



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,
ON FRIDAY, 10 FEBRUARY 2017 AT 3.00 PM**

AGENDA

FRIDAY, 10 FEBRUARY 2017

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1 Minutes of meetings dated Fri 13th January 2017 and matters arising	1 - 6
2 Housing Finance Agency	7 - 22
3 Chairperson's Business:	
• <i>Update on Sub-Groups</i>	
• <i>Update Action Plan 2017 of Dublin City Local Economic and Community Plan 2016-2021 shall be available for the Housing SPC meeting on Friday 10th March</i>	
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7 AOB	

HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 13TH JANUARY 2017

ATTENDANCE

Members:

Cllr. Daithi Doolan (Chair)
Cllr. Janice Boylan
Cllr. Anthony Conaghan
Cllr. David Costello
Cllr. Patrick Costello
Cllr. Pat Dunne
Cllr. Christy Burke
Cllr. Chris Andrews
Cllr. Cieran Perry
Cllr. Norma Sammon
Lillian Buchanan
Kevin White
Kathleen McKillon

Officials Present:

Brendan Kenny, Assistant Chief Executive
Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Eileen Gleeson, Director D.R.H.E.
Marguerite Staunton, A/Senior Executive Officer
Dymphna Farrell, Senior Executive Officer
Mary Flynn, Administrative Officer
Brian Swan, Deputy City Architect
Cormac O'Donnell, Administrative Officer
Bernie O'Donoghue Hynes, Administrative Officer
Mary Davis, Staff Officer
James Nolan, Executive Engineer
Cecilia Naughton, Senior Executive Architect
Elaine O'Kelly, Assistant Staff Officer
Christy McLoughlin, Assistant Staff Officer

Other Cllrs present :

Cllr. Mannix Flynn
Cllr. John Lyons
Cllr. Dermot Lacy

Others:

I.G.B. – Mark Price, Sueann Moore, Mark Gill, Patricia Doolan, Kevin Berney, Olivia Kelly, Gill Young, Maeve Hartnett

Apologies

Cllr. Críona Ní Dhálaigh
Cllr. Alison Gilliland
Cllr. Sonya Stapleton
Cllr. Ray McAdam
Cllr. David Costello
Cllr. Tina MacVeigh
Aideen Hayden
Pat Doyle

The Chair asked if Housing SPC members were in agreement to have presentation by I.G.B. first on the agenda.

1. I.G.B. Action Group

The I.G.B. Action Group gave a presentation to the SPC. Members present thanked I.G.B. for their attendance and expressed their support for their initiative.

2. Minutes of meetings held on 23rd November and 9th December

Action: Agreed

3. Chairperson's Business:

Céline Reilly advised that Choice Based Lettings will be used in 2 or 3 housing areas initially and letters will issue to all applicants to advise them of this. Cllr Janice Boylan requested a report.

Agreed: Report to issue on review of Choice Based Lettings

- **Sub-Groups:**

- **Data Protection & Housing List:**
Chair Cllr Pat Dunne advised that the group requested details on the Lettings List. Further advice has been sought on this from the Data Commissioner and we await a response.
- **Social Integration & Tenure Diversity:**
Chair Cllr Patrick Costello advised that the sub-group have met once. Cllr. Costello to discuss the purpose of the group further with the Chair of the SPC. Overlap of Planning policy and could link into Planning SPC.
- **DCC Housing Stock Standards:**
Céline Reilly, Executive Manager advised of letter to issue to DHPCLG regarding the Housing SPCs support of DCC submissions for funding regarding 2-into-1s and for deep retrofit proposals.

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

Circulated to members prior to meeting.

Action: Agreed

4. Disability Strategy

Cormac O' Donnell and Brian Swann of D.C.C. briefed members on Dublin City Council's Strategic Plan for Housing People with a Disability.

Cllr. Daithi Doolan, Cllr. David Costello, Cllr. Pat Dunne, Cllr. Cieran Perry and Cllr. Mannix Flynn supported positive engagement with Minister Coveney in relation to current standards. The apartment sizes being too small to allow for universal access was discussed and it was agreed to write to Min. Coveney regarding this.

Tony Flynn, Executive Manager stated that under the disability strategy, a number of working groups are to be set up and a sub group to be created to look at barriers

regarding housing people with a disability. He said that D.C.C. have detailed profiles of needs of people on the housing list. Units acquired and new builds will be future proofed.

Action: Housing SPC to write to Min. Coveney re: the apartment sizes being too small to allow for universal access.

5. Homeless Update:

Update circulated to Housing SPC member and all other Councillors prior to meeting.

Cllr. Christy Burke would like an end of the process of “People on Mats” in Merchants Quay Cafe.

Cllr. Christy Burke, Cllr. Cieran Perry, Janice Boylan and Cllr. Mannix Flynn raised concerns about emergency accommodation standards.

Cllr. Christy Burke, Cllr. Boylan & Cllr. Pat Dunne thanked staff for the work being done in relation to tackling homelessness.

Cllr. Anthony Connaghan & Cllr. Pat Dunne commended Home Sweet Home for highlighting of the Homelessness issue.

Brendan Kenny advised that all hostels meet standards. He stated that D.C.C. has approached the Minister for 2 more hostels. Provided an update (figures/stats). D.C.C. is actively trying to eliminate mat issue (M.Q.I.) through supply of accommodation.

Eileen Gleeson stated that National Quality Standards are being developed (End of March) and Voluntary Sector aware of this.

