



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC

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

ON FRIDAY, 10 MARCH 2017 AT 3.00 PM

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10	Motion in the name of Lillian Buchanan	
	That this Housing SPC provides data on the number of households (type of disability) allocated an appropriate home. There should in future be regular reporting (such as twice yearly) regarding the number of households housed in the preceding period.	
11	Motion in the name of Cllr Tina MacVeigh	
	That, following the historic and long overdue recognition of Traveller Ethnicity in Dail Eireann, this SPC agrees that as a matter of urgency, the full budget allocated to Dublin City Council for Traveller Accommodation be drawn down and employed.	

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AOB

- SPC date review

HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 10TH FEBRUARY 2017

ATTENDANCE

Members:

Cllr. Daithi Doolan (Chair)
Cllr. Alison Gilliland
Cllr. Anthony Conaghan
Cllr. David Costello
Cllr. Tina Mac Veigh
Cllr. Pat Dunne
Cllr. Ray Mc Adam
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Cllr. Sonya Stapleton
Lillian Buchanan
Kathleen McKilloon
Aideen Hayden
Kevin White

Officials Present:

Brendan Kenny, Assistant Chief Executive
Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Eileen Gleeson, Director D.R.H.E.

Dymphna Farrell, Senior Executive Officer

Mary Hayes, Administrative officer
Daithi Downey, Senior Executive Officer
Bernie O'Donoghue Hynes, Administrative Officer
Christy McLoughlin, Assistant Staff Officer
Kevin Mc Cabe, A/Assistant Staff Officer
Lisa Harpur, Staff Officer

Other Cllrs present :

Cllr. Mannix Flynn
Cllr. John Lyons
Cllr. Michael Mullooly
Cllr. Éilis Ryan

Others:

H.F.A. – Tom Conroy, Barry O Leary & Sean Cremen
Lois Kapila (Dublin Inquirer)
Maeve Carolan
Maeve Harnett (Catherine Kenny)

Apologies

Cllr. Janice Boylan
Winnie Mc Donagh

1. Minutes of meetings held on 13th January 2017 and Matters Arising.

Agreed: Minutes agreed.

Agreed: A Brief on airbnb will be issued at the next meeting of the Housing SPC in March with a view to further research.

2. Housing Finance Agency

Barry O Leary of the H.F.A. gave a presentation to the SPC. Members present thanked H.F.A. for their presentation.

Cllr. Daithi Doolan sought clarification if D.C.C. owe the H.F.A. at present and why would they borrow from the H.F.A. when Minister Coveney states there is sufficient money available.

He enquired about the possibility of borrowing money for refurbishments from the H.F.A.

Cllr. Cieran Perry sought clarification on H.F.A.'s loan book and asked the H.F.A. to expand on the previous difficulties of local authorities paying back loans. He also sought the managers opinion as to what is on offer from the H.F.A.

Cllr. Norma Sammon asked if any Third Level Institutions have borrowed from the H.F.A. especially D.C.U. & St. Pat's in Drumcondra.

Cllr. Pat Dunne enquired if D.C.C. hasn't got the money due to it not being asked for or it wasn't available due to restrictions from the Dept. Of Finance and sought clarification on figures from the presentation.

Cllr. Alison Gilliland asked for the H.F.A. to expand on issue of capacity versus constraints and why local authorities are better placed to deliver houses. She also asked why local authorities can't borrow to the extent that they'd like.

Cllr. Criona Ni Dhálaigh asked why D.C.C. are not borrowing given that the rates are so low.

Cllr. John Lyons asked the manager to comment on the issue of securing public land.

Cllr. David Costello asked what types of payments would be expected if we'd borrow a billion over a 30 year period and is there an option for a fixed rate and how does it work.

Aideen Hayden asked would money be available for Mixed Tenure developments.

In response to questions raised, Barry O Leary from the H.F.A. advised that money is available from the European Investment bank and the H.F.A. are interested in providing money for refurbishments. He explained they have capacity to loan but have to stay within the rules.

The H.F.A. are in a position to lend to Universities but haven't lent to Third Level yet. He explained that the reason local authorities don't borrow from H.F.A., is that the Dept. Of Finance & Public Expenditure won't allow them to draw down the money and there is a reluctance by local authorities to enter into arrangement if they are not sure they'll have the capacity to pay back loans. He believes local authorities historically have been the best place to deliver units and have the capacity to borrow on a large scale. He explained that local authorities bought lands before the downturn and there were subsequent issues in terms of value and paying back loans. To borrow a billion

over 30 years would cost 47.5 million per year. Barry stated that they are open to Mixed Tenure.

Brendan Kenny explained there is no need to borrow as funding should not be an issue, the problem is getting the land. The Models for the Land Initiative have been approved.

Agreed: *Presentation noted*

3. Chairperson's Business:

- **Sub-Groups:**
 - Data Protection & Housing List:
Chair Cllr Pat Dunne advised that the report on the Data Commissioner is slightly delayed.
 - Pre 63
A meeting to be held with in the coming weeks.

Agreed: Report on Pre 63 to be issued at the April Meeting

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

Céline advised there is no update, as the objectives for 2017 have not been finalised in the main City L.E.C.P. plan.

4. Homeless Update:

Circulated to members prior to meeting.

Cllr. Doolan enquired about the current figures and he sought clarification in relation to families leaving Emergency accommodation. He and Cllr. David Costello asked for more information about the plan to move families out.

Cllr. John Lyons enquired about guidelines for Temporary Emergency accommodation and asked whether there are any facilities similar to the Respond facility in Drumcondra coming on-stream.

Eileen Gleeson, Director D.R.H.E. stated that it is the intention to have families out of commercial hotels by June/July. She explained that Homeless H.A.P. and H.A.P. has been used to take families from hotels and additional family Hubs will be provided(4 or 5 in the coming months) similar to the Respond accommodation. D.C.C. has some Rapid homes coming by June also.

She stated that there are guidelines & National Quality Standards for Temporary Emergency accommodation.

Cllr. Ray McAdam asked what the figure for Dublin was in 2016 of families exiting Homelessness. He sought clarification as to when the Mater Dei hub will be ready.

Cllr. Alison Gilliland asked how will Homeless H.A.P. work with Allocations H.A.P.

Eileen Gleeson, advised that the Mater Dei hub will be ready by end of May/ early June.

Homeless H.A.P. & H.A.P. have the same rules in relation the Transfer List.

Agreed: *Report noted*

Agreed: Update in relation to the costs and range of costs of Hotels utilised for Homeless Accommodation and a report on numbers exiting Homelessness shall be provided (including families) at the March SPC meeting.

Agreed: A Threshold Tenancy Protection service presentation for the April meeting.

Agreed: A visit to the Mater Dei Hub when the works are complete.

5. Housing Programme Report:

Circulated to members prior to meeting.

Cllr. Daithi Doolan enquired as to an update for Rapid Build sites. He also asked if they'll be reserved for those exiting Emergency Accommodation or used for the transfer list. He asked if Cornamona part 8 was still due in March.

Cllr. Anthony Connaghan enquired about what site is being used on Thatch Road and what is that start date for the units on North King Street?

Cllr. David Costello enquired as to what can be done in relation to the lands in Finglas West. How does D.C.C. look at lands before taking ownership?

Cllr. Ray McAdam raised a few questions, he asked has D.C.C. started allocating Castleforbes and is Ballybough road site good to start?
He queried what has to happen to move forward in Croke Park Villas and is a planning application needed for Ellis Court rather than a part 8?
He also asked if Design was causing a delay in North King Street development and when it can be moved forward for the tendering process.
He asked when the appeal can considered for the Co-Operative Housing.
He sought an update from the manager in relation to O'Devaney gardens.

Cllr. Alison Gilliland asked has an application for a road been made with the N.T.A. for the land backing onto Darndale and Newtown Court (Malahide road).

Cllr. Pat Dunne asked what will happen to the tenants in Jamestown Court when work is to commence.
He also enquired what will happen to the tenants in Catherine's Gate and what is the timescale involved.

Cllr. Ailish Ryan and Cllr Cieran Perry enquired about part 5 in the Docklands.

Tony Flynn, Executive Manager explained that Rapid build was part of a suite of measures to move families from hotels.

St. Helena's and Mourne road Units will be ready by June/on target.

Cherry Orchard units are forecast to be ready late June/early July.

Stage 1 has been approved by the Dept. in relation to St. Michael's estate site 1b.

An expression of Interest document shall be sent to Approved Housing Bodies (A.H.B.) for them to make a submission back to D.C.C.
He stated that a comprehensive assessment on the design of Block A & B has been carried out. A key issue is that an ESB Substation will have to be moved.
He explained that the Thatch road site is beside the church and explained there are issues with the Port Tunnel underneath and ownership issues.
He also stated that there was a requirement to procure consultants for North King Street, but, D.C.C. intend to re-engage consultants previously involved on NKS to move forward and Tender in May.
He mentioned that a feasible study can be considered for the Lands in Finglas West.

Brendan Kenny, Assistant Chief Executive stated that D.C.C. are willing to purchase surplus lands at the back of the church and "Fergals Field" (Finglas) with a view to develop a small scheme for Senior Citizens and would look to create a mini master plan for that area.

Tony Flynn stated that documents are being prepared and May is the part 8 timeframe for Cornamona.
In relation to Ballybough road, he stated that they are in the process of engaging with the "Second Tender" as the First Tender withdrew.
With regard to Croke Villas, D.C.C. met with the Department of Housing in relation to a master plan. Part 8 shall hopefully be lodged in the summer.

He stated that the Transport for Ireland do not intend to provide the relief road Malahide Rd/ Belcamp lands/ Balgriffin.
A feasibility study will be carried out on the lands around Belcamp Lane with a review to create a new master plan.

In relation to Jamestown Court, existing tenants will be facilitated there.

With regard to part 5, Tony stated that agreement must be in place before a Commencement Notice is lodged by developer that D.C.C. Policy is to Acquire Part V on site or off site in exceptional circumstances as per Regulations. DCC are only interested in long term leasing (20 years) as Part V compliance.

Only in exceptional circumstances would D.C.C. would go somewhere else within the area.

Agreed: *Report noted*

Agreed: Revert to members in relation to feasibility study for Belcamp lands and provide an update on Housing Lands Initiative programme for the SPC March meeting.

Agreed: Information shall be provided to the Chair about when contractors are going back onsite in Cherry Orchard.

Agreed: Information on Cattleforbes Allocations and an update on Ellis Court shall be provided at a future meeting.

6. Traveller Accommodation Update:

Circulated to members prior to meeting.

CLlr. Anthony Connaghan raised issues in relation to Avila Park and enquired about a plan for the community centre & playground..

Mary Hayes, Administrative officer, stated that the plan is to demolish the community centre and build possibly 2 houses. The preference would be to move the playground into the Kildonan lands.

Agreed: *Report noted*

7. AOB

No Issues raised.

