 2017





Disability by category



- Steering Committee established May 2014
- Strategic Plan launched January 2016
- Operations Group established February 2016
- Mapping of people with disability on list
- Plan to link supply to demand
- Plan to allocate at pre-design stage
- Universal Design for new builds



- 5% minimum commitment in new allocations
- 122 Lettings in 2016 – 7.38%
- 82 - Housing List / 40 – Transfer List
- 1,283 (Private & Social) Housing Adaptations
€8.3m
- 2016 AHB CAS - 30 Units (5 Disability)
- 2016 CS CAS - Funding not accessed



Dublin City Council Strategic Plan for Housing People with a Disability

Requirements to consider providing new housing Social Housing Programme

- Move from congregational settings
- Accessible housing units
- Universal Design in general housing units



Scheme of Letting Priorities
Allocation at time of completion
(End of project)

∨

Design requirements need to be included at time of
Brief Definition
(Beginning of project)





Thornton Heights Inchicore Accessible Units



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Standard Housing Types





Standard Apartment Design Wheelchair Accessible



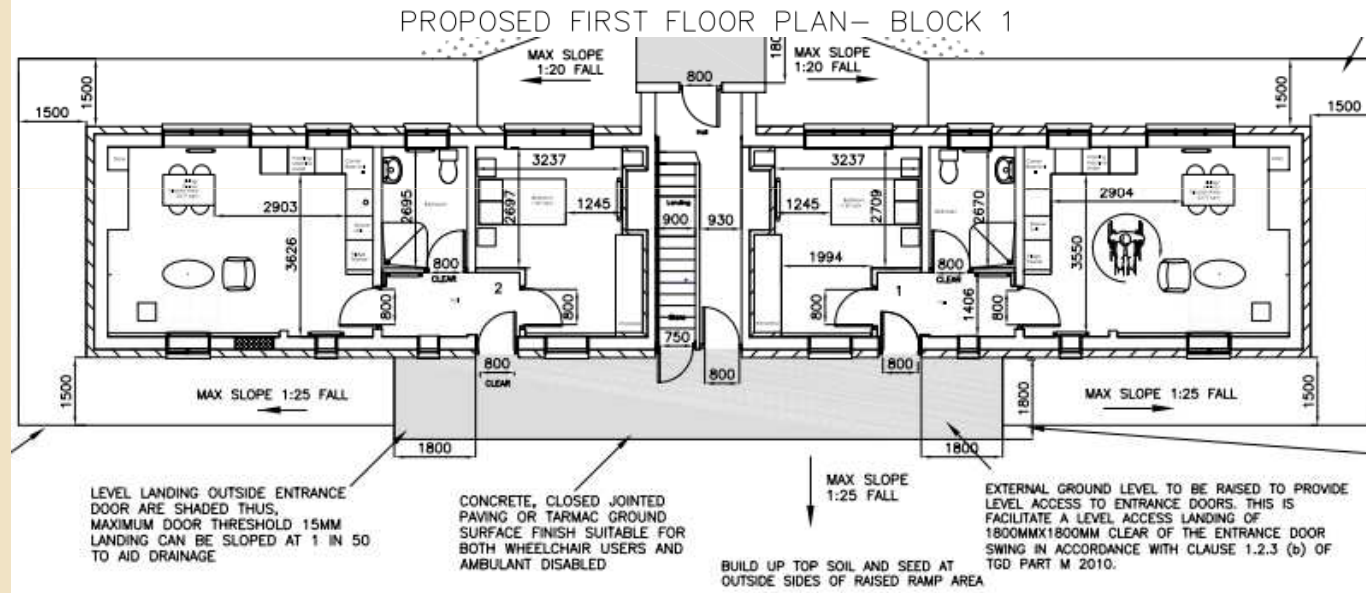
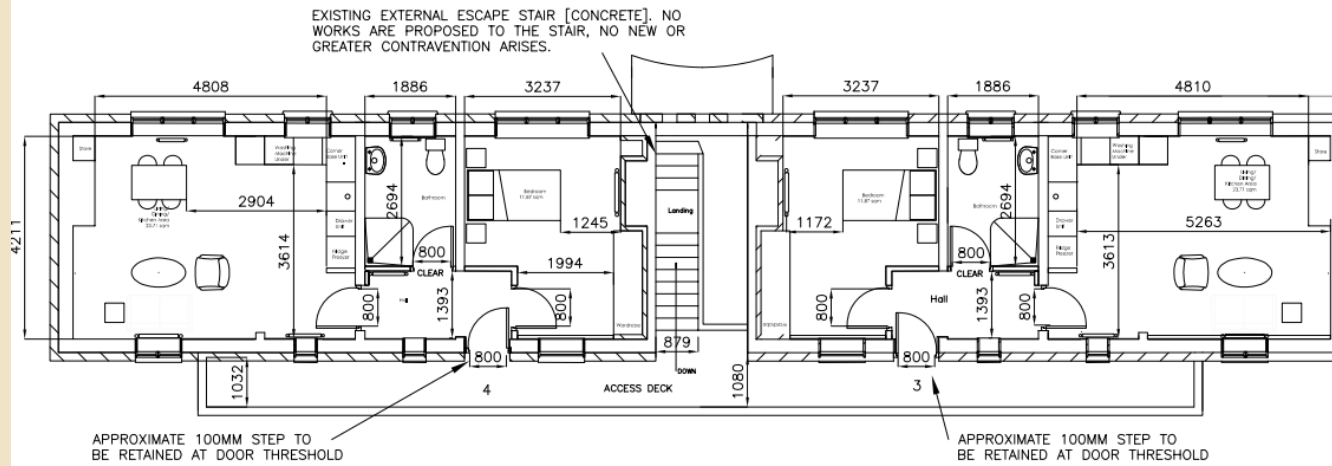
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