Action: Agreed

6. Housing Programme Report:

Monthly Housing Programme Report circulated to members prior to meeting. Tony Flynn, Executive Manager went through presentation.

The Chair, Cllr. Boyland and Cllr. Perry queried as to where the process (Part 8) can be speeded up.

Cllr. Janice Boylan asked about Part V 25 units in 2016, (one or more developments?), HAP tenancies roll out, March deadline is still viable?

Cllr. Cieran Perry asked if the June handover for the Rapid Builds is realistic? He asked if the Finglas and Airfield Schemes are 100% Social Housing schemes.

Both Cllr. Lyons and Cllr. Connaghan asked if a review has been carried out at Rapid Build Poppintree to see how the tenants are getting on.

Cllr. John Lyons stated that a meeting with Minister Coveney should be arranged through the Housing SPC with a review to increasing the Capital budget for the next few years.

Cllr Lyons sought Clarification in relation the Kilmore Rapid Build project. He asked for a time-frame in relation the Land Initiative.

Cllr Anthony Connaghan enquired if there is going to be underground car parking for the Scribblestown development and about consultation with local residents thus far. He asked for time-frame of Rapid Build at Rathvilly and Woodbank sites and also asked if consultation with residents has taken place.

Cllr. Pat Dunne requested a report on the number of units D.C.C. has had over the last couple years compared to the current amount be circulated. He also sought an update from Anthony Flynn with regard to the "Armagh Convent" grounds.

Tony Flynn addressed the various questions raised;

He stated the Part V Hampton Wood was one scheme with 25 units. He informed the committee that he anticipated that mainstream HAP will be introduced on the first of March. Presentation is planned for June meeting of Central committee meeting regarding Infirmary road.

He anticipates a possible phased handover of Rapid Build early April/May on one site. He explained that New Build technique is being piloted on Bunratty Road and Fishamble St. with a view to completing developments in a shorter time frame, it is currently taking over 5-6 years using traditional building techniques.

He advised that Finglas and Airfield are 100% social schemes.

He advised that there will be underground car parking at Scribblestown development.

He explained that Woodville House is being reviewed with a view to increasing units to a figure of "In and Around" 36 units.

Land Initiative Timeline to be revised.

Regarding Rathvilly and Woodbank schemes, he stated that main consultation will start in February.

Tony Flynn explained that D.C.C. is satisfied with the building technique (Poppintree Rapid Build).

He stated that "Armagh" site shall be starting in Q1 2017.

Tony addressed the topic of speeding up the programme by stating that sites will have to be "Future Proofed" meaning front loaded investment is needed. He emphasised the importance of site selection and removing any potential barriers. He informed the committee that currently CWMF governance, procurement process and approval will take up a significant element of the programme to deliver housing.

Brendan Kenny (Assistant Chief Executive) explained the issues and reasons around housing stock and potential trade-offs if borrowing more from the Housing Finance Agency.

Action: Report to be issued in relation to number of units D.C.C. have held over the last five years.

7. Traveller Accommodation Update:

Report circulated to members prior to meeting.

Cllr. Anthony Connaghan asked for an update about the report for Lands for Traveller Specific Housing.

He asked about the cause of the recent fire at Avilla Park.

Cllr. John Lyons asked if a presentation can be given next month, Re: Labre Park.

Cllr. Mannix Flynn asked for a report in relation to the extent that Caravans are in the rear gardens of dwellings.

Céline Reilly Executive Manager stated that Mary Hayes shall prepare a Identification of Lands report for the February SPC.

She advised that we could look at the possibility of Cluid (Labre Park) attending the next meeting rather than the March meeting as it currently stands.

Action: Report on Lands for Traveller Specific Housing to issue February Housing SPC meeting.

8. AOB

Cllr. Janice Boylan asked about the "Hotel" update.

Cllr. Mannix Flynn re-iterated his request for a report on airbnb.

Brendan Kenny stated that DRHE is actively looking at suitable hotel accommodation and will advise of any updates when available.

Action: Report on airbnb will issue to a future meeting of the Housing SPC.

Cllr. Perry requested a debate soon (within next two meetings) in relation to the day SPC meetings are held. Cllr. Connaghan and Cllr. Lyons were also in favour of an alternative day.

Action: Survey Housing SPC members regarding preferred dates for 2017 meetings. The next two SPC meetings to be held on 10th Feb and 10th March will remain on the agreed dates to allow for the presentations e.g. HFA and Clúid. Then dates of meetings will be reviewed for 2017.

Cllr. Daithí Doolan
CHAIRPERSON



Innovating, Collaborating & Delivering Homes

HFA | Dublin City Council
Housing Strategic Policy Committee
10 February 2017

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- HFA Role
- Painting by Numbers
- *HFA 2020* Strategy
- Why LAs should borrow
- Issues
- Rates
- AHB Lending
- Forecasting





The role of the HFA is to facilitate and support the successful delivery of Social Housing in Ireland

Painting by Numbers

2016 results:

- €3.65 billion
- €242 million
- €150 million
- €22 million
- 0.045%
- 0.00

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Strategy HFA 2020



Pillar 1: Customers and Competitors



Pillar 2: All other Stakeholders



Pillar 3: Organisation Interdependence



Pillar 4: HFA Internal Capability

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Pillar 1

We will increase our business portfolio to €5 billion by introducing innovative products to existing and new customers

Pillar 2

We will enjoy a reputation for excellence among our stakeholders who clearly understand and value HFA offerings