Cllr. Daithí Doolan
CHAIRPERSON



Service, Policy & Legislative Update: Housing SPC Dublin City Council

Planning and Development (Housing) and Residential
Tenancies Act 2016

Private Rented Sector

- 20% of households (Census 2011)
- No longer just a transitory sector
- 325,372 tenancies; 175,250 landlords; 705,465 people living in the sector (RTB)
- Social housing need 91,600 households nationally (September 2016)
- DCC: 19,811 households (+22.5% on 2013)
- Main need for social housing: dependent on Rent Supplement 39,296 households (43%)

- Security of tenure: move towards tenancies of indefinite duration, rent certainty (Pressure Zones)
- Improved Minimum Standards regulation
- Deposit Protection Scheme (not yet commenced)
- Social Housing supports: roll-out of HAP, increased stock and role for Approved Housing Bodies
- Receivers and buy-to-let properties



Tenancy Protection Service



- A targeted response to growing problem of family homelessness & use of commercial hotels.
- Delivered on behalf of Dublin Local Authorities in partnership with Dublin Regional Homeless Executive & other partners in sector.
- The TPS Dublin launched in June 2014; initially aimed at families at risk of homelessness but expanded to include all tenants at risk
- Launched in Cork City and surrounding areas January 2015.
- Expanded to commuter counties of Kildare, Meath & Wicklow April 2016
- Launched in Galway beginning of June 2016.
- National Rollout of Helpline **1st January 2017.**
- Changing nature of queries, flow of rent increase queries has slowed (legislative changes) increase in queries about notices, landlord selling or moving in etc.

How We Help



- We work to prevent families from losing their homes
- We provide an advice, advocacy and support service, we help resolve tenancy disputes and protect tenants rights, **sustainment** and **prevention** key to avoiding homelessness
- We negotiate and mediate directly with landlords and letting agencies
- We can help secure an increased Rent Supplement payment
- We help with applications to and representation at Residential Tenancies Board (RTB)
- We immediately respond to an eviction or threats of eviction
- Freephone 1800 454 45, Mon-Fri 9am – 9pm

Tenancy Sustainment Protocol (ITSP)

- Arrangement with Department of Social Protection to help tenants access an increased Rent Supplement payment on foot of a **valid rent review**
- Direct, secure email addresses for submitting documents, quick turnaround agreed
- **2,804** tenancies benefited from this additional support, (**3,815** adults with **4,915** children) did not need to access emergency accommodation
- Value for money: cost to DSP in terms of Rent Supplement payments to these families €35m versus €95 million if same families had to be accommodated in hotel

How many people have we helped

- **10,500** households contacted the service since it commenced
- **4,980** (47%) of these contacts needed advice, information and general support only
- **5,520** (53%) of these were deemed to be at risk of homelessness & tenancies protected by variety of interventions



- Direct contact point for queries and referrals for all public representatives
- Can provide information, advice and take direct referrals
- Laurence Kinch 086-1660433
laurence.kinch@threshold.ie
- Training, awareness and outreach aspect to role (can attend community events etc.)



4%

RENT CERTAINTY

Section 19 Residential Tenancies Act 2004 - 2016

Rent increase only constrained by:

‘Market Rent’ (Comparison of three properties.)

In Q4 2016

- Dublin rents rising by almost 15% a year, the highest since the middle of 2014.
- Up 65% from their lowest point in 2010
- 14% higher than their previous peak at the start of 2008.

Two year 'Rent Freeze'

Residential Tenancies (Amendment) Act 2015

A landlord may review the rent once in any 24 month period, and cannot review within 24 months of the commencement of the tenancy except in limited circumstances.

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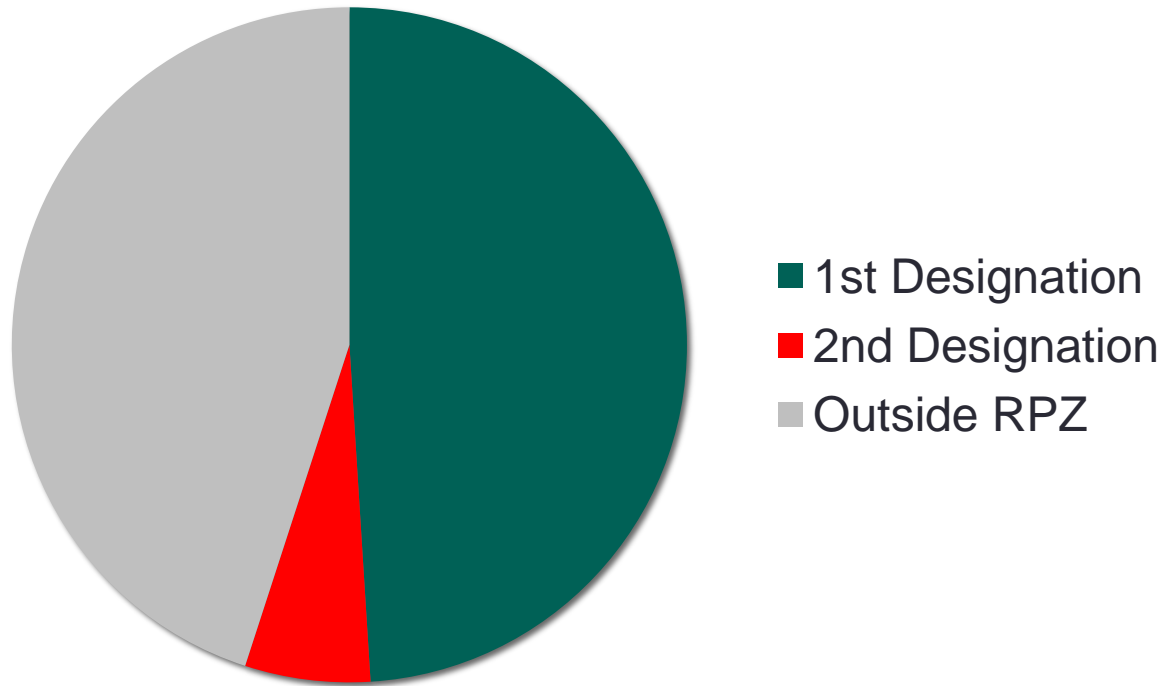
Period of frozen rent coming to an end for some

Introduced in 2015 for a period of **4 years**.

Replaced old rule whereby a review could take place every 12 months

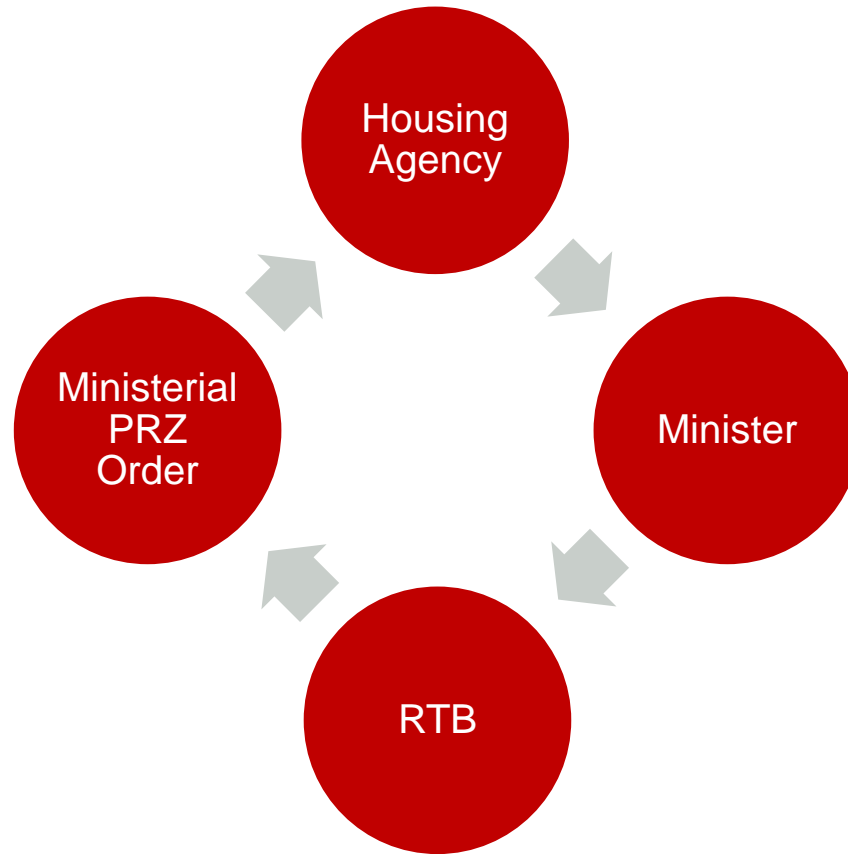


Registered Tenancies in Rent Pressure Zones



55% of Registered Tenancies are within the Rent Pressure Zones

Designation of Rent Pressure Zones



Rent Inflation

- The annual rate of rent inflation in the area must have been 7% or more in four of the last six quarters (i.e. over the pervious 18 Months)

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Average National Rent

- The average rent for those tenancies, registered with the RTB in the previous quarter, must be above the average national rent for the quarter.



$$R \times (1 + 0.04 \times t/m)$$

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R = The amount of rent last sent under the tenancy (i.e. the current rent)



t = The number of months between the date the current rent came into effect and the date the new rent will come into effect.



m = Either 12 or 24

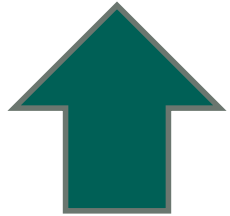
Landlord who had not raised the rent since 2011

2011 Rent = 900 euros.

- Page 22
- Date tenancy commenced: 01/03/2011
 - Date previous rent set: 02/03/2011
 - Date new rent to take effect: 01/04/2017

$$\mathbf{\text{€}900 \times (1 + 0.04 \times 72/24) = \text{€}1008.00}$$





Number of calls



Invalid Notices

RTB has seen a **135%** increase in disputes since December. Between December 24 and February 20 the RTB received **117** disputes citing “rent more than the market rent”



Notice of Termination



Valid Notice

NOTICE OF TERMINATION

To: John Smith

The tenancy of the dwelling at 14 Anyroad Lane, Dublin 3, will terminate on 10/03/2017. You must vacate and give up possession of the dwelling on or before the termination date.

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The reason for the termination of the tenancy is due to the fact that the landlord intends to enter into a binding contract for sale within three months of the termination of the tenancy and to enter into an enforceable agreement for the transfer for full consideration of his or her interest in the premises.

You have the whole of the 24 hours of the termination date to vacate and give up possession of the above dwelling.

Any issue as to the validity of this notice or the right of the landlord to serve it, must be referred to the Residential Tenancies Board under Part 6 of the Residential Tenancies Acts 2004 to 2015 within 28 days from the date of receipt of it.

This notice is served on 05/01/2017.

Signed:

A. N. Other
Landlord

Please note - In order to ensure that there is no delay on returning the deposit, I would suggest carrying out inspections on (Insert Date) and (Insert Date) at (Insert Time). Please let me know if this time is convenient for you.



Invalid Notice

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You have the whole of the 24 hours of the termination date to vacate and give up possession of the above dwelling.

Any issue as to the validity of this notice or the right of the landlord to serve it, must be referred to the Residential Tenancies Board.

This notice is served on 15/02/2017.

Signed:

A. N. Other
Landlord

Please note - In order to ensure that there is no delay on returning the deposit, I would suggest carrying out inspections on (Insert Date) and (Insert Date) at (Insert Time). Please let me know if this time is convenient for you.

Declaration.

Statutory Declarations Act, 1938 (as amended)

Required where:

- The landlord intends to sell the property.
- Where the landlord intends to occupy the dwelling or have a family member occupy the dwelling.

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Sample Statutory Declaration for Landlord intending to sell the dwelling

I, [Insert Name], do solemnly and sincerely declare that I intend, within a period of three months after the termination date, to enter into an enforceable agreement to transfer to another, for full consideration, the whole of my interest in the dwelling or the property containing the dwelling and I make this solemn declaration conscientiously believing the same to be true and accurate.

[Declarant to Sign Here]

Declared before me a [practising solicitor] [notary public] [commissioner for oaths] [peace commissioner] [person authorised by [insert authorising statutory provision] to take and receive statutory declarations] by [Insert Name of Declarant]

Who is personally known to me / who has been identified to me by who is personally known to me and who has certified to me his/her personal knowledge of the declarant.