2 into 1
Two Bedsits converted into a One Bed Apartment



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



PROPOSED GROUND FLOOR PLAN- BLOCK 1

Wheelchair Accessible Ground Floor Ambulant Accessible First Floor



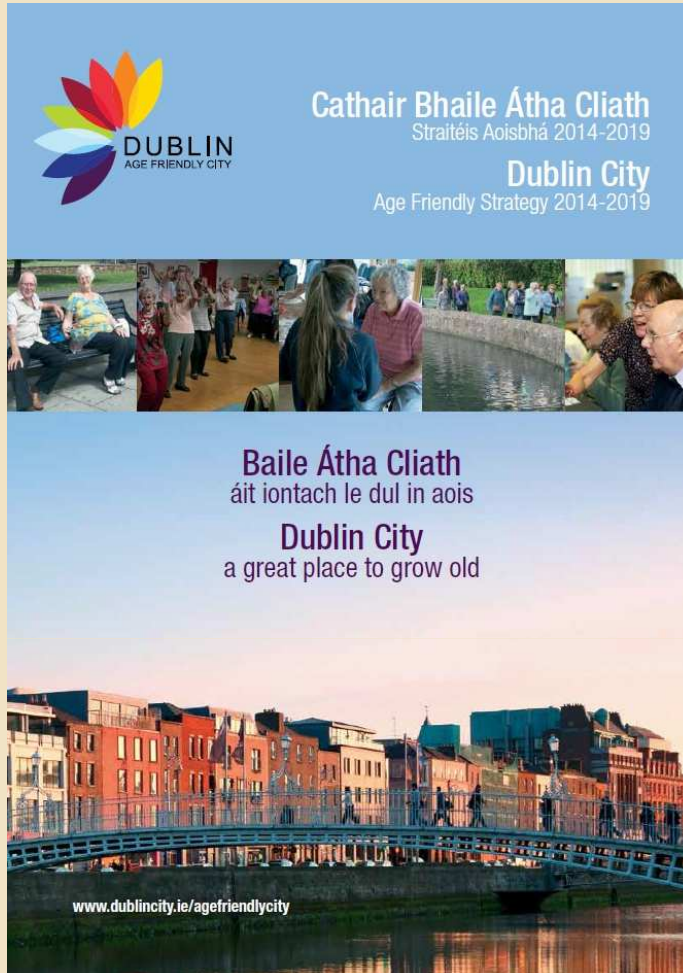
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Dublin City Council

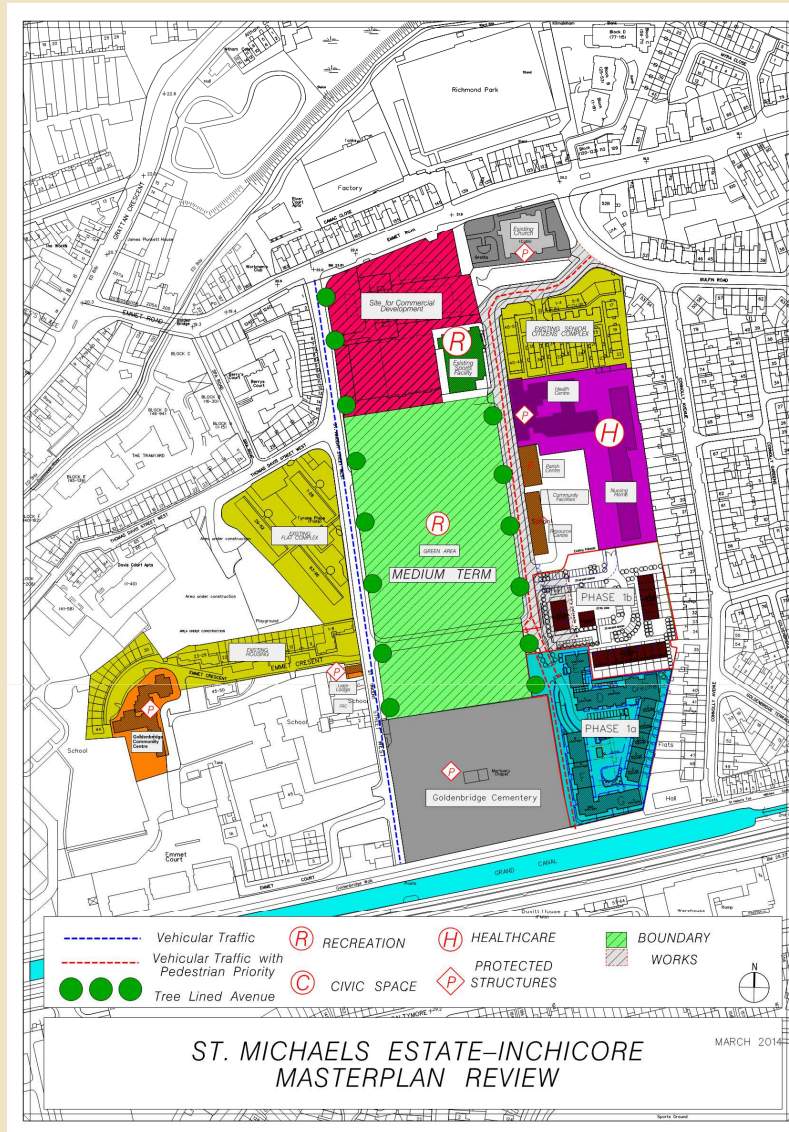


Corner Sites V Apartments



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council





Housing with Supports Demonstration Project St Michael's Estate Inchicore



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Bhaile Átha Cliath
Dublin City Council



System Build/ Modular/Volumetric/Rapids



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to the Housing SPC on the breakdown of Emergency Accommodation Usage in the Dublin Region for the week November 21st and November 27th, 2016

REPORT CONTENTS:

Table 1: Gender

Table 2: Age group (as per CSO) and over 55

Table 3: County

Table 4: Accommodation type

Figure 1: National Homelessness Figures November 21st – 27th 2016

Table 5: Family composition

Table 6: Family by accommodation type

Figure 2: Families in emergency accommodation in the Dublin Region January – November 2016

Table 1: Gender (ADULTS): November 21st to November 27th, 2016

Gender	Total November 2016	Percentage
Male	1,612	53%
Female	1,412	47%
Total	3,024	

Table 2: Age Groups (ADULTS): November 21st to November 27th, 2016

Age Group	Total November 2016
18-24	511
25-44	1,888
45-64	586
65+	39
Total	3,024

<i>Of which, adults 55 years +</i>	<i>178</i>
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Table 3: County (ADULTS): November 21st to November 27th, 2016

County	Total November 2016
Dublin City Council	2,586
South Dublin City Council	219
Fingal County Council	133
Dun Laoghaire Rathdown County Council	86
Total	3,024