Pillar 3

We will play a co-leadership role in the development and execution of a Housing Solution

Pillar 4

We will provide exceptional service to customers through professional and committed staff who are proud to work in the HFA

Pillar 1 | What 2020 will look like



- Financing local authorities to deliver 9,000 homes – gross lending €1,350m (net lending €620m)
- AHBs deliver 4,500 homes, as HFA grows loan portfolio by €680m
- 13,500 homes are <30% of the 47,000 needed, but HFA has capacity to do more
- HFA has also developed new markets including HEIs and the Care Sector

Pillar 2 | Key Stakeholders



- Expectations and challenges faced by Government Departments and stakeholders
- HFA Communications
- Appreciation of HFA product range, capability and operating constraints
- Awareness of the role of HFA within the public domain

Pillar 3 | Organisation Interdependence



- A collaborative and trusted team member of the wider 'Housing Group'
- Strong professional working relationships with key elected representatives
- HFA opinions valued and sought in the development, planning and execution of Housing Policy

Pillar 4 | Internal Capacity



- Improving operational and strategic processes
- AHB sector acknowledges the ease and efficiency of the HFA loan process
- Integrated electronic systems
- A positive and stimulating work environment

Local Authorities | Why they should be borrowing

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- Priority to get homes built – 47,000 homes needed by 2020!
- Limited capacity of AHB Sector - scale required
- 30 yr. fixed rate to LAs @ 1.75%
- Service principle and interest on €100m for <€4.30m p.a.
- Interest only option available, servicing cost <€1.75m p.a.
- Cost of emergency accommodation

Local Authorities | Issues to consider

- Off B/S funding challenges, timing
- Risk exists for LAs
- Need solid repayment platform
 - Sustainable & reliable
 - Legally based
 - Past informs the future
- Look at possible sale later
- HFA considering options with LAs & Dept. of Housing

Local Authorities | Rates offering

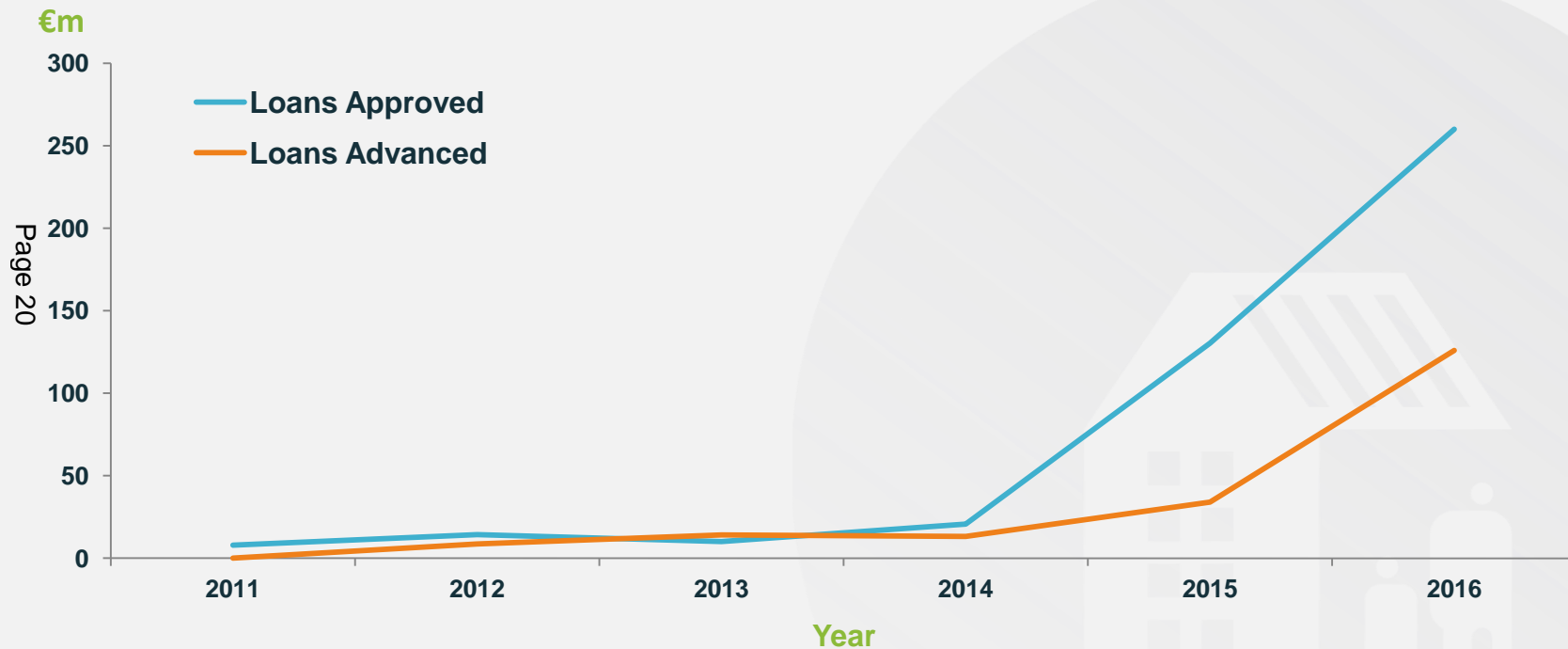
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- Variable mortgage rate @ **1.00%**
- Variable non-mortgage rate @ **1.50%**
- 10 year fixed @ **1.00%**
- 20 year fixed @ **1.25%**
- 30 year fixed @ **1.75%**
- EIB/CEB 25 year fixed @ **1.25%**
- **Likelihood of market rate increases**

Direct Lending to AHBs

- 16 Certified bodies
- Record year for lending:
 - €260m in loan approvals
 - €126m in loans advanced
 - Finance approved for 1,740 new homes
- Significant demand for the EIB/CEDB supported 2.75% long term finance, fixed for 25 years

Direct Lending to AHBs



What will tomorrow look like?