Or

The identity of the declarant has been established by me by reference to a [Insert Identifying document*] containing a photograph of the declarant.

This day of 2016 at [insert place of signature]

[Signature of Witness]

*Approved Identifying Documents

1. Passport issued by the authorities of an issuing State that is recognised by the Irish Government [passport number, date of issue and issuing State must be inserted]
2. National Identity Card issued by the authorities of an issuing State which is an EU Member State, the Swiss Confederation or a Contracting Party to the EEA Agreement [national identity card number, date of issue and issuing State must be inserted]
3. Aliens Passport issued by the authorities of an issuing State that is recognised by the Irish Government [passport number, date of issue and issuing State must be inserted]
4. Refugee Travel document issued by the Minister for Justice, Equality and Law Reform [document number and date of issue must be inserted]
5. Travel document (other than a refugee travel document) issued by the Minister for Justice, Equality and Law Reform [document number and date of issue must be inserted]

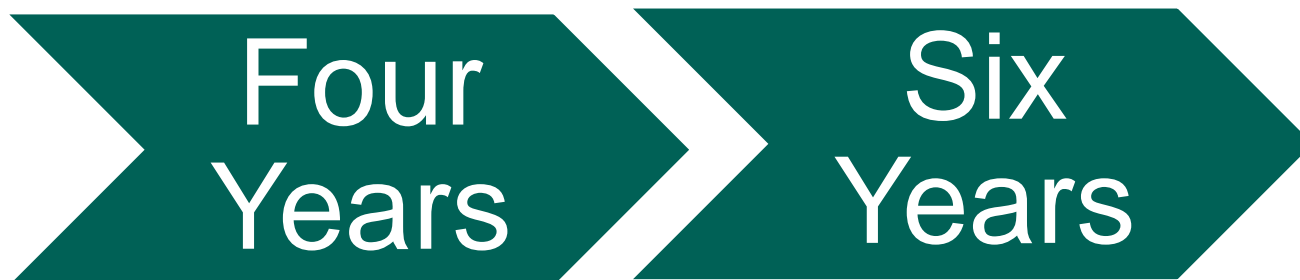


SECURITY OF TENURE

Tyrrelstown Amendment

Part Four increase

Termination within first six months of a further Part Four



Prior to 24th December 2016 a person who had lived in a property for six months was entitled to stay for a further 3 and a half years. This has now been extended to 5 and a half years.

Applies to all new tenancies after 24th December 2016 (including a further part four begun after this date.)

Tenants who are currently on a four year cycle will 'see out' the four year Part Four before beginning a six year Part Four.

A Part Four tenancy may not be terminated where the landlord intends to sell:

10 or more units

In a single development

In a six month period

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Exceptions

- Market value would be 20% or more below the market value which could be obtained with vacant possession.

AND

- In all the circumstances applying the restriction would be *unduly onerous* **or** *would cause undue hardship*.

Section 42

Prior to 17th January 2016 a Landlord could terminate a tenancy in the first six months of a Further Part Four tenancy without having to have a reason.

As of January 17th 2017 termination of a further Part Four in the first six months, for no reason, is no longer permitted

The other grounds for termination still apply. It is only termination for no stated reason which has been abolished.



Minimum Standards

Come into operation on **1 July 2017**

Headline changes

- Carbon monoxide detectors.
- Windows that are located above a certain height will have to be fitted with safety restrictors.
- Landlords will have to provide a permanently fixed heater in each bathroom/shower.



What's missing?

- Connection to telecoms.
- Entitlement to copies of inspection reports
- Definition of 'structurally sound' should include security (e.g doors that can lock)
- Overcrowding.
- Energy Efficiency

Recommendations

Overcrowding

- Update definition in 1966 Housing Act and bring it under minimum standards legislation.
 - May not have survived the enactment of the 34th Amendment to the Constitution.
- Create offence of permitting overcrowding which applies to both tenant and landlord (e.g. UK model)
- Greatly Increase the number of inspections carried out by Local Authorities. The aim of achieving a 25% annual inspection coverage rate by 2021 is sufficient, but should be prioritised.

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“Great multitudes of poor people inhabiting small rooms, being therein heaped together and in a sort smothered in one house ; if plague or sickness came amongst them it would possibly spread through the whole city and confines.”

Energy Efficiency

More than **55 %** of private rented dwellings have poor energy efficiency, with a Building Energy Rating (BER) between D and G

The **poorest** are paying **most** to keep warm. Households living in energy inefficient properties spend €160-€419/yr more on energy than households in a home rated with a BER of B.

A one grade improvement in BER is associated with a 4-10% change in household energy expenditure.



'NCT' for private rental property

'NCT' for rented housing whereby the burden of proof for compliance with minimum standards would rest with the landlord who would be required to provide a certificate of fitness to the local authority.

- Landlords would have to prove compliance with minimum standards and fire safety standards before a property could be rented.
- A certificate would be valid for fixed period.
- The landlord would be required to supply the RTB with the details of certification as part of the tenancy registration process.
- The certification scheme could be rolled out on a phased basis for existing rented properties, in a similar way to recent changes in standards regulations, a four-year rollout period would be appropriate.
- An indicative fee structure can be established in advance through professional bodies.

Deposit Protection Scheme

Enacted by s.12 of the Residential Tenancies Act 2015, **but never commenced**

Under the scheme, Landlords:

- Lodge tenancy deposits with the RTB at the same time as they are registering the tenancy.
- The RTB will hold these deposits for the duration of the tenancy and will retain the interest generated on the deposit funds towards funding the costs of operating the scheme.
- At the end of the tenancy, where there is agreement, the deposit will be repaid to the tenant.
- Where there is disagreement, the parties may use the RTB for dispute resolution.

Third most prevalent issue for RTB adjudications

Other Schemes: Custodial v Insurance

Contact Threshold



Threshold
21 Stoneybatter,
D07 KV61.

Phone: 1890 334 334

Email: advice@threshold.ie

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@ThresholdIRE



Thresholdire





Report on a Proposed Section 85 Agreement Regarding the Provision of Social Housing via a Public Private Partnership under the Social Housing Strategy 2020

Section 1 Overview of the Programme

In November 2014, the Minister for the Environment, Community and Local Government (now the Minister for Housing, Planning, Community and Local Government) launched the Social Housing Strategy 2020. The Strategy provided for a number of measures to boost the supply of social housing including the use of off-balance sheet mechanisms one of which is a large scale Public Private Partnership (PPP) Programme.

The Social Housing PPP Programme will be a partnership between the Department of Housing, Planning, Community and Local Government (DHPCLG), the local authorities involved, the National Development Finance Agency (NDFA) and a specially formed Project Company.

On 13 October 2015, the Minister announced the approval of the first bundle of site locations which will accommodate approximately 500 new social housing units to be developed through the PPP Programme. The local authorities involved are Dublin City Council, South Dublin County Council, Louth County Council, Wicklow County Council and Kildare County Council.

Appropriate project governance arrangements have been put in place to oversee the Social Housing Bundle 1 PPP Programme. All the participating local authorities are represented on the Project Board and on the Project Team together with the Department, the NDFA and an independent Process Auditor.

The Social Housing Bundle 1 PPP Programme will be delivered through an '*availability*' based PPP contract. Under this type of contract the Project Company designs, builds, finances and maintains the social housing units for 25 years on sites provided under licence by the local authorities. Payment will be made only once construction of the units is complete and they are ready to house tenants. The payment comprises a monthly '*availability*' payment (or unitary charge) made over the 25 year term of the contract. Payment of the full amount of the monthly unitary charge is dependent on the houses/apartments being maintained to an acceptable standard and the satisfactory provision of associated services by the Project Company.

The use of off-balance sheet mechanisms allows the Government and local authorities to access otherwise unavailable funding, which in turn allows additional social housing to be built in the context of constrained State resources. In this way the upfront construction cost is covered by private funds, which are additional to the funding committed to the Government's social housing capital programme. The State then pays for the construction and management of these housing units over the contract period.

Section 2 Planning

Each participating local authority will be responsible for obtaining the necessary planning approval in respect of the proposed PPP social housing development in its functional area and will undertake the necessary public consultation procedure in respect of the proposed development as required under the Planning and Development Acts and Regulations.

Section 3 Procurement

The Project Company will be selected via an advertised tender competition, conducted by the NDFA in accordance with EU and national procurement regulations. Competitions are typically two stage with between 2 and 4 qualified parties invited to tender following a competitive, pre-qualification stage.

The objective of the tender stage is to identify the most advantageous tender based on pre-defined award criteria, usually a combination of price and qualitative criteria. The qualitative criteria may include, for example, design quality and quality of services based on the specific characteristics of a project, which will have been defined prior to tenders being submitted. Following assessment, the tenderer that submits the most advantageous tender is then appointed as the successful Project Company subject to the tender meeting a number of 'value for money' tests.

PPP projects are not just about building infrastructure, but also about putting together comprehensive, legally-enforceable arrangements for ensuring the proper management and maintenance of the infrastructure over the contract period.

It is also important to note that PPP projects are subject to a number of '*Value for Money*' tests before the contract is awarded. In the case of this project the key test compares the calculated costs of undertaking the project through the traditional model of delivering social housing against the successful tender in the PPP competition. If the PPP tender cost is less than the cost of undertaking the project through traditional means, then it is considered that the project offers '*Value for Money*' and the contract may be awarded.

Section 4 Overview of Functions/Responsibilities

It is proposed that the Social Housing Bundle 1 PPP Programme will be delivered utilising a single contract (Project Agreement) with a lead local authority acting as the contracting authority. It has been agreed that Dublin City Council will act as the lead local authority for the Bundle 1 Programme and it is also proposed that Dublin City Council will be the contracting party which enters into the PPP Contract (Project Agreement) with the Project Company in respect of the development of social housing and the management of the PPP contract.

As set out in Section 2 above, each participating local authority will be responsible for obtaining the necessary planning approvals. In addition each local authority will retain the following functions in respect of the PPP social housing development in its functional area:

- (i) responsibility for the calculation of the tenant's rents, in accordance with the local authority's differential rent scheme and
- (ii) 100% nomination rights for the PPP social housing units.

The Project Company occupies the land on foot of a licence granted by the contracting party for the specific purposes set out in the Project Agreement. It is noted, that at no stage does ownership of the land or houses transfer to the Project Company. The land always remains in the ownership of the local authority in whose functional area the development is constructed.

The local authority is the landlord for the purposes of the tenancy agreements with the tenants and it is proposed that the Project Company will act as the agent on behalf of the local authority in the administration of the tenancy agreements.

The Department of Housing Planning Community and Local Government is ultimately responsible for all unitary charge payments under the contract.

Section 5 Recommendation

I therefore recommend that in order to enable Dublin City Council to act as the lead local authority in the Social Housing Bundle 1 PPP Programme and to be the contracting authority, the following motion be adopted by Dublin City Council:

'Pursuant to Section 85 of the Local Government Act 2001 as amended Dublin City Council hereby agrees to enter into an Agreement with South Dublin County Council, Wicklow County Council, Kildare County Council and Louth County Council whereby Dublin City Council will carry out all of the functions of these local authorities in respect of the Social Housing PPP (Bundle 1) Programme with the following exceptions:

- *the nomination of tenants to be housed in the social housing development in the relevant local authority's functional area,*
- *the calculation of the tenants' differential rent,*
- *the role of landlord under the tenancy agreements and*
- *obtaining the necessary planning approvals and undertaking the public consultation procedures in respect of the development as required under the Planning and Development Acts and Regulations.*

It is hereby resolved under Section 85 of the Local Government Act 2001 as amended to enter into Agreements with the local authorities listed above for the provision of the services as outlined above.'