Table 4: Accommodation Type: November 21st to November 27th, 2016

Accommodation Type	Adults	Children	Total
Private Emergency Accommodation (Incl. hotels/B&B) (PEA)	1,661	1811	3,472
Supported Temporary Accommodation (STA)	1,301	285	1,586
Temporary Emergency Accommodation (TEA)	76	14	90
<i>(Minus people moving between services types)</i>	<i>(14)</i>		
Total Unique Individuals	3,024	2110	5,134

Figure 1: National Homelessness Figures November 21st – 27th 2016

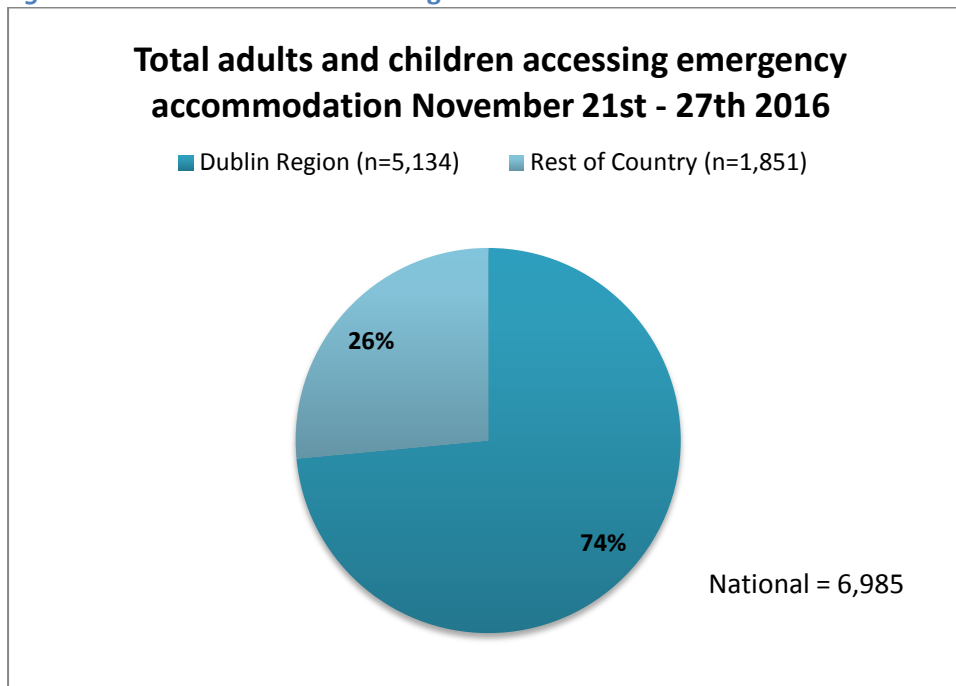


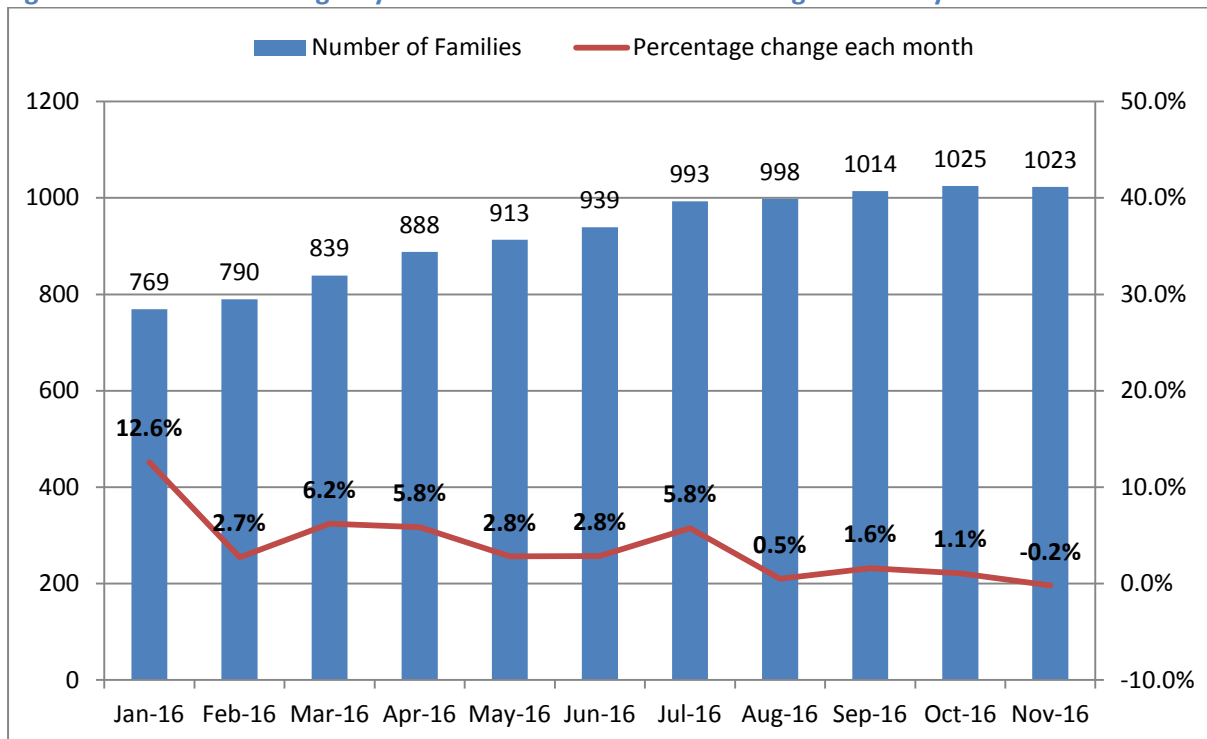
Table 5: Families in Emergency Accommodation November 21st to November 27th, 2016

Family Breakdown	No. of families with accompanying children	No. of children
Lone parents with accompanying children	678	1291
Couples with dependent children	345	819
Total	1,023	2,110

Table 6: Families by type of emergency accommodation - November 21st to November 27th, 2016

Family Breakdown	No. of families with accompanying children	No. of children
Families in Hotel/B&B	780	1,608
Families in Supported Temporary Emergency Accommodation	243	502
	1,023	2,110