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- Higher Education Institutions
- Relaxing of government borrowing constraints in 2018?
- Local authorities allowed to borrow significantly again?
- Interest rate increases
- Compulsory Regulation of Irish AHB Sector
- Availability of private finance



Thank you for your attention



Barry O'Leary | *Chief Executive Officer*

Housing Finance Agency plc.

46 St. Stephen's Green

Dublin 2, Ireland

E boleary@hfa.ie

T +353 1 872 5722

F +353 1 872 5878

www.hfa.ie



**Breakdown of Emergency Accommodation Usage between
19th – 25th December 2016 in the Dublin Region**

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 December 19th -25th 2016

Table 5: Family composition

Table 6: Family by accommodation type

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

Table 1: Gender (ADULTS): 19th – 25th December, 2016

Gender	Total December 2016	Percentage
Male	1,713	54%
Female	1,449	46%
Total	3,162	

Table 2: Age Groups (ADULTS): 19th – 25th December, 2016

Age Group	Total December 2016
18-24	533
25-44	1,987
45-64	599
65+	43
Total	3,162

<i>Of which, adults 55 years +</i>	184
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Table 3: County (ADULTS): December 19th to December 25th, 2016

County	Total December 2016
Dublin City Council	2,708
South Dublin City Council	224
Fingal County Council	133
Dun Laoghaire Rathdown County Council	97
Total	3,162

Table 4: Accommodation Type: December 19th to December 25th, 2016

Accommodation Type	Adults	Children	Total
Private Emergency Accommodation (Incl. hotels/B&B) (PEA)	1,755	1,803	3,558
Supported Temporary Accommodation (STA)	1,394	282	1,676
Temporary Emergency Accommodation (TEA)	68	11	79
<i>(Minus people moving between services types)</i>	<i>(55)</i>		
Total Unique Individuals	3,162	2,096	5,258

Figure 1: National Homelessness Figures December 19th – 25th 2016

**Total adults and children accessing emergency accommodation
December 19th - 25th 2016**

■ Dublin Region (n=5,134) ■ Rest of Country (n=1,851)

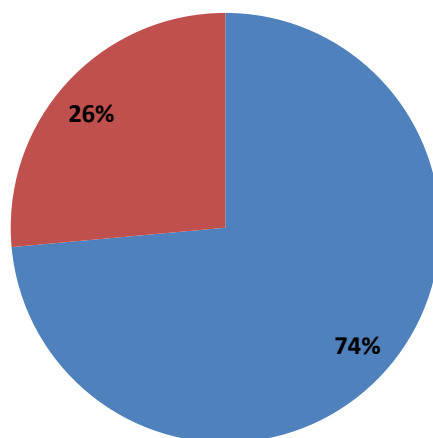


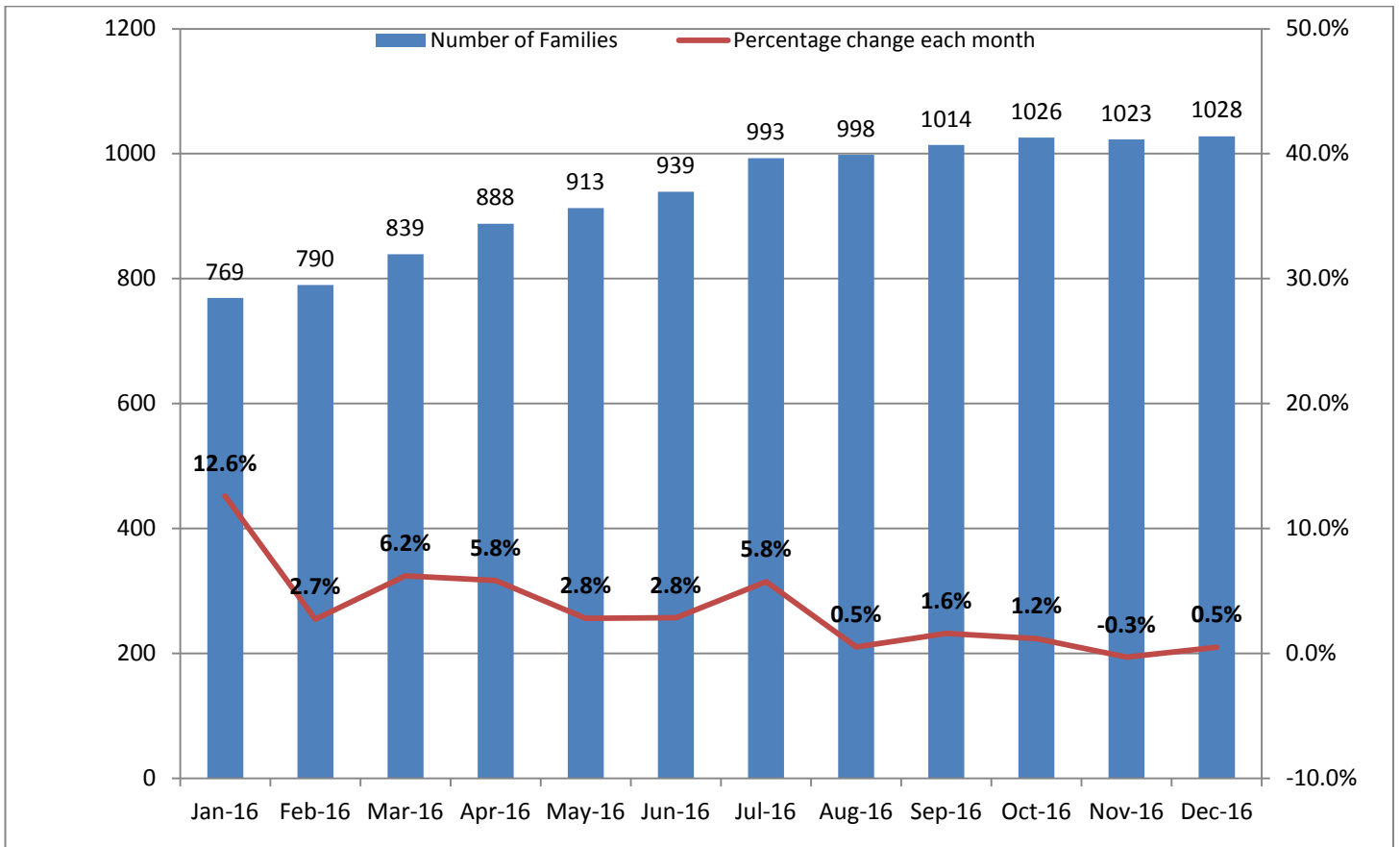
Table 5: Families in Emergency Accommodation December 19th to December 25th, 2016