Owen P. Keegan
Chief Executive

Dated 23rd February 2017

Dublin City Local Economic and Community Plan 2016 – 2021
Action Plan 2017



Goal 1: Ensure that all residents and visitors, regardless of social or cultural background, feel a sense of ownership and engagement with the City, feel safe in their communities and are welcome to fully participate in the community, social, cultural, business and political life of the City.

Objective 1.1 Enhance quality of life in the City by supporting individuals and groups to actively participate in their communities

Action	Responsibility	Area	Timeline	Measurement
Support Travellers to participate in a range of services within communities	Dublin City Council	Citywide	2017	Number of Traveller individuals or families engaged with 130



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

Action	Responsibility	Area	Timeline	Measurement
Establish a Citywide Traveller Inter-Agency Group with representation from key stakeholders	Dublin City Council Health Service Executive	Citywide	2017	Establishment of Traveller Inter-Agency Group and a programme of work agreed Level of engagement from key stakeholders <i>Initial meeting with Dept of Justice Jan 2017</i> <i>Identified stakeholders.</i> <i>Round table consultation to identify terms of reference, mission statement and actions (not to include accommodation covered by LTACC) and develop TIG strategy that is traveller led.</i>
Provide and implement a disability training module for relevant Dublin City Council staff in accordance with the agreed programme of the Disability Steering Group	Dublin City Council	Citywide	2017	Staff training module created <i>Within agreed programme of the Disability Steering Group</i> Number of training sessions held <i>No update at present</i>
Provide a comprehensive social work service to individuals and families	Dublin City Council	Citywide	2017	Number of individuals and families engaged with <i>913</i>



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

Action	Responsibility	Area	Timeline	Measurement
Deliver on targets for provision of social housing 2017 - 2020	Dublin City Council	Citywide	2017	Number of new social housing units delivered See Housing Programme for details
Facilitate the delivery of additional housing units by Approved Housing Bodies	Dublin City Council	Citywide	2017	Number of units commenced Number of units completed See Housing Programme for details
Complete 130 modular homes in Dublin City Commence construction of 70 additional modular homes	Dublin City Council	Citywide	2017	Number of units delivered 131 Number of units commenced 0
Increase the supply of private rented units available for social housing tenants through the Housing Assistance Payment (HAP), Social Leasing and the Rental Accommodation Scheme (RAS)	Dublin City Council	Citywide	2017	Number of units delivered HAP scheme commenced on the 1st of March (2017) No further information available as yet. 1 Long Term Leasing 7 new RAS properties 29 RAS contract renewals completed

Action	Responsibility	Area	Timeline	Measurement
Provide an inspection service for the regulation and compliance of standards in private rented dwellings, including HAP properties	Dublin City Council	Citywide	2017	Number of private rented houses inspected 1751 private rented houses were inspected in 2016
Improve existing housing stock through the refurbishment of voids of approximately 600 units	Dublin City Council	Citywide		Number of void units brought back to use 120 have been let to date & a further 67 are ready to let/on offer
Implement the Strategic Plan for Housing People with a Disability	Dublin City Council	Citywide	2017	Number of actions implemented Steering Group established & meets on a regular basis to implement objectives set out in the Disability Strategy
Provide suitable housing adaptations for social housing tenants with acquired reduced mobility	Dublin City Council	Citywide	2017	Number of adaptation requests received, approved and completed 5 Disabled Persons Extensions on Site A further 14 nearing final plans and tendering stage A further 11 at early and initial design stage. A further 6 extensions approved but not gone for initial design stage.

Action	Responsibility	Area	Timeline	Measurement
Administer and provide the Housing Adaptation Grant for People with a Disability to those living in privately owned homes	Dublin City Council	Citywide	2017	Number of adaptation requests received, approved and completed Applications received Jan & Feb – 185 Applications approved in Jan & Feb – 98 Applications approved in Jan & Feb - 149
Work with existing and new community fora on proposed and active rapid build and regeneration projects	Dublin City Council Ballyfermot / Chapelizod Partnership Dublin North West Area Partnership Dublin South City Partnership Dublin City Community Co-operative	Citywide Lot 2.1 Ballyfermot /Chapelizod Lot 2.2 Ballymun Whitehall Tolka Lot 2.4 Canal Rathmines Pembroke Lot 2.5 Inner City	2017	Number of consultations with existing community fora Number of new community fora established Number of initiatives undertaken
Continue the development and ongoing review of the pilot community benefit clause in place in the construction contract for Dolphin House	Dublin City Council	Citywide	2017	Community benefit clause developed and reviewed 6 jobs targeted 8 candidates put forward 4 jobs filled ((24 th Feb, 2017)
Deliver on the targets of the Traveller Accommodation Programme 2014 – 2018	Dublin City Council	Citywide	2017	Number of units delivered No new units for the period Jan/Feb 2017

Action	Responsibility	Area	Timeline	Measurement
Commence the pilot 'Housing with Support' programme to promote independent living for older people	Dublin City Council Health Service Executive	South Central Area	2017	Pilot commenced Capital appraisal approved & expressions of interest sought

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

Action	Responsibility	Area	Timeline	Measurement
Develop a new statutory Homeless Action Plan for the Dublin Region for the period 2017-2020	Dublin Region Homeless Executive	Dublin Region	2017	Review of <i>Sustaining Dublin's Pathway to Home - Homeless Action Plan Framework for Dublin 2014 – 2016</i> completed New statutory action plan for Homelessness in the Dublin Region developed and adopted by Dublin City Council <i>Review of previous plan commenced in January 2017.</i> <i>Submissions requested from stakeholders on the vision, mission and objectives of the new plan – deadline for submissions March 10th.</i>
Provide a Housing First Intake Team to tackle rough sleeping in collaboration with other key NGOs and statutory service providers	Dublin Region Homeless Executive	Dublin Region	2017	Team in place Number of rough sleepers engaged with <i>The Housing First Project comprises two teams, funded by DRHE and operated by Focus Ireland and Peter Mc Verry Trust:</i> <i>The HF Intake Team is a street-based team targeting all rough sleepers in the Dublin region, and providing support to access temporary accommodation, or for "entrenched" rough sleepers support to access a Housing First tenancy. This team consists of a Project Leader and 9 Intake Team members.</i>

Action	Responsibility	Area	Timeline	Measurement
				<p>The HF Intensive Case Management Team is a visiting support team who support previously entrenched rough sleepers to maintain their Housing First Tenancy. This team consists of a Project Leader and 8 Case Managers and 2 Housing Officers.</p> <p>The Housing First Project also consists of a psychiatric nurse and Addiction Counsellor who work with rough sleepers and HF tenants.</p>
Provide adequate emergency beds and housing to meet needs	Dublin Region Homeless Executive	Dublin Region	2017	<p>Number of beds available Number of housing units provided</p> <p>Currently there are 3,247 individuals with 2,046 dependents in EA. 1,894 are singles without accompanying children and 1,353 (1,007 families) with 2,046 dependents</p> <p>The total number of adults who moved on to housing in 2016 was 1,833.</p>
Provision of 24 hour supported temporary accommodation with holistic programmes that address addiction and associated mental ill-health presentation of vulnerable groups	Dublin Region Homeless Executive	Dublin Region	2017	<p>Amount of temporary accommodation with supports provided Number on programme</p> <p>As of 31st December 2016, there were 1,300 adults accommodated in services with on-site support. In addition, there were 293 children accompanying adults in these services. The majority of singles/couples without accompanying children (69%) were placed in this form of supported accommodation, while 32% of all adults and their accompanying dependents access on-site supported accommodation</p>

Action	Responsibility	Area	Timeline	Measurement
Identify two new hostels to accommodate homeless people	Dublin Region Homeless Executive	Dublin Region	2017	Buildings identified and hostels operational
Identify premises to facilitate the move of families from commercial hotels to alternative accommodation suited to their needs	Dublin Region Homeless Executive	Dublin Region	2017	Suitable premises identified Number of families moved Works commenced at facility on Clonliffe road in February 2017



Goal 6: Maximise opportunities and support for the creative industries and cultural and artistic sectors to develop. Promote the Irish language and access to cultural experiences for all through the provision of diverse cultural artistic programming.

Objective 6.3 Enhance participation in arts and cultural activities and events with access for all

Action	Responsibility	Area	Timeline	Measurement
Draw down funding from the 'Per Cent for Art' scheme	Dublin City Council	Citywide	2017	Number of schemes in place



Preliminary data on Airbnb in Dublin City for February 2017: drilling down and next steps