Figure 2: Families in emergency accommodation in the Dublin Region January – November 2016



SOCIAL HOUSING SUPPLY AND DELIVERY REPORT

DECEMBER 2016

Dublin City Council Targets under Social Housing Strategy for 2015-2017: 3347 Units

Capital Programme Target is 1498 units under the Social Housing Investment Programme (SHIP)

Current Programme Target is 1849 units under the Social Housing Current Expenditure Programme (SHCEP)

Funding Allocation Provided: €292m

	2015	2016 To date
Units Completed to date	565	496
Voids Restored	1012	941
HAP Tenancies (Dublin Region)	112	640
Outturn	1689	2077

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	2077					3766
Units Under Construction							
Buttercup		6	29				
Priory Hall				26			
Charlemont			79				
Dolphin House				100			
Harolds Cross		28					
Annamore Court			70				
Broome Lodge			43				
St. Agathas Court			11				
Johns Lane West				31			
Orchard Lawns				72			
Total of Units Under Construction:		34	232	229			495
Units currently being acquired:		171	137	97			405
Part V:		27	26	84			137
Units at Tender Stage:			11	235			246
Capital Appraisals Submitted to Department:			6	358	198		562
Units at Preliminary Planning/Design:			5	137	341	163	646
Potential Units from Vacant Council Lands:						444	444
Sites for Social housing PPP Bundle 1:						220	220
Projected Acquisitions:			100	100	100		300
Rapid Home Delivery:			223	68			291
Total Delivery of Units:	1689	2309	740	1308	639	827	7512

New units constructed by DCC to date 2016 (non Regeneration units)		2016
Rapid Build - Baile Na Laochre, Poppintree		22
Maxwell Road, Rathmines		9
Priory Hall		9
Total to date 2016		40

Schemes completed to date in 2016 – Department of Housing, Planning, Community and Local Government (DHPCLG) Capital Works Management Framework (CWMF) Stage 4

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Total per Category
N29/2/877	South East / General Needs	Dublin City Council	Maxwell Road, D6	Regeneration	9	9
N29/2/882	North Central / General Needs	Dublin City Council	Priory Hall	LA housing	9	9
	North West /Special Needs	Dublin City Council	Rapid Home Delivery - Poppintree	LA housing	22	22
	South East /General Needs	Dublin City Council SE. GN	Crampton Buildings	Remedial Works	28	28
	General Needs	Dublin City Council	General Acquisitions	LA housing	145	145
	General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	87	87
	General Needs	Dublin City Council	RAS Acquisitions	RAS Capital Reserve	10	10
	All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	163	163
	South Central/North West	AHBs/Special Needs	Various	CAS	23	23
		Total			496	496

Schemes Under Construction – DHPCLG CWMF Stage 4

Project ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/835	North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	35	Under Construction	Phase 1 completion (6 units)	Q4 2016
N29/2/882	North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Under Construction. Phases 1-5 (Blocks 1 – 7) complete. Phase 6(Blocks 8-20) tenders returned 30th November, 2016.	1. Sale / occupation of units in Blocks 1-7 2. Tender report to Department	Q4 2016 Q4 2018
	South East – General Needs	Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Development Agreement signed with Developer 14th Dec 2015. Contractor on site	Handover of units	Q4 2017
N29/1/5	South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Contractor commenced on site 17/11/2016.	1. Complete construction 2. Phase 2 design to be completed	Q4 2018
2015.454	South East – Special Needs	AHB	Harolds Cross D6 (Focus)	CALF & Leasing	28	On site November 2015. Department approved revised funding. Allocations of units in progress	Completion of works.	Q1 2017
2013.109	South Central – Special Needs	AHB	Annamore Court (Canon Troy) D10 (The Iveagh Trust)	CALF & Leasing	70	On site November 2015	Completion of works	Q3 2017
No Ref	South Central Special Needs	AHB	John’s Lane West D8 (Focus)	CALF & Leasing	31	Focus has revised planning permission for 31 units. On site. DCC to comment on funding application	Completion of works	2018

CA1400030 2014.036	North West – Special Needs	AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	2014 CAS (10 units) & CALF and Leasing (33 units)	43	DCC site. Contractor started on site 7 th March 2016. CAS charge will be on 10 identified units. HFA funding approved on 3/3/16.	Completion of works	Q2 2017
CA1400029	Central Special Needs	AHB	St. Agathas Court (Peter McVerry Trust)	2014 CAS	11	DCC property. Department issued revised budget approval. On site.	Completion of works	Q1 2017
2015.154	South Central General Needs	AHB	Orchard Lawns, Blackditch Road D10 (Co-operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Contractor carried out some works which were halted due to protests. Injunction granted to CHI. Works have recommenced.	Commence construction	2018
		Sub total			495			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	88	With Law Department	Closing of Acquisitions ongoing	2016
Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	Department has approved proposal	Authorisation finalised with Department, progressing with completing agreements. To be delivered as units become vacant	2017
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	288	In progress	Legal Documentation to be completed	Q4 2016 / Q1/2017
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	19	In progress	Legal Documentation to be completed	Q4 2016
	Sub-total			405			
	GRAND TOTAL	Units under construction or being acquired		900			

PART V

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	Dublin City Council	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Ongoing discussions with Receiver in relation to costs and works to units	DCC to finalise legal agreement when received	Q1 2017
North West	Dublin City Council	Hampton Wood, Dublin 11	LA Housing (Acquisitions)	25	Instructions issued to Law Department to complete the acquisitions. Due to close 19/12/16	Units acquired.	Q4 2016
South Central	Dublin City Council	Alexander Walk, Whitefriar Street	LA Housing (Acquisitions)	2	Law Department is processing acquisition	Units acquired.	Q4 2016
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Developer going to tender	DCC to comment on proposal and prepare sustainable communities report	2018
	TOTAL			137			