Family Breakdown	No. of families with accompanying children	No. of children
Lone parents with accompanying children	674	1270
Couples with dependent children	354	826
Total	1,028	2,096

Table 6: Families by type of emergency accommodation - December 19th to December 25th, 2016

Family Breakdown	No. of families with accompanying children	No. of children
Families in Hotel	778	1,590
Families in Supported Temporary Emergency Accommodation/B&B	250	520
	1,028	2,110

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





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Friday 10th February 2017

Item No. 5

Social Housing Supply and Delivery Report

- 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	2017
Units Completed to date	565	533	17
Voids Restored	1012	975	38
Part V		25	0
HAP Tenancies (Dublin Region)	112	640	98
Outturn	1689	2173	153

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	2173					3862
Units Under Construction							
Buttercup			35				
Priory Hall				26			
Charlemont			79				
Dolphin House				100			
Harolds Cross			10				
Annamore Court			70				
Broome Lodge			43				
St. Agathas Court			11				
Johns Lane West				31			
Orchard Lawns				72			
Total of Units Under Construction:			248	229			477
Units currently being acquired			262	139			401
Part V:			38	84			122
Units at Tender Stage:			7	179		56	242
Capital Appraisals Submitted to Department			6	420	163	52	641
Units at Preliminary Planning/Design:			5	113	341	105	564
Potential Units from Vacant Council Lands:						385	385
Sites for Social housing PPP Bundle 1:						220	220
Projected Acquisitions:			100	100	100		300
Rapid Home Delivery:			241	66			307
Total Delivery of Units:	1689	2173	907	1330	604	818	7521

New units constructed by DCC to date 2017 (non Regeneration units)	2017
Total to date 2017	0

**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	Total per Category
	General Needs	Dublin City Council	General Acquisitions	LA housing	4
	General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	0
	All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	13
		AHBs/Special Needs	Various	CAS	
		Total			17

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)	Q1 2017
N29/2/882	North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6(Blocks 8-20) tender sent to Dept on 23/12/16.	Approval to award contract for Phase 6	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	10	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. Focus to review rent proposal and forward to DCC.	Completion of works	2018

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
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.	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. Works to recommence in coming weeks.	Completion of Works	2018
		Sub total			477			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

Project Ref	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)	80	With Law Department	Closing of Acquisitions ongoing	2017
	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	271	In progress	Legal Documentation to be completed	Q1 2017
	All Areas	AHB	AHBs/General Needs & Special Needs	CAS	16	In progress	Legal Documentation to be completed	Q1 2017
		Sub-total			377			
		GRAND TOTAL	Units under construction or being acquired		854			

PART V

Project Ref	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
	South Central	Dublin City Council	Alexander Walk, Whitefriar Street	LA Housing (Acquisitions)	2	Law Department is processing acquisition	Units acquired.	Q1 2017
	North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	With Department for approval. Tenders complete and contractor appointed.	Developer to commence on site.	2018
	North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Submission with Department for funding approval.	Units acquired.	Q1 2017
		TOTAL			122			

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 retendered Q2 2017	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 be tendered.	Q4 – 2018
	Central Area General Needs	DCC	O'Devaney Gardens		56	Approval to appoint a design team and proceed to tender	Design Team appointed	2020
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
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

		Schemes at Tender Stage						
Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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	Design Team Appointed. AHB submitted Stage 3 (Pre Tender) application on 21st Dec. AHB has responded to DCC's queries on cost plan. DCC to review.	Finalise Stage 3 application	2018
		GRAND TOTAL			242			

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	Infirmery 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. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q2 2018
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q2 2018