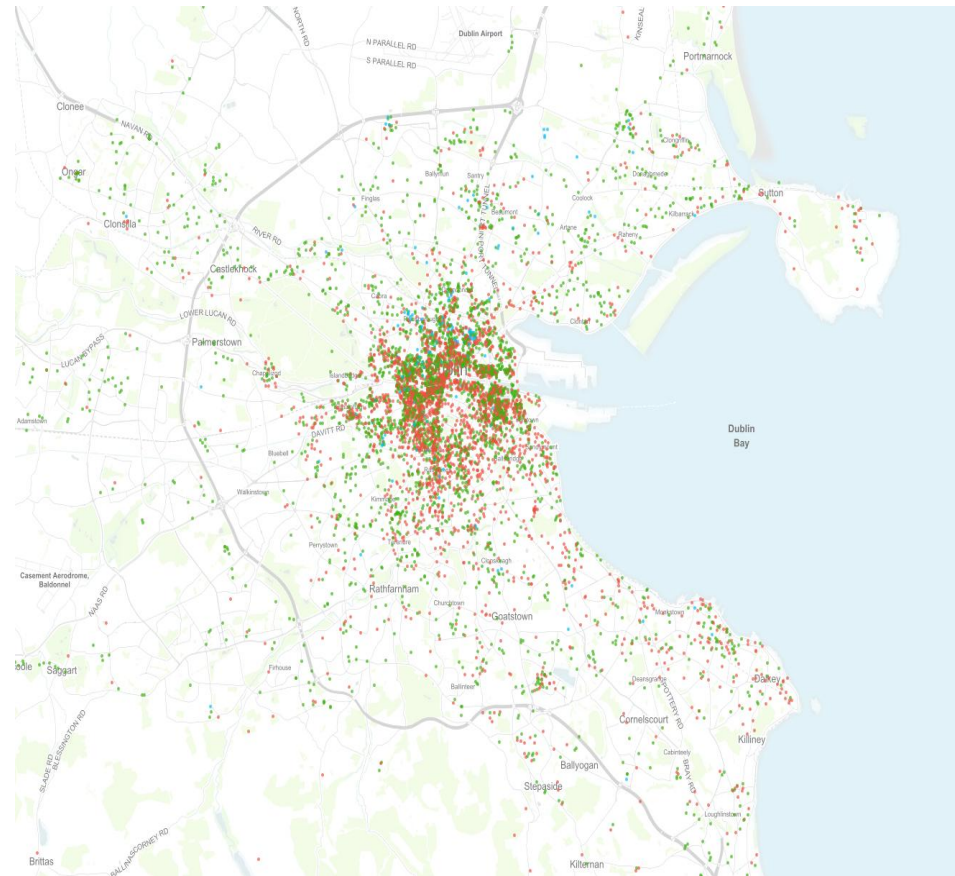
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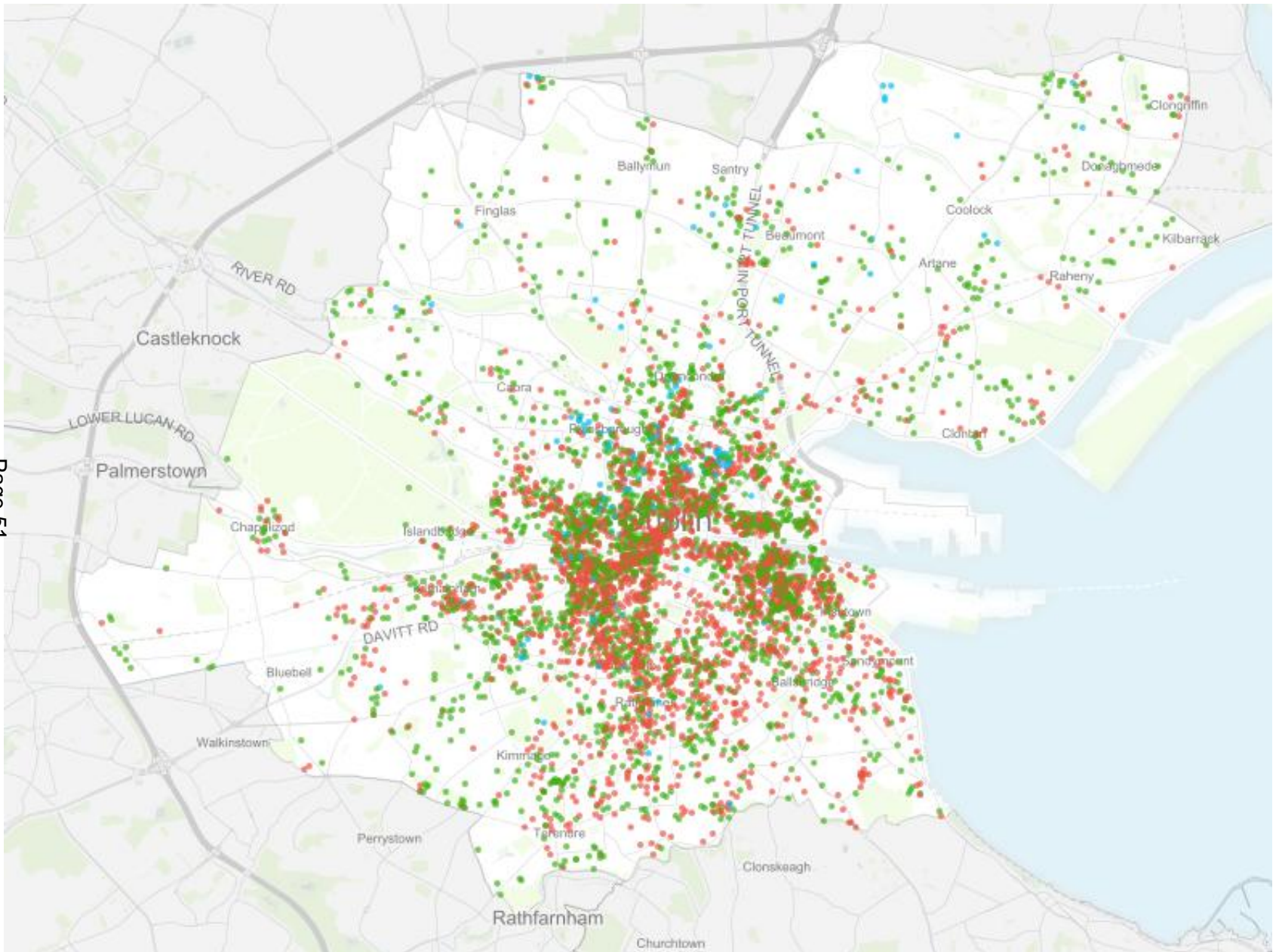
Overview report for members of DCC Housing SPC
March 10th 2017

Dr Dáithí Downey,
Head of Policy, Research and Development,
DCC Housing and Community Services

airbnb in Dublin

- **6,729 listings*** on Airbnb for **all of Dublin City and County**
 - **DCC: 5,377 listings***
 - SDCC: 228 listings*
 - DLRCC: 633 listings*
 - FCC: 491 listings*
- *means entire homes/apartments, private and/or shared rooms





Distribution of DCC listings, N = 5,377 (Red : entire home/ apartment; Green: private room; Blue: shared room)



Activity for DCC's 5,377 listings

- All listings* are available for booking for an estimated 106 nights per year (minium)
- The estimated 'occupancy rate' for per listing* is 29 percent
- There are 122,965 reviews of listings*
 - There are 1.7 reviews per listing* per month
- The average price per night per listing is €108
- The estimated income per month per listing* is €857

(*means entire homes/apartments, private or shared rooms)



Availability of DCC's 5,377 listings

- 2,796 listings are identified as 'low availability' i.e. only for bookings less than 90 days per year
 - (52 percent of total)
- 2,581 listings are identified as 'high availability' i.e. only for bookings greater than 90 days per year
 - (48 percent of total)
- The average number of days per year that a 'highly available' listing is booked for is 132 days



Listings per host: DCC's 5,377 listings

- Some Airbnb hosts may have multiple listings
 - A host may list separate rooms in the same dwelling (house/ apartment) or multiple homes and apartments in their entirety
- There are 2,948 single listings (#hosts = #listings)
 - (54.8 percent of total)
- There are 2,429 multi-listings (#hosts < #listings)
 - (45.2 percent of total)
 - Of the 'top ten' hosts listed the following is known (see table)

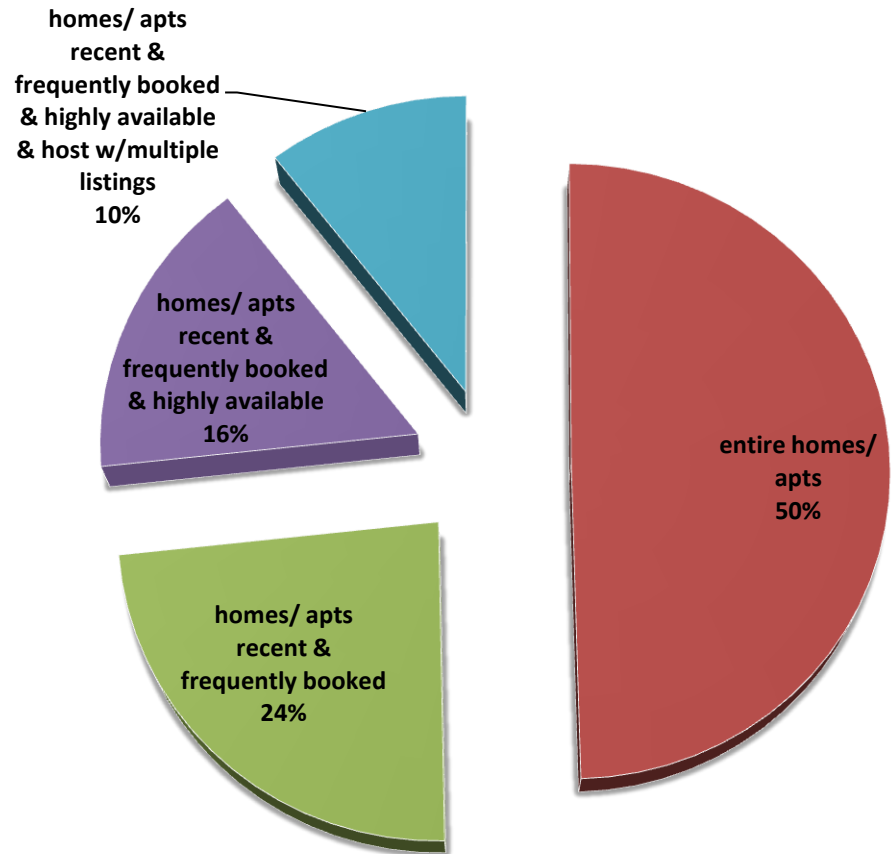
Host Name	Number of listings	Type
1. Brian	28	Entire home/ apt and private rooms
2. CANBE Ltd (Superior Hospitality)	28	Entire home/ apt only
3. Ollie	26	Entire home/ apt only
4. Paul	25	Entire home/ apt only
5. Luxury Rental Dublin	19	Entire home/ apt only
6. Eileen	16	Entire home/ apt only
7. Ágata & Marvin	15	Private and shared rooms only
8. Colin	15	Entire home/ apt only
9. MyAccommod	15	Private and shared rooms only
10. Bernard	14	Entire home/ apt and private rooms

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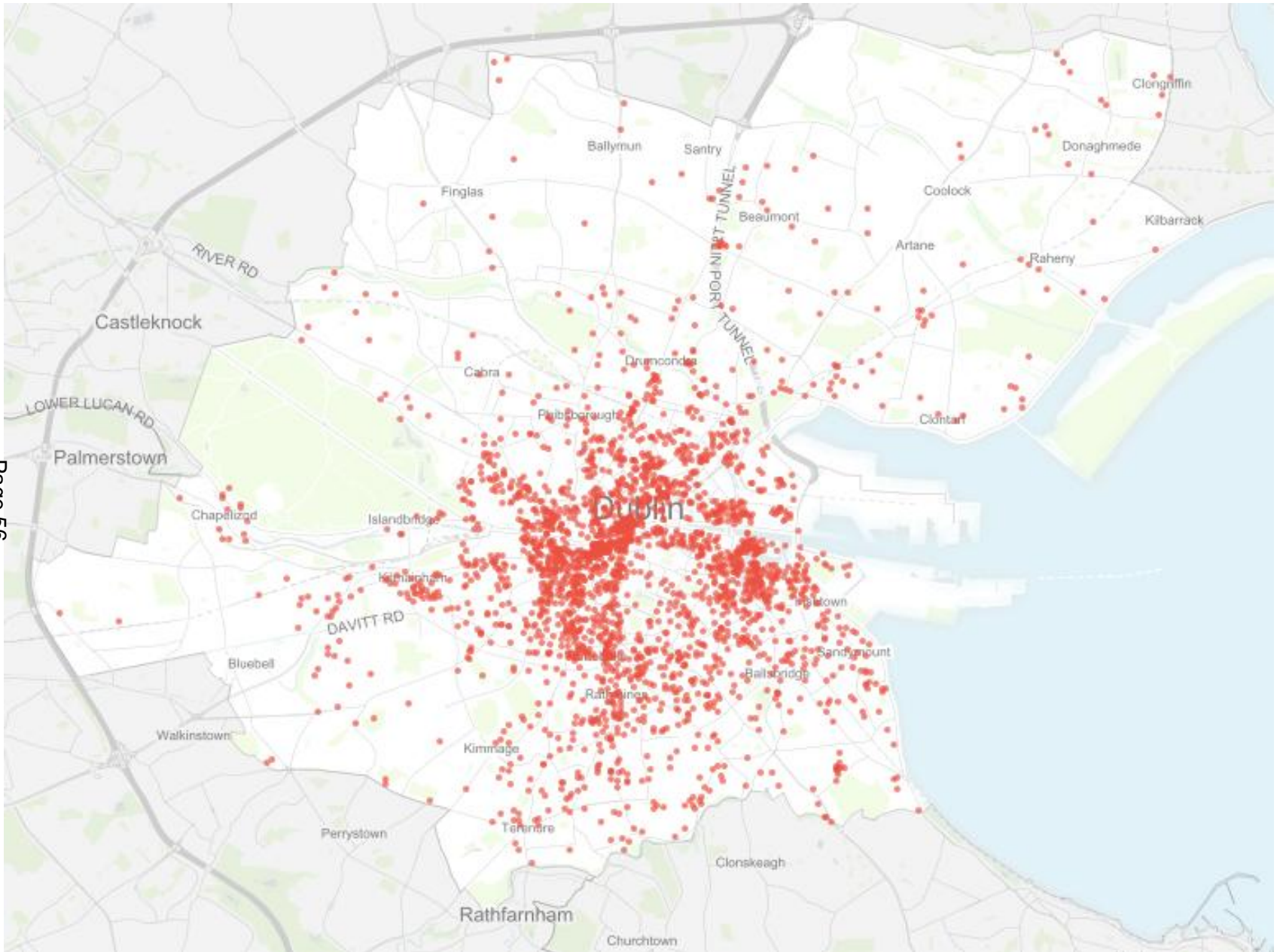