Schemes at Tender Stage

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/885	Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Tender report sent DHPCLG 27/09/16 and reply issued 8/11/2016 seeking clarification. Letter to DHPCLG 5/12/16	Contractor appointed	Q4 – 2017
N29/1/6	South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	Demolitions complete Enabling works for services diversions being carried out Boundary & Drainage enabling works tendered Q1 2016 Linear Park Design agreed	Boundary & drainage works will have to be retendered due to the treatment of soil contamination. Main Contract - tender to issue Q2 2017 Precinct Improvement to commence	Q4 – 2018
	Central Area General Needs	DCC	O'Devaney Gardens		56	Approval from DHPCLG 7/12/2016.	Tender Report	Q 4. 2018
2014.024	South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Tuath to finalise terms with contractor. Expect to go on site Q1 2017	Commence construction	2018
2016.088	Central - General Needs	AHB	Killarney Court, Dublin 1 (Cluid)	CALF & Leasing	4	Change of use office to residential. Approved by Department 22.08.2016 - PAA only, no CALF. Cluid reassessing project	Design Team to be appointed	Q4 2017

2015.456	North West Special Needs	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	Accelerated funding approved by Department 18/08/2016. Tender process complete.	Commence construction	2018
2015.127	North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Contractor appointed. Contamination discovered on site. Site testing ongoing. Job retendered	Appointment of Contractor	2018
2014.112	Central/General Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016	AHB to finalise detailed design before going to tender	2018
CA15000015	South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	DCC property. Approved under 2015 CAS Programme. Design Team Appointed. Dept issued Stage 2 approval . Final grant of planning permission issued on 8/11/16	Submit for Stage 3 approval	2018
		GRAND TOTAL			246			

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/893	South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Part 8 plans being finalised	Submission of Part 8 Q1 2017	Q1 2019
N29/2/895	Central General Needs	Dublin City Council	North King Street	LA Housing	30	Part 8 was approved at a special meeting of the City Council on 25/7/16. Tender documentation being prepared.	Main tender to issue	Q3 2018
N29/2/894	Central General Needs	Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed.	Submission of Part 8.	Q2 2019
	Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Outline design finalised. Cost Effectiveness Report submitted to DECLG on 01/06/16. Approval in principle to project – 29/06/16. Part 8 advertised and submitted 26/10/16.	Part 8 approval	Q4 2019
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared.	Issue of tender to procure design team Q4 2016	Q2 2018
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared.	Issue of tender to procure design team Q4 2016	Q2 2018

	Central General Needs	Dublin City Council	Sackville Avenue Cottages	Regeneration	12	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed. Part 8 to demolish 4 blocks approved by City Council 3/10/16.	Bring to Part 8	Q4 2018
	Central General Needs	Dublin City Council	Croke Villas	Regeneration	35	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed. Part 8 to demolish 4 blocks approved by City Council 3/10/16.	Bring to Part 8	2019
	South East General Needs	Dublin City Council	Moss Street, D.2.	LA Housing	21	Proposal to acquire 21 units in exchange for transfer of development site	City Council approval	2018?
No Dept Ref	South Central General Needs	AHB	Catherine's Gate, D.8. (Cluid)			Cluid not proceeding.		
CA15000173	South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	DCC property. Approved under 2015 CAS Programme. Design team appointed.	Developed design and Cost Plan	2018
CA15000165	Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Approved under 2015 CAS Programme. AHB reviewing costs. Respond submitted documents to seek permission to issue tenders. AHB applied for Stage 3 approval - submitted to DHPCLG on 5/12/16	Approval to go to tender (Stage 3)	2018

CA15000167	Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	DCC property. Approved under 2015 CAS Programme. Design team reviewing following DCC's comments. AHB to submit for stage 2 approval	Developed design and cost plan	2018
CA15000163	South Central – Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	DCC site. Approved under 2015 CAS Programme. WALK appointed Design Team off OGP Panel	Developed design and cost plan	2018
	South Central/Special Needs	AHB	New Street Coombe (Peter McVerry Trust)	CAS	6	DCC property. Proposal to be submitted re the development units – potential for 8 units. Pre-planning meeting held. 28/11: Capital Appraisal submitted to DPHCLG	Department to review Capital Appraisal	2017
2014.233	Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	DCC property. Planning permission granted. (2812/16). Title rectification underway.	Issue of tender documents (1/2/2017)	2018
2014.025	Central – Special needs	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Approved for funding. Increase in costs to revert back to Department. Possible switch to CAS funding	AHB to decide on whether to pursue CALF or CAS funding stream	2018
	South Central Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	43	Design Team Appointed, site meeting held 06/09/16 to agree outstanding issues. Planning application lodged for 43 units (3764/16). With Dublin City Council for comment on proposal	Grant of planning	2018

	South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF & Leasing	61	to be acquired from developer	Department to issue aproval	Q3 2018
CA15000537	South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site provided by Department of Justice in response to Homeless Implementation Calls. IPS propose leasing site to DCC for scheme to be provided by Novas.	DHPCLG to assess funding application.	2018
	Grand total				562			

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DPHCLG for funding	2020
	North West – General Needs	Dublin City Council	The Valley Site, St. Helena's Road, Finglas	LA Housing	50	Design drawn up. Proposal to include both private (120 approx) and social (50 approx) units	DCC to review overall plan	2018/2019
	North Central – General Needs	Dublin City Council	Sladmore Ayrfield	LA Housing	15	Designs to be reviewed to quantify the extent of design work required to bring to Part 8 planning stage	DCC to review designs and submit to DPHCLG for approval.	2018/2019
	South East – General Needs	Dublin City Council	Shaw Street Pearse St	LA Housing	11	New designs would be required as this site which was acquired as Part V off site compliance is no longer compliant with regulations	Review options for future development of the site	2018/2019
	Sth Central – General Needs	Dublin City Council	Springvale Chapelizod	LA Housing	81	Designs to be reviewed to determine extent of work required for Part 8 (off site Part V compliance)	DCC to review designs and submit to DPHCLG	2018/2019

	Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	58	Site is now included in the Land Initiative proposal	Pilot Programme for Smart Senior Citizen Development.	2020
	South Central – General Needs	Dublin City Council	Reuben Street	LA Housing	1	Site for one house, adjoining house refurbished and tenanted recently.	Determine future use of site	2018/2019
	North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	80	Affected by proposals for new high speed bus lane from Swords to City Centre, which will reduce number of units. Traffic Department is confirming the exact reservation required.	Determine when site will be available for future development	2018/2019
	South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area.	DCC to review and determine future development of sites	2018/2019
	South Central	Dublin City Council	Coruba House lands, Dublin 12	LA Housing	20	Site boundary to be reviewed in relation to adjoining plot of land.	DCC to review site and prepare draft proposal for development.	2018/2019
	Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined	Outline design & masterplan to be agreed	2020
	South Central	Dublin City Council	Bow Lane James's Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2018/2019