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
	Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	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
	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
	Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	52	Capital Appraisal submitted to Dept. on 19/12/16	Pilot Programme for Smart Senior Citizen Development.	2020
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. AHB submitted Stage 2 (Pre Planning) application on 22nd Dec 2016 and DCC has raised queries. AHB to respond to DCC	Finalise Stage 2 application	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

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
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
CA16000241	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. AHB examining Department's queries	Respond to queries on Stage 1 application	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

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
	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 permission granted.	Issue of Tender documentation	2018
	South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF & Leasing	61	to be acquired from developer	Department to issue approval	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. DHPCLG has issued Stage 1 approval.	Developed design and cost plan	2018
	Grand total				641			

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 (Bl 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	DCC to review designs and submit to DPHCLG	2018/2019
	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

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	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	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	8	Planning permission granted for Phase 1 development of 8 units in 1st block	AHB to submit funding application	2018

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 Central	AHB	Catherines Gate, Dublin 8 (Co-operative Housing Ireland)	CALF & Leasing	22	Units being acquired by private landlord, Co-operative Housing Ireland have been approached to lease units	AHB to submit funding application	Q2 2017
	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 on appeal to APB	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

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 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				586			

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 adopted by City Council at January meeting.	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 adopted by City Council at January meeting.	119
St Michaels Estate South Central - General Needs	Former PPP lands. Included in Housing Land Initiative feasibility study. Report on the Housing land initiative adopted by City Council at January meeting.	71
Total		385

Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West - General Needs	Design Team in place. Presentation to North West Area Committee at February meeting.	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place. Presentation to North Central Area Committee at February meeting.	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	Q2 2017
Cherry Orchard	24	Mobilisation on site	1st phase completion	Q2 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q2 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q2 2017
HSE Lands Ballyfermot	53	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender received 19 th January 2017	Award of contract	Q4 2017
Woodbank Drive	5	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender received 19 th January 2017	Award of contract	Q4 2017
Rathvilly Park / Virginia Park	12	Currently reviewing sites including topographical surveys and mapping of utilities and services. Tender received 19 th January 2017	Award of contract	Q4 2017

Rapid Home Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Woodville House/Kilmore Road	40	Reviewing Site.	Determine nature of site development	2017
Fishamble Street	6	Procurement competition for design team frameworks launch 10/01/2017	Programme for procurement finalised.	2018
Bunratty Road	60			
Total	307			

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 - tender validity period has expired.	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	other works - fire safety & accommodation - prioritised with agreement of LTACC	pending appointment of a design team;	
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	pending appointment of a design team;	
N29/70/153	DCC	2 Bridgeview, Cloverhill Road	TAP	1	Approval in principle	Detailed Design	
N29/70/152	DCC	8 Avila Park , Cappagh Road	TAP	1	Approval in principle	Detailed Design	
N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)	TAP		Approval in principle	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.	Detailed Design	

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 Dayhouse 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
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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

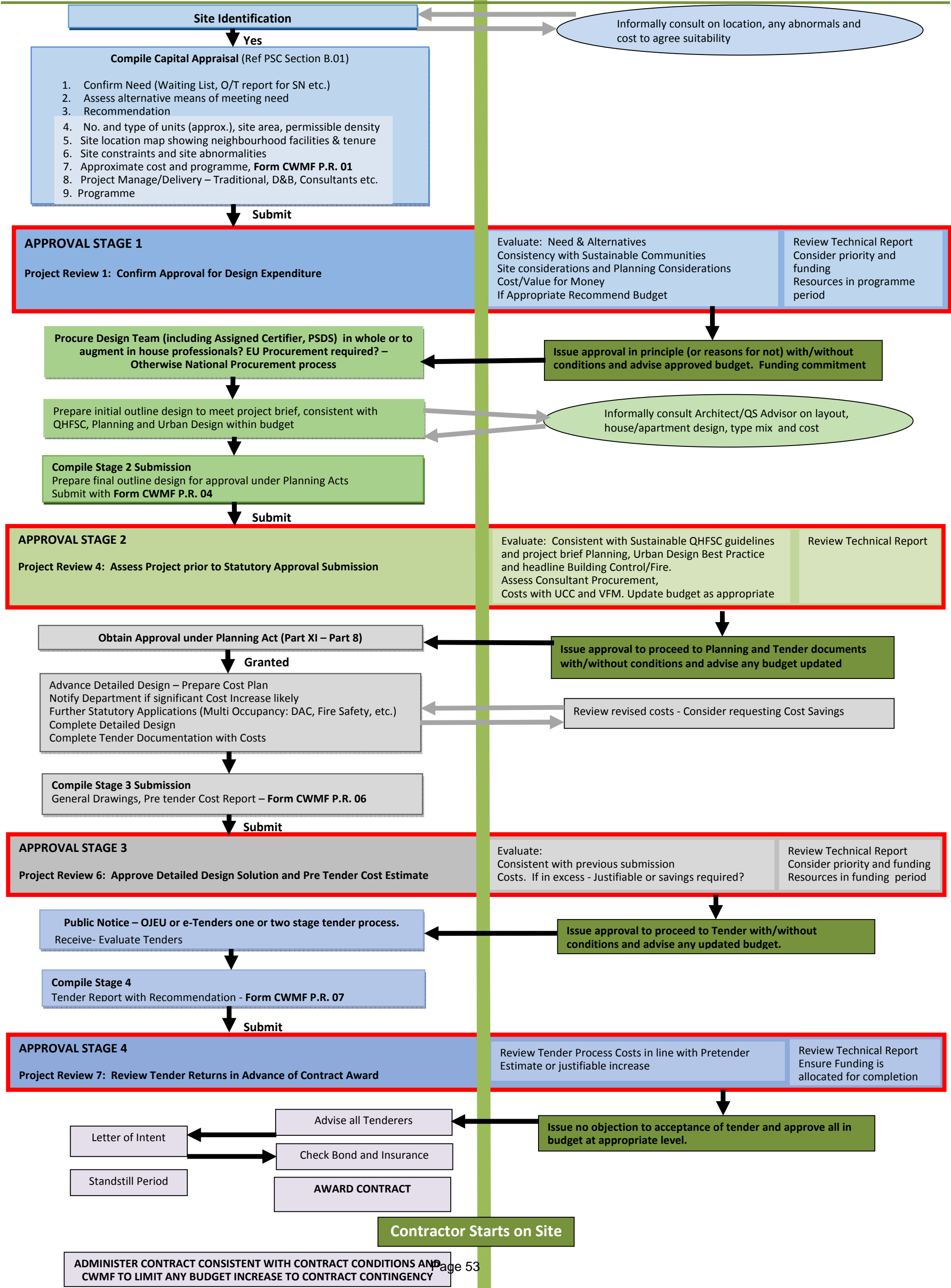
Croke Villas- Demolition being Prepared.