5,377 Listings in Dublin: drilling down to try and identify listings as possible short-term rental (STR) business

1. Listings for 'houses and apartments only' (50%)
2. Listings for 'houses and apartments' that are 'recent' and 'frequently booked' (i.e. estimated booking nights per year >90) (24%)
3. Listings for 'houses and apartments' that are 'recent' and 'frequently booked' and only 'highly available' (i.e. only for bookings that are >90 days per year) (16%)
4. Listings for 'houses and apartments' that are 'recent' and 'frequently booked' and only 'highly available' and where the host has 'multiple listings' (i.e. unlikely to be living in the property and may be engaged in running a short-term rental (STR) business) (10%)



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Distribution of DCC listings for 'entire homes/ apartments' only, (N = 2,672 of 5,377 listings or 49.7%) 8



Listings for 'entire homes/ apartments' only in DCC (N = 2,672)

- Listings for 'entire homes/ apartments' only are available for booking for an estimated 113 nights per year (minimum)
- The estimated 'occupancy rate' for per listing is 31 percent
- There are 65,830 reviews per this type of listing per month
 - There are 1.8 reviews per listing per month
- The average price per night per listing is €154
- The estimated income per month per listing is €1,268



Availability for DCC listings for 'entire homes/ apartments' only (N = 2,672)

- 1,297 listings are identified as 'only low availability' i.e. only for bookings less than 90 days per year
 - (48.5 percent of total)
- 1,375 listings are identified as 'only high availability' i.e. only for bookings greater than 90 days per year
 - (51.5 percent of total)
- The average number of days per year that a 'only high availability' listing is available is 236.4 days

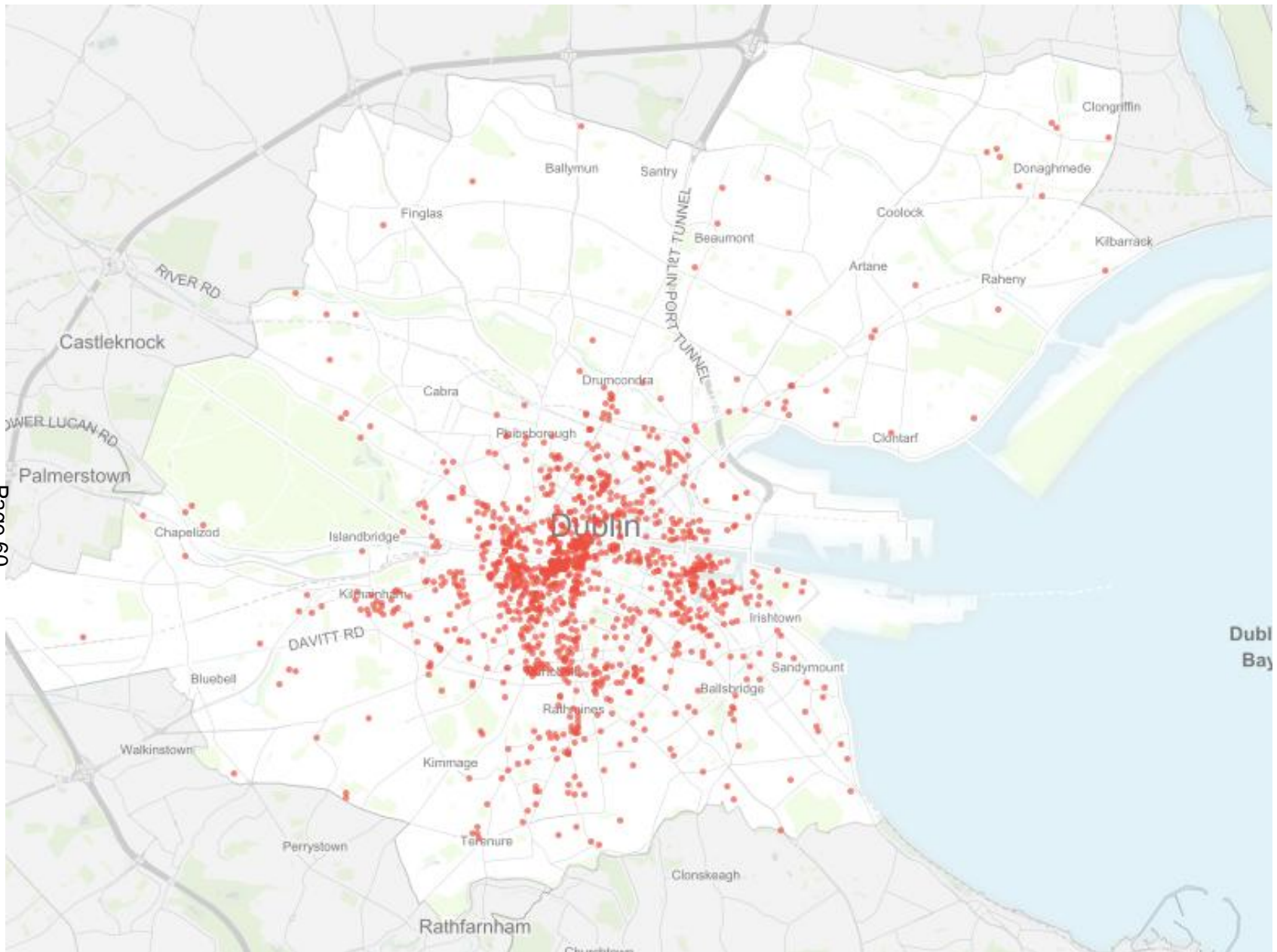


Listings per host 'entire homes/ apartments' only (N = 2,672)

- Hosts with multiple listings are unlikely to be living in the property and may be engaged in running a short-term rental (STR) business
- There are 1,390 single listings
 - (52 percent of total)
- There are 1,282 multi-listings
 - (48 percent of total)
- Of the 'top ten' hosts for this type of listing the following is known (see table)

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Host Name	Number of listings
1. CANBE Ltd (Superior Hospitality)	28
2. Ollie	25
3. Paul	25
4. Luxury Rental Dublin	19
5. Eileen	16
6. Colin	15
7. Alex & Ran	14
8. Liam	13
9. Kevin	12
10. Gavin & Emma	12



Distribution of DCC listings for 'entire homes/ apartments' that are 'recent' and 'frequently booked', (N = 1,274 of 5,377 listings or 23.7%)



Listings for 'entire homes and apartments' that are 'recent' and 'frequently booked' (N = 1,274)

- 'Recent' listings are those with a 'review' posted in the last 6 months
- 'Frequently booked' are listings with an estimated booking nights per year greater than 90 nights
- There are 1,274 listings for 'entire homes or apartments' that are 'recently' and 'frequently booked' on Airbnb in DCC
- This is approximately one in four (23.7 percent) of ALL types of listings (N = 5,377)



Listings for 'recent' and 'frequently booked' 'entire homes and apartments' only, (N = 1,274)

- Listings for this category are booked for an estimated average of 205 nights per year
- The estimated 'occupancy rate' per listing is currently 56.2 percent
- There are 58,743 reviews per this type of listing
 - There are 3.4 reviews per listing per month
- The average price per night per listing is €136
- The estimated income per month per listing is €2,255



Listings for 'recent' and 'frequently booked' 'entire homes and apartments' only, (N = 1,274)

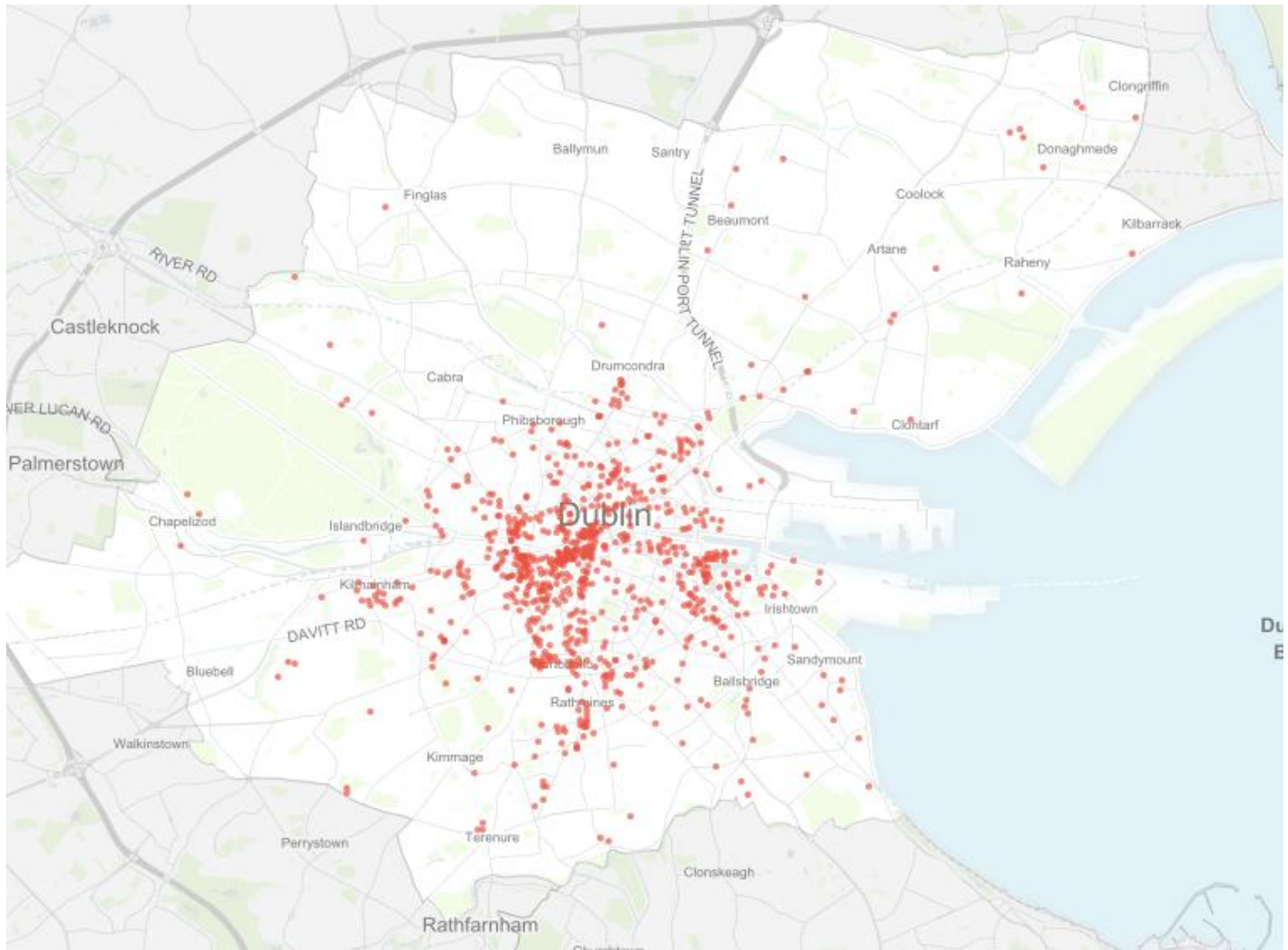
- 406 listings are identified as 'only low availability' i.e. only for bookings less than 90 days per year
 - (31.9 percent of total)
- 868 listings are identified as 'only highly availability' i.e. only for bookings greater than 90 days per year
 - (68.1 percent of total)
- The average number of days per year that a 'only highly available' listing is available is 230.3 days