	South Central	AHB	Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	32	Alone considering CALF & Leasing as alternative funding, but to develop entire complex rather than single block.AHB prepared proposal and DCC has given its comments.	AHB to submit revised proposal for site	2018
	Central	AHB	North King Street (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16). Decision to grant planning permission on 2/12/16.	Final Grant of planning permission	Q1 2018
	South East	AHB	Bethany House (Cluid)	CALF & Leasing	64	Proposed redevelopment of existing 38 units and the addition of an extra 26 units. Decanting to commence.	Lodge Planning application (Feb 2017)	2018
	Central	AHB	Site at Railway St – opposite Peadar Kearney House(Circle)	CALF & Leasing	34	DCC site. Early Planning. Feasibility Study reviewed by DCC. Pre-planning meeting held. Revised Design submitted. Cost appraisal being carried out by Circle	Agree proposal	2019
	Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewed proposal and made comments.	AHB to submit revised proposal for site	2018

	South Central/Special Needs	AHB	Crumlin Village, Dublin 1 (Cluid)	CALF & Leasing	5	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewed proposal and made comments.	AHB to submit funding application	Q1 2017
	TOTAL				646			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)		
Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central - General Needs	Lands owned by the Council (not acquired for housing purposes). Included in Housing Land Initiative feasibility study. Design being reviewed prior to going to market. Report on the Housing land initiative presented to Housing and Planning SPC on 9/12/2016	195
O Devaney Gardens + Infirmary Road Central - General Needs	Former PPP lands. Phase 1. Included in Housing Land Initiative feasibility study. Part VIII report to demolish 4 blocks in O'Devaney Gardens approved by the City Council on 25/07/16. Demolition of 2 blocks commenced Sept 2016. Report on the Housing land initiative presented to Housing and Planning SPC on 9/12/2016	119
St Michaels Estate South Central - General Needs	Former PPP lands. Included in Housing Land Initiative feasibility study. Report on the Housing land initiative presented to Housing and Planning SPC on 9/12/2016	130
Total		444

Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West - General Needs	Design Team in place.	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place.	150
Total		220

Rapid Home Delivery

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	40	Contractor on site	1st phase completion	Q1 + Q2 2017
Cherry Orchard	24	Mobilisation on site	1st phase completion	Q1 + Q2 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q1 + Q2 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q1 + Q2 2017
HSE Lands Ballyfermot	52	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender issued 9th Dec 2016	Award of contract	Q2 + Q3 2017
Woodbank Drive	5	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender issued 9th Dec 2016	Award of contract	Q2 + Q3 2017
Rathvilly Park / Virginia Park	13	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender issued 9th Dec 2016	Award of contract	Q2 + Q3 2017
Woodville House/Kilmore Road	40	Reviewing Site.	Determine nature of site development	2017
2 sites to be identified	68	Advertisement for Architectural Services for Rapid Build System Apartments Dec 2016. sites identified Phase 1: Fishamble Street, Bunratty Road	Site Selection Q4 2016	2018
Total	309			

TAP 2014-2018 Schemes Completed to Date

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/144	DCC	Special Needs Adaptation: 18 Avila Park GHS	TAP	1
N29/70/150	DCC	Special Needs Adaptation: 8 Cara Park	TAP	1
N/29/70/137	DCC	Special Needs Extension: 21 Cara Park GHS	TAP	1
N29/70/137	DCC	Special Needs Extension: 5 Cara Close GHS	TAP	1
N/29/70/138	DCC	Special Needs Adaptation: 4 Labre	TAP	1
N29/70/139	DCC	Special Needs Adaptation: 4 Avila	TAP	1
N/29/70/151	DCC	Removal of pyrite: 7 Avila Gardens	TAP	1

Schemes at Tender Stage - Stage 3

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/70/142	DCC	Overcrowding Extensions: 4 Cara Park GHS	TAP	1	Tender Report sent to DHPCLG 4.8.16. Tender approved.	Appointment of Contractor	Q4 2017
N29/70/119	DCC	Special Needs Adaptation: 19 Belcamp Crescent	TAP	1	Approval to Tender	Issue of Tender	Q4 2017

Capital appraisals submitted to the Department - Stages 1 & 2

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	DCC	Electrical Upgrade - St. Joseph's Park	TAP	13	pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC		
N29/70/148	DCC	Electrical Upgrade - St. Oliver's Park	TAP	14	pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC		
N29/70/153	DCC	2 Bridgeview, Cloverhill Road	TAP	1	Appointment of Architect		
N29/70/152	DCC	8 Avila Park , Cappagh Road	TAP	1	Appointment of Architect: Redesign of plans for family size		
N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)	TAP		CAS - Clúid will procure for design team Jan 17		

N29/70/146	DCC	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	TAP	5	No families will move onto the site. Ongoing		
N29/70/149	AHB	Tara Lawns - Redevelopment of the site - Clean-up of site and drainage works in progress.	TAP	10	Interim works - Refurbishment contract. Overall plan with Respond to develop.	Respond to produce detailed design 20/11/16	
N29/70/140	DCC	St. Margaret's Park Dayhouse Upgrade	TAP	30	City Architect's - seeking quotes from applicable panel	Appointment of Consultant PSDP contractor to prepare detailed drawings and tender brief.	Q4 2018
N29/70/61	DCC	Pigeon House Road - Redevelopment of site	Appointment of Design Team to be confirmed; planning and other issues to be confirmed.	6	Appointment of Design Team	Query to DHPCLG ref retention of design team. 20/10/16	Q4 2018

Schemes at Preliminary Planning/Design

Project Ref	Provider	Schemes	Funding Programme
		Rebuild: 1 Northern Close	Not Started - Legal Issues
	DCC	St. Oliver's Park Day-house upgrade -	Not Started
	DCC	St. Joseph's Park - Community Centre refurbishment	Not Started
	DCC	New Sanitation Unit Requests received - Tender on behalf of 4 Local Authorities	In Progress- emergency units bought in advance of tender
	DCC	Refurbishment of Sanitary Facilities 9 units in Cara Park	Approval - Priority is the fire safety works - this is linked
	DCC	Remediation of Pyrite-damaged - Avila Park Community Centre Pending submission by local representative.	On Hold - request to demolish & replace with housing under consideration
N29/70/141	AHB	St. Dominic's Park - refurbishment of 23 bays and electrical works.	DHPCLG 21/9/16 Further Information Requested. Initial engagement with Respond