Cornamona -Being prepared

Social Housing Approval Process

**Sponsoring Agency
Local Authority**

**Sanctioning Authority
Department of Environment, Community & Local Government**





Report on reduction of Dublin City Council Housing Stock

To the Chairperson and Members
of the Housing Strategic Policy Committee

Report on reduction of Dublin City Council Housing Stock

The level of Dublin City Council traditional Housing Stock has reduced over recent years for example the figure in 2012 was 26,084 and this has reduced to 25,353 in 2016 (A reduction of 731). The main reason for this is that there was very little new Housing Construction since the Economic Crash in 2008/9 while at the same time the following was happening:

1. Demolition of apartments under various regeneration projects eg. Ballymun, Fatima Mansions, St. Michael's Estate, Dominick Street, Mountain View Court and O'Devaney Gardens etc. **Roughly 4,000 Flats over last 10 years.** (While most of Ballymun has been rebuilt the others have not)
2. Sale of houses to tenants under National Tenant Purchase Schemes
 - Total sold: **30,000 since 1966**
 - Total sold over last 10 years: **780**

A very significant number of the Flats that were demolished (regeneration projects) had become un-lettable and derelict and therefore their demolition was not really reducing the amount of lettable stock. The remaining tenants in these projects were housed in quality accommodation in other parts of the city. Some of these sites where demolition took place have not yet been re-built (as a result of the economic situation) e.g. St. Michael's Estate, Dominick Street, O'Devaney Gardens and a significant number of public housing units will ultimately be provided on these sites. It was never intended to completely replace the number of public housing units at these locations because the previous size and single tenure nature of those complexes caused a high level of problems over the years leading to the necessity of demolition.

Normally and prior to the economic crash the number of new housing programmes (new build and acquisitions) would always balance out or exceed any reduction in the housing stock. However over the last ten years there has very little new construction in either the Private or Public Sector due to collapse of the National Economy ie no money available from Government. Over the last five years and while we progress the House Building Programme there has been an increase in alternative methods of providing public housing through Government initiatives e.g. Approved Housing Bodies (**970**) Rent Assistance Scheme (**1,981**), Leasing (**33**) and Housing Assistance Payment (**800**).

Therefore despite the tough economic situation in recent years (Very little new build) and the absolute necessity to demolish sub standard Flats as part of regeneration projects, there has not been an overall reduction in Public Housing in the city, but obviously we would have liked to see a much greater increase in new construction during this period.



Traveller Accommodation Update

Traveller Accommodation Programme: Year end (2016) drawdown €762,172.

Fire Safety Review: Implementation of the Review is ongoing. On a number of sites there is not sufficient space between caravans (due to overcrowding) and there are ongoing inspections to check all electrical installations

Allocations to Standard Housing under Band 1 priority: 14

TAP 2014-2018 Schemes Completed to Date				
Schemes	No of Units	COLOUR CODE		
Special Needs Adaptation:	5	BLUE	WITH COUNCIL	
Special Needs Extension:	2	YELLOW	WITH AHB	
Removal of pyrite: x Avila Gardens	1			
Kylemore Grove - Rebuild of 3 Houses	3			
Bridgeview - Rebuild Houses	2			
Acquisition	2			
Day House Refurbishment	7			
Yard Resurfacing	10			
St. Margaret's Electrical Upgrade	30			
Energy Efficiency Insulation	130			
Schemes Under Construction Stage 4				
Schemes	Units	Status	Next Milestone	Expected Completion Date
Overcrowding Extensions: Cara Park GHS	1	Tender Approved by DHPCLG 24/01/17	Completion	Q2 2017
Schemes at Tender Stage - Stage 3				
Schemes	Units	Status	Next Milestone	Expected Completion Date