Listings for 'recent' and 'frequently booked' 'entire homes and apartments' only, (N = 1,274)

- There are 519 single listings
 - (40.7 percent of total)
- There are 755 multi-listings
 - (59.3 percent of total)
- Of the 'top ten' hosts for this type of listing the following is known (see table)

Host	Number of listings
Paul	22
Eileen	16
Luxury Rental Dublin	13
Bernard	11
Lloyd	10
Lucas	9
Flora	9
Alex & Ran	9
Brian	9
Oly & Zoe	8



Distribution of DCC listings for 'entire homes and apartments' that are 'recent' and 'frequently booked' and 'highly available', (N = 868 of 5,377 listing or 16.1%)



Listings for 'entire homes and apartments' that are 'recent' and 'frequently booked' and 'highly available', N = 868

- 'Highly available' means this listing is **only** available for bookings of more than 90 days in a year
- Listings for this category are booked for an estimated average of 207 nights per year in 2017
- The estimated 'occupancy rate' per listing is currently 56.8 percent
- There are 42,669 reviews per this type of listing
 - There are 3.5 reviews per listing per month
- The average price per night per listing is €143
- The estimated income per month per listing is €2,386
- The average number of days per year that a listing is available is 230 days

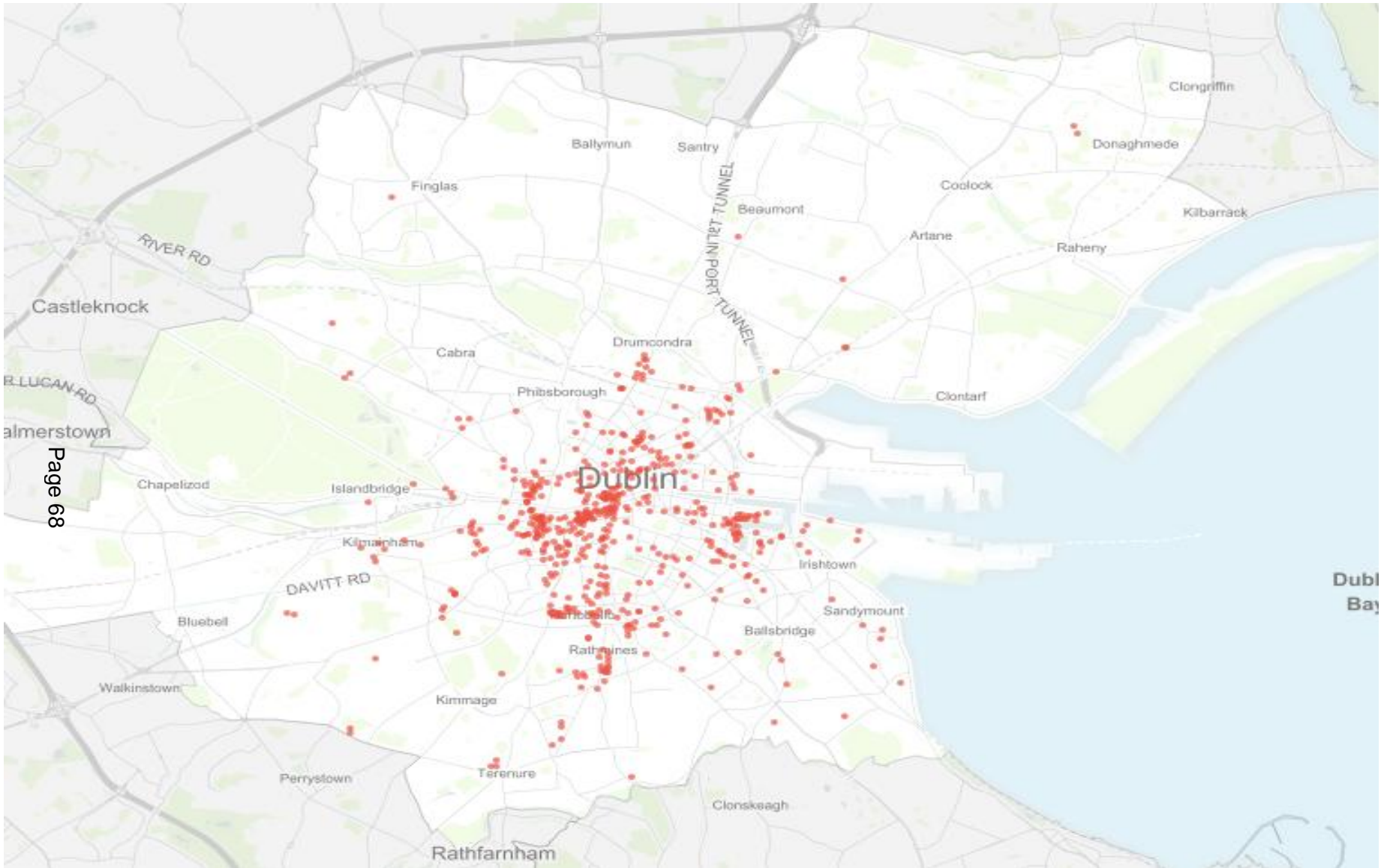


Listings for ‘entire homes and apartments’ that are ‘recent’ and ‘frequently booked’ and ‘highly available’, N = 868

- There are 299 single listings
 - (34.4 percent of total)
- There are 569 multi-listings
 - (65.6 percent of total)
 - Of the ‘top ten’ hosts for this type of listing the following is known (see table)

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Host	Number of listings
Paul	17
Eileen	16
Luxury Rental Dublin	12
Bernard	11
Brian	9
Flora	8
Gerry	8
Lloyd	8
Oly & Zoe	8
Alex & Ran	8



Distribution of DCC listings for 'entire homes and apartments' that are 'recent' and 'frequently booked' and 'highly available' and where the host has 'multiple listings' (N = 569 , out of 5,377 listings or 10.6%)



**DCC listings for ‘entire homes and apartments’
that are ‘recent’ and ‘frequently booked’
and ‘highly available’ and where the
host has ‘multiple listings’ (N = 569)**

- Listings for this category are booked for an estimated average of 211 nights per year
- The estimated ‘occupancy rate’ per listing is currently 57.9 percent
- There are 29,151 reviews per this type of listing
 - There are 3.5 reviews per listing per month
- The average price per night per listing is €141
- The estimated income per month per listing is €2,421
- The average number of days per year that a listing is available is 230.6 days

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Host	Number of listings
Paul	17
Eileen	16
Luxury Rental Dublin	12
Bernard	11
Brian	9
Flora	8
Lloyd	8
Gerry	8
Oly & Zoe	8
Alex & Ran	8



'Economic impacts of home sharing'

Impact studies for:

- Amsterdam
- Athens
- Barcelona
- Berlin
- Boston
- **Dublin (February 2017)**
- London & Edinburgh
- Los Angeles
- Montreal
- New York
- Paris
- San Francisco
- Sydney

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The Economic Impacts of Home Sharing in cities around the world



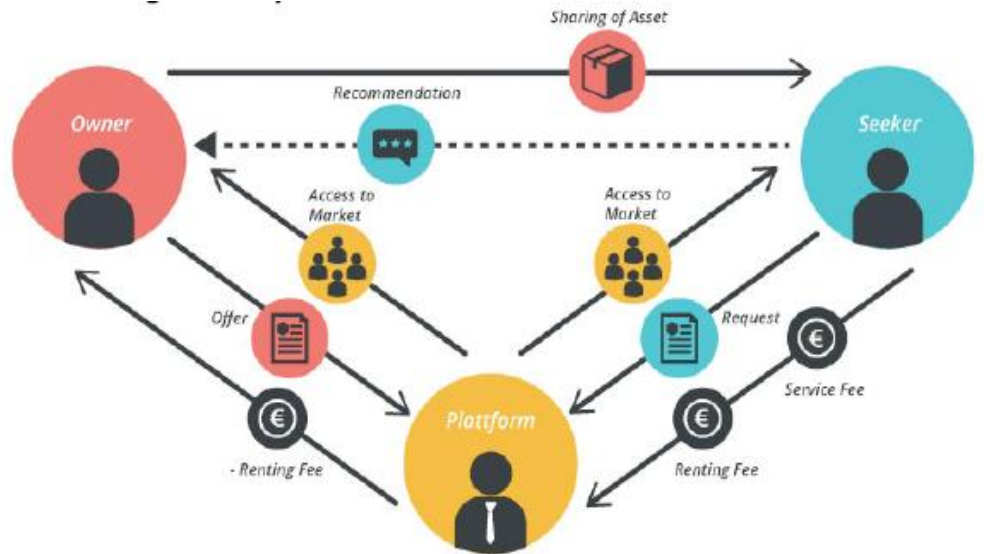


‘Economic impacts of home sharing’: some headlines for Dublin City

- 5,200 hosts who have hosted in Dublin city in the past year (12 months to Feb 2017)
 - Male 47 % Female 53%
 - Average host age is 39 years
 - 51 days hosted annually per typical listing
 - 88% of hosts share their primary residence (Airbnb host survey)
 - Average number of years a host has lived in their neighbourhood is 16
1. €4,900 annual earnings per typical host
 2. 53% of hosts use Airbnb income to make ends meet (Airbnb host survey)
 3. €46M total income earned by host community in Dublin city
 4. €196M estimated total spend by Airbnb guests in Dublin city

Understanding the 'sharing economy' and its impacts on residential space in Dublin city

- From 'consumer' to 'sharer' and 'seller'
- From 'owning' to 'providing access'
- 'Decentralisation' and de-professionalization of traditional production chains
- Disruption of business models on a large scale
- Driven by data-centric technologies
- Mediated by platforms, often with considerable negotiation power



The **Sharing Economy** evolution

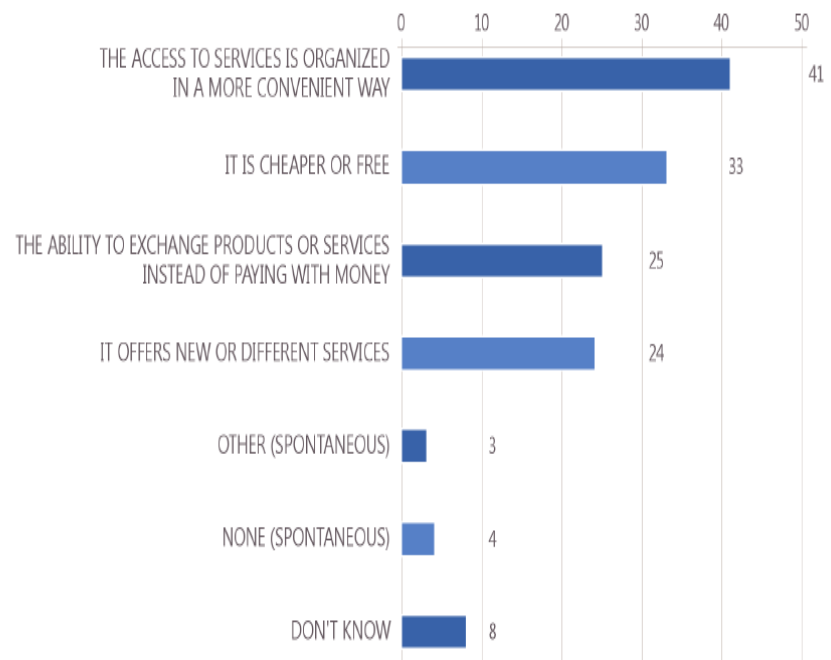
	1 Free exchange	2 Sharing cost		3 Professionalization
		Share the cost of an event	Pay back its costs	
Hosting	couchsurfing Echanges maisons.com		airbnb	
Car			drivy	
Transport	Auto stop	Bla Bla Car	heetch	UBER
Service	fon			TaskRabbit
Biens			leboncoin.fr	

PwC (2015) study for EC found Europe’s ‘sharing economy’ has generated revenues of nearly €4bn and facilitating around €28bn of transactions in 2015.