Appendix 1
Abbreviations and
Definitions:

AHB	Approved Housing Body
RAS	Rental Accommodation Scheme
HAP	Housing Assistance Payment
CAS	Cap Acquisition - Purchase of previously built Units (SHIP)
CALF	Capital Advance Leasing Facility - up to 30% Capital injection to AHB's (SHEP)
Leasing	Long term leasing from private landlords or AHB's (SHEP)
Constrcution/Regeneration	DCC projects funded under SHIP

Colour Code	
BLUE	WITH COUNCIL
GREEN	WITH DEPARTMENT
RED	ISSUES
YELLOW	WITH AHB

Appendix 2
Projects at Part 8 Stage

Dominick Street
 Croke Villas - Demolition being Prepared.
 Cornamona - Being Prepared.

Housing & Community Services,
Block 1, Floor 3,
Civic Offices.

The Chairperson,
Housing Strategic Policy Committee.

6th January 2017

Report on Social Housing Public Private Partnership Projects

The Government's Social Housing Strategy 2020 provided for an investment of €300 million in social housing through the public private partnership model. In total the programme is expected to deliver 1,500 social housing units. The PPP programme is being rolled out in up to three bundles. The first bundle was announced in 2015 and included six sites located in the greater Dublin area and in the East of the country, across five local authority functional areas. Two of the sites are in the City Council's functional area, Scribblestown and Ayrfield, Malahide Road.

This PPP model being used has been applied successfully in Ireland for over 15 years to deliver roads, schools and courthouses. It involves the procurement of a consortium to design, build, finance and maintain (for 25 years) social housing units on sites provided by the State. Dublin City Council will have 100% nomination rights to the units. During the 25 year contract period the sites remain in State ownership. The housing units are returned to the State after 25 years. Payment is made by the State once construction of the buildings is complete and the units are ready for occupation. The payment comprises a monthly "availability" payment (or unitary charge) made over the term of the contract, usually 25 years.

The Department of Housing, Planning, Community & Local Government will work in partnership with the National Development Finance Agency (NDFA) and the five local authorities to deliver the projects. The NDFA is responsible for the procurement of the project and supervision of the Project Company during construction. Once the contract is awarded, the Project Company will have responsibility for the timely

delivery of the homes. The Project Company is made up of private investors, design team, contractors, operation and maintenance team. The members of the Project Company will work together to ensure that the units are delivered on time, within the agreed budget and are of the required standard. The Project Company will be selected via an advertised tender competition, held by the NDFA in accordance with EU and national procurement regulations.

Design work, to planning stage is well underway and it is expected that the planning process by way of Part 8s will commence in the first Quarter of 2017. It is anticipated that construction on these new homes will commence in 2018 with completion of the first homes in 2019.

Scribblestown and Ayrfield, Malahide Road Sites

Please see attached proposed outline of the two sites.

The Scribblestown site should deliver 71 units broken down as follows -

1 bed apartments	21
2 bed apartments	40
3 bed apartments	10

The Ayrfield site should deliver 150 units broken down as follows -

(100 units for general needs and 50 units for elderly).

1 bed apartments	53
2 bed apartments	79
3 bed apartments	18

Detailed presentations on the two sites will be made to the North Central Area Committee and the North West Area Committee in February 2017.

Marguerite Staunton
A/Senior Executive Officer

SCRIBBLESTOWN

SITE LAYOUT

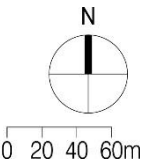


Site area:
0.89 hectares with a site density of 77 units per hectare

Schedule of Accommodation

Block A	
3 x Storey	
6 no. 1 Bed Apartments	
3 no. 3 Bed Apartments	
Block B	
3 x Storey	
6 no. 2 Bed Apartments	
3 no. 3 Bed Apartments	
Block E	
4 x Storey	
8 no. 2 Bed Apartments	
8 no. 3 Bed Apartments	
Block D	
5 x Storey	
15 no. 2 Bed Apartments	
5 no. 3 Bed Apartments	
Block C	
5 x Storey	
Undercroft Parking	
12 no. 2 Bed Apartments	
4 no. 3 Bed Apartments	

1 Bed Apartments	20
2 Bed Apartments	40
3 Bed Apartments	11
Total	71 Units





148no. apartments to single perimeter building to the northern part of the site

Landscaped space between proposed development and Belmayne

Private courtyard providing communal open space requirement

Buffer trees, planting and access street, parallel to Malahide Road

Area of site developed = 1.43Ha, indicated by red outline, remainder = 1.57Ha, indicated by blue outline

Designated public open space for proposed development

Schedule of Accommodation

1 Bed Apartments	46
2 Bed Apartments	82
3 Bed Apartments	20
Total	150 Units



Presentation to SPC Anthony Flynn, Executive Manager



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Social Housing Programme Out Turn 2016

	2015	2016 to date
Units completed to date	565	533
Voids restored	1012	975
Part V		25
HAP tenancies (Dublin Region)	112	640
Outturn	1689	2173

Social Housing Programme Completions 2016

Project Ref	Committee Area / housing Provider	Provider	Schemes	Funding Programme	No of Units	Status
N29/2/877	South East / General Needs	Dublin City Council	Maxwell Road, D6	Regeneration	9	Completed 2016
N29/2/882	North Central / General Needs	Dublin City Council	Priory Hall	LA housing	9	Completed 2016
	North West /Special Needs	Dublin City Council	Rapid Home Delivery - Poppintree	LA housing	22	Completed 2016
	South East /General Needs	Dublin City Council SE. GN	Crampton Buildings	Remedial Works	28	Completed 2016
	General Needs	Dublin City Council	General Acquisitions	LA housing	147	Completed 2016
	General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	102	Completed 2016
	General Needs	Dublin City Council	RAS Acquisitions	RAS Capital Reserve	10	Completed 2016
	All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	181	Completed 2016