Special Needs Adaptation: Belcamp Crescent	1	Approval to Tender	Issue of Tender	Q4 2018
Capital appraisals submitted to the Department - Stages 1 & 2				
Schemes	Units	Status	Next Milestone	Expected Completion Date
Electrical Upgrade - St. Joseph's Park	13	Feasibility	Stage 2	Q2 2018
Electrical Upgrade - St. Oliver's Park	14	Feasibility	Stage 2	Q4 2018
2 Bridgeview, Cloverhill Road	1	Pre-Tender	Stage 2 Approval	Q4 2017
8 Avila Park , Cappagh Road	1	Pre-tender	Stage 2 Approval	Q4 2017
Labre Park: Re-development (Phase 2 & 3)	31	Approval in principle	CAS - Clúid will procure for design team Feb 17.	Q4 2019
Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	5	No families will move onto the site. Ongoing		
Tara Lawns - Redevelopment of the site	10	Overall plan with Respond to develop.	Detailed Design	N/K
St. Margaret's Park Dayhouse Upgrade	30	Appointment of Design Team	Detailed Design	Q4 2018
Pigeon House Road - Redevelopment of site	6	Appointment of Design Team		Q4 2018
Schemes at Preliminary Planning/Design				

Schemes

Rebuild: 1 Northern Close	1	Not Started - Legal Issues	
St. Oliver's Park Day-house upgrade -	14	Not Started -link to Electrical upgrade	
St. Joseph's Park Day-house upgrade -	13	Not Started -link to Electrical upgrade	
St. Joseph's Park - Community Centre refurbishment	1	Will not proceed.	
Remediation of Pyrite-damaged - Avila Park Community Centre		Request to demolish & replace with housing.	Appoint an Architect
St. Dominic's Park	23	Initial engagement with Respond	



STATUS REPORT IN RELATION TO THE LANDS UNDER CONSIDERATION FOR THE DEVELOPMENT OF FUTURE SITES IN THE DUBLIN CITY COUNCIL AREA FOR TRAVELLER ACCOMMODATION

Prepared by : Mary Hayes - Administrative Officer

NORTH CENTRAL AREA:

There are already a large number of Traveller-specific group housing and halting sites in the Coolock/Darndale area. In the Belcamp Lane/Newtown Court area there has been a long-standing commitment to include 2 smaller Traveller group housing sites, as part of any overall redevelopment of the lands. There are major infrastructural works required to develop the lands and therefore these sites are not likely to be delivered in the short term

A number of proposals to develop the existing sites are included in TAP 2014-2018 (St. Dominic's/Tara Lawns/Grove Lane **St. Dominic's/Cara**: A proposal was presented to the local reps in January 2015 to build 6 houses and refurbish 8 bays in St. Dominic's to meet the needs of Cara Park and other families in the area but since then approximately 20 families have moved onto St. Dominic's. The issues on these sites are so complex and interwoven that DCC has engaged with Respond (at the request of residents in Cara Park) to prepare a Redevelopment Plan for the existing Traveller sites to deliver higher quality, sustainable accommodation.

Submission from local Traveller Group:

TravAct has proposed the demolition of the 2 existing community centres and to build on the space to accommodate the maximum number of families. The submission from TravAct notes there is no current or projected need for a community facility and lists a number of community facilities that are in use in the vicinity. This has been included in the Respond Redevelopment Plan. DCC will endeavour to get this advanced with DHPC&LG through CWMF approval stages under the life time of TAP, with the possibility of construction if funding is approved by DHPC&LG and other projects completed. Other lands suggested for consideration fall outside of DCC administrative area or are being developed by a private developer and have therefore been excluded.

A DCC site was considered but there are difficulties which may hamper development as a housing site.

NORTH WEST AREA:

Ballymun: Traveller Accommodation Unit examined a couple of small sites for small-scale housing development of 4/6 units to move families from existing overcrowded situations. There are risks to not developing new accommodation in the context of the demand for accommodation at St. Margaret's Park.

Submission from local Traveller Group:

To extend St. Margaret's Park. The current guidelines recommend a maximum size for halting sites of 10 bays so this is not considered viable. The boundary with FCC falls very close to the site so this was an additional consideration.

Finglas: DCC is examining the potential of a couple of small infill sites that are available for development in existing residential zoned areas.

Submission from local Traveller Group:

Request from Traveller representatives to examine the site at the rear of Avila Park which is part of the Abigail lands. There is ongoing discussion with the local area office in relation to this.

DCC was also asked to consider revising the Community Centre proposal and received mixed views from residents but now a common position has been reached. DCC supports the demolishing of the community centre and the development of housing on this site and an Architect will be appointed from the Framework Panel to do a feasibility study for housing at the site.

CENTRAL AREA:

DCC has low demand for city centre accommodation either Traveller-specific or standard housing from Traveller families. While we are committed to a greater geographical spread of sites to offer choice, we have received feedback from a number of representatives that the central area is not a location of choice for Traveller families.

SOUTH EAST AREA:

Traditionally this has also been an area of low demand but this area should be considered for potential future sites to allow for a degree of location choice and a move away from only siting Traveller accommodation near existing social housing. The Pigeon House Road proposal has received approval in principle from the DECLG and we will assess demand for this area as that scheme develops.

SOUTH CENTRAL AREA:

South Central is a critical area for us to develop new accommodation given the demand for accommodation in Labre Park and the potential for additional demand from the St. Oliver's and Bridgeview sites. DCC is considering the potential of providing Traveller accommodation as part of the Social Housing Programme to include a number of dwellings in each new scheme were a need is identified. We will discuss the sites under consideration for this area in due course.

There is potential in examining other DCC lands e.g. maintenance and parks depots, as well as commercial opportunities. Developing any new sites will need to go through all capital approval stages and construction is likely to be during the next TAP but the groundwork can be done now and approvals and Part 8 planning permission advanced as much as possible.

Mary Hayes

Administrative Officer