Social Housing Programme Completions 2016

Project Ref	Committee Area / housing Provider	Provider	Schemes	Funding Programme	No of Units	Status
		AHBs/Special Needs	Various	CAS	25	Completed 2016
	North West Area	Dublin City Council	Hampton Wood	LA Housing	25	Completed 2016
				Total Units	558	

Social Housing Programme

On –Site

Completion Year	2017	2018
Buttercup - DCC	35	
Charlemont - DCC	79	
Dolphin House - DCC		100
Harolds Cross - DCC	10	
Annamore Court - AHB	70	
Broome Lodge - AHB	43	
St. Agathas Court - AHB	11	
John Lane West - AHB		31
Orchard Lawns - AHB		72

Social Housing Programme On –Site

Completion Year	2017	2018
St Helenas Drive - DCC	39	
Belcamp H - DCC	38	
Mourne Road - DCC	29	
Cherry Orchard - DCC	24	
DCC	244	100
AHB	134	103

Social Housing Programme Commencements/Acquisitions/Part Vs

Raleigh Square	AHB	33	Q1 2017
Ballybough Road	DCC	7	Q1 2017
General Acquisitions	DCC	86	2017
Leasing	DCC	10	2017
Capital Assistance Scheme and Leasing	AHB	305	2017 (208) 2018 (97)
Part V		122	2017 (38) 2018 (84)
Total		563	

Social Housing Programme

Part 8s

1.	Dominick Street	73	Q4 2016
2.	Cornamona	60	Q1 2017
3.	Croke Villas / Sackville Avenue	74	Q2 2017
4.	Scribblestown	71	Q.2. 2017
5.	Ayrfield	120	Q. 2. 2017
6.	Infirmary Road	30	Q.2.2017
	Total	428	

Social Housing Programme

PPP Bundles

- Ayrefield
150 units Design Team Appointed
- Presentation to Area Committee
February 2017

- Scribblestown
- 71 units Design Team Appointed
- Presentation to Area Committee
February 2017

Land Initiative

- Report approved by the joint
Housing & Planning SPC on 9th
December 2016 and City Council
on 9th January 2017.

Social Housing Programme

Rapid Build

- 3 sites 70 units

Tenders issued 9th December 2016 due back 19th January 2017

1.	Woodbank	5
2.	Rathvilly	12
3.	HSE Lands Ballyfermot	53

Total: 70

Advertisement for design team for Pilot `System Build Apartments` 10th January 2017.

Fishamble Street	6
Bunratty Road	62

Total: 68

Traveller Accommodation Update - December 2016

ALLOCATIONS:

As of 30th November, there were 14 Traveller Priority lettings to Standard Housing (target is min 20 p.a.).

TAP FUNDING: It is anticipated that €740,394 will be drawn down from the €1,405,198 for DCC in by December 31st. There are different reasons why funds are not drawn down within a calendar year. There are 4 stages to approval for Capital Schemes (initial proposal, detailed design, approval to tender and implementation) so the time from initial approval to construction completion does not always fall within one calendar year. This year the allocations were made known in June 2016 (it's usually March) so some works are underway but expenditure will probably run into 2017 for other schemes. Schemes with approval will be progressed in 2017.

UNITS DESCRIPTION OF WORKS STATUS 19/12/16

OUTLINE PROPOSALS TO DHPCLG

23	St. Dominic's Park - refurbishment of bays and electrical works.	DHPCLG 21/9/16 Further Information Requested. Initial engagement with Respond
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STAGE 1 - APPROVAL IN PRINCIPLE

14	Electrical Upgrade - St. Joseph's Park	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC
15	Electrical Upgrade - St. Oliver's Park	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC
1	[House No] Bridgeview, Cloverhill Road	Preparation of Detailed Drawings
1	[House No] Avila Park , Cappagh Road	Preparation of Detailed Drawings
24	Labre Park: Re-development (Phase 2 & 3)	CAS - Clúid will procure for design team Jan 2017
5	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	No families will move onto the site. Works cannot progress at present.
10	Tara Lawns - Redevelopment of the site - Clean-up of site and drainage works in progress.	Interim works - Refurbishment contract. Overall plan with Respond to develop.

STAGE 2 - DETAILED DESIGN

30	St. Margaret's Park Dayhouse Upgrade	Quotes back in from Architects - due to appoint successful tenderer
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6	Pigeon House Road - Redevelopment of site	Appointment of Design Team to be confirmed; planning and other issues to be confirmed.
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STAGE 3 - APPROVAL TO TENDER

1	Overcrowding Extensions: [House No] Cara Park GHS	Request withdrawn by tenant
1	Special Needs Adaptation: Belcamp Crescent	Tender Document Preparation

STAGE 4 - IMPLEMENTATION

1	Overcrowding Extensions: [House No] Cara Park GHS	Approval 16/12/16 - Appoint successful tenderer
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COMPLETE

3	Labre Park Rebuilds: 3 Houses Rebuilds in Kylemore Grove (Phase 1)	Complete
1	Removal of pyrite: [House No] Avila Gardens	Pending approval of revised costs.
2	House Rebuilds: Bridgeview	Complete
2	Special Needs Adaptation: [House No] Avila Park GHS	Complete
3	Special Needs Adaptation: [House No] Cara Park	Complete
1	Special Needs Adaptation: [House No] Labre	Complete
2	House Purchases	Complete
9	Refit of Sanitation Units; Labre	Complete
30	Electrical Upgrade & Metering: St. Margaret's	Complete

Sundry Works: Yard resurfacing x 8; Kitchen Replacement x 5; Insulation of all houses; drainage and greenspace works; void refurbishment x 4

NOT STARED - Pending Internal Survey etc

1	Avila Park: Community Centre	Change of Submission at Mid-term Review to demolition and building of 2 houses.
15	St. Oliver's: Electrical Upgrade	Will be tied to Dayhouse Upgrades
14	St. Joseph's: Electrical Upgrade	Will be tied to Dayhouse Upgrades
1	St. Joseph's: Community Centre	Change of Submission at Mid-term Review to Demolition and Rebuild of Smaller ESB Metering Room
1	Northern Close: Rebuild of House	Issues to be resolved
14	St Oliver's: Dayhouse Upgrade	
14	St Joseph's: Dayhouse Upgrade	