EC Flash Barometer 438 (2016)

- Found slightly more than four in ten respondents who are aware of collaborative platforms (41%) consider the fact that the access to services is more conveniently organized as one of the main benefits of this type of platforms compared to traditional commerce of goods and services.
- Around a third mention the fact that it is cheaper or free (33%), while around a quarter identify the ability to exchange products or services instead of paying with money (25%) and these platforms offer new or different services (24%) as the main benefits of collaborative platforms

Q3 Compared to the traditional commerce of goods and services, what do you think are the main benefits of this type of platform for its users? (MAX. 2 ANSWERS)
(% - EU)



Base: respondents who have heard of or have visited collaborative platforms (N=7,409)

‘sharing’/ ‘collaborative’/ ‘access’ economy: differentiation reflects wider disagreement on definitions and broader uncertainty on business models (P2P; B2P; B2C; C2C).

Some proposed benefits:

- ✓ Lower prices & transactions costs and broader choices
- ✓ Fostering new growth models (indirect forms of employments & flexible source of income)
- ✓ Lower entry barriers for ‘prosumers’ *
- ✓ Reduced environmental impact (e.g. carpooling)
- ✓ Inclusive to vulnerable consumers with weaker purchasing power
- ✓ Creating diversified market (differentiated & more personalised)

Some proposed costs:

- Market imbalances due to unfair competition as traditional actors not bound by the same rules and safety standards
- Higher prices in adjacent markets
- Consumer protection issues: new monopolies and ‘lock-ins’
- Labour standards and rights (social security)
- Concerns over potential discrimination (reputation/ race/ religion/ sexuality)
- Questions on inclusivity i.e. ‘digital divide’ ICT access and skills

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*A private individual who provides, produces or trades goods or services not related to their habitual business, trade or profession. Such activity could be for profit, not-for-profit or for intangible rewards or social reasons such as helping other users, reducing waste, improving the environment, etc. services)

Next steps?

- **‘To properly regulate short-term rentals (STR), a city needs to think about how, where, when, and what to regulate’**

- Quattrone, Giovanni and Proserpio, Davide and Quercia, Daniele and Capra, Licia and Musolesi, Mirco, *Who Benefits from the 'Sharing' Economy of Airbnb* (February 26, 2016). International World Wide Web Conference. WWW 2016, April 11–15, 2016, Montréal, Québec, Canada

- Proposal that DCC Housing and Community Department commission a study to report for Qtr 4 (October) and make recommendations
 - Consultation with DCC Housing SPC members (March)
 - Comprehensive Terms of Reference based on initial Scoping Report (April)
 - Formulation of key Research Questions
 - Confirmation of comparative analysis with other cities



A note on data

- Airbnb does not provide data to DCC
- The data presented in slides 2 to 21 is public information that is 'scraped' from the Airbnb website by 'Insideairbnb.com'
 - Insideairbnb.com is 'an independent, non-commercial online set of tools and data' that can be used to explore activity of Airbnb website.
 - The data presented here is a snapshot of 'listings' for Dublin available at 18th February 2017.
 - Insideairbnb.com data is not verified by Airbnb.
- Data presented in slides 23-26 is produced and authorised by Airbnb.



Homelessness Update

Use of Commercial Hotels

In 2016 a total cost for the use of commercial hotels for accommodating people experiencing homelessness was €38,941,522.43. Approximately 190 hotels were used for this purpose over this period.

Moves to Tenancies – 2016

In 2016 a total of 1,833 individuals moved from homelessness into tenancies. This was an increase on the 2015 number of 1,059. The 2016 number includes 974 Homeless Housing Assistance Payment (Homeless HAP) tenancies.

Strategy for the Provision of Accommodation for Families Experiencing Homelessness

The DRHE are coordinating a regional response to the Minister's commitment to end the use of commercial hotels for families by July.

In January 2017, there were 1,007 families with 2,046 children in homeless accommodation. These figures include 764 families with 1,551 children living in commercial hotels, and 243 families with 495 children living in other homeless accommodation. Of these families 335 were self-accommodating, meaning these families sourced their accommodation directly with hotels.

This delivery of accommodation is being pursued through a suite of housing provision options. These options include the Rapid Build Programme and the provision of new Local Authority owned units. There are currently 130 Rapid Build units and 70 Local Authority units under construction. Other options being pursued include Approved Housing Body leasing arrangements, Housing Agency acquisitions and the recently introduced Repair and Leasing Scheme.

In addition the following initiatives are ongoing:

The Development of new Supported Temporary Accommodation Facilities for Families

These new facilities will meet the needs of families who are currently experiencing homelessness and will provide a range of facilities which will support families in a more family friendly environment. Food will be served daily in the dining area of all facilities with a menu of healthy options available for both breakfast and dinner. A dedicated private room will be available in each facility for key working staff who will liaise on a regular basis with families and support them on their transition to more permanent housing. Recreational space, both internal and external (where possible) will be created for children to play. Access to computers and free wifi will be available and a dedicated homework room will also be available for children to study. Each family unit will have ensuite facilities. Communal laundry facilities will also be available.

Opportunities to secure new facilities for families continue to be explored. In February work commenced on one such in Clonliffe Rd. Drumcondra. This facility will be operated by Crosscare and will provide accommodation for approximately 50 families to include play space, cooking and laundry facilities and communal recreation space. Additional supports will also be available for families as they transition to other housing options that become available for them.

Homeless Housing Assistance Payment

Families who are experiencing homelessness will continue to be offered Homeless HAP, where appropriate, to assist them to secure a tenancy in the private rented sector. In January 2017, 22 families, including 12 families who were accommodated in commercial hotels and B& Bs, moved to tenancies through Homeless HAP. Details of all allocations to families experiencing homelessness in January 2017 are outlined below.

Dublin Region Allocations - Families

Type of Allocation					
Allocations - Families (January 2017)	Homeless HAP	LA/AHB	LTA	Private Rented	Allocations to Households
Families in Hotel / B&B	12	9	0	1	22
Families in STA/TEA	0	9	0	0	9
Families - did not access EA *	10	1	0	0	11
Total Allocations in the region	22	19	0	1	42

DUBLIN REGION FAMILIES WHO ARE HOMELESS

January (week of 23rd - 29th) 2017

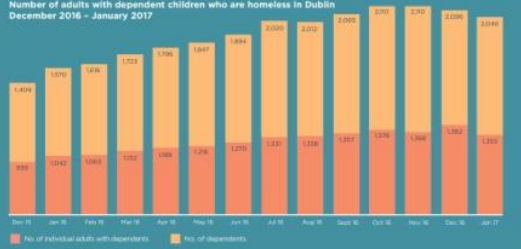


IN HOTELS
764 FAMILIES
WITH 1551 DEPENDENTS

IN HOMELESS ACCOMMODATION
243 FAMILIES
WITH 495 DEPENDENTS

1007 FAMILIES
WITH 2046 DEPENDENTS
IN HOMELESS ACCOMMODATION

Number of adults with dependent children who are homeless in Dublin
December 2016 - January 2017



The Dublin Region Homeless Executive is provided by Dublin City Council as the lead statutory local authority in the response to homelessness in Dublin and adopts a shared service approach across South Dublin County Council, Fingal County Council and Dún Laoghaire-Rathfónam County Council.

For more information please see www.homelessdublin.ie





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Friday 10th March 2017

Item No. 6

**SOCIAL HOUSING SUPPLY AND DELIVERY REPORT
FEBRUARY 2017**

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)

Total Provided: 3862

2017 Outturn so far: 540

Funding Allocation: €292m

	2015	2016	2017
Units Completed to date	565	533	72
Voids Restored	1012	975	129
Part V		25	2
HAP Tenancies (Dublin Region)	112	640	337
Outturn	1689	2173	540

	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			467
Units currently being acquired			189	42	97		328
Part V:			36	84			120
Units at Tender Stage:			7	187		56	250
Capital Appraisals Submitted to Department			6	412	163	52	633
Units at Preliminary Planning/Design:			84	113	220	266	683
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:			201	66	40		307
Total Delivery of Units:	1689	2173	871	1233	620	979	7556

**Schemes completed to date in 2017 – Department of Housing, Planning, Community and Local Government (DHPCLG)
Capital Works Management Framework (CWMF) Stage 4**

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	Total per Category
General Needs	Dublin City Council	General Acquisitions	LA housing	15
General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	2
South Central	Dublin City Council	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	52
All Areas	AHBs/Special Needs	Various	CAS	1
	Total			72

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)	Q3 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	Q3 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
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. Final funding approval to be granted	Completion of works	Q2 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.	Completion of works	Q3 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	Q2 2017
2015.154	South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (Co- operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Works recommence March 2017	Completion of Works	2019
		Sub total			467			

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)	78	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	225	In progress	Legal Documentation to be completed	Q1 2017
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	15	In progress	Legal Documentation to be completed	Q1 2017
	Sub-total			328			
	GRAND TOTAL	Units under construction or being acquired		806			

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	Q3 2017
2016.942	North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2019
	North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Submission with Department for funding approval.	Units acquired.	Q1 2017
		TOTAL			120			

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	Contractor on site	Complete Development	Q1 – 2018
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 re-tendered 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	Q4 2019
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
2015.127	North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Job retendered and Contractor due to be appointed	Commence construction	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 preparing tender documents	Issue tender documentation	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. 3/2/17: Stage 3 approval granted	Issue tender documentation	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. DCC has requested AHB to provide further information in relation to cost plan.	Finalise Stage 3 application	2018
		GRAND TOTAL			250			

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 Q2 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.	Q1 2020
	Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Revised Cost Plan to DPHCLG	Stage 3 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.	Q4 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.	Q1 2019
	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. Master Plan developed for the site	Bring to Part 8	Q2 2020
	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	Disposal of site to be completed	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 Stage 1 Approval	EOI to be advertised re AHB panel	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
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 submitted stage 2 submission. DCC reviewing	Submit Stage 2 submission to DHPCLG	2019

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. Reply to issue shortly to Dept	Respond to queries on Stage 1 application	2018
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 documentation	2019
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	With Department for funding approval	Issue of tender documentation	2018
2016.922	South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF & Leasing	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018

CA15000537	South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site offered by Department of Justice in response to Homeless Implementation Calls. Department issued Stage 1 approval Jan 2017	Developed design and cost plan	2018
	Grand total				633			

Schemes at Preliminary Planning/Design Stage

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 in place. Proposal to include both private (120 approx) and social (50 approx) units	DCC to review overall plan	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.	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	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	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	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. Issue of title to be resolved.	Determine when site will be available for future development	2020
South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area. Significant enabling works to be carried out	DCC to review and determine future development of sites	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.	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.	2019
South Central - General Needs	Dublin City Council	Grand Canal Harbour Site	LA Housing	TBC	Mixed use scheme to be considered	DCC to prepare draft design	2020

South Central - General Needs	Dublin City Council	Bridgefoot Street	LA Housing	50	Presentation made to SCA – Parks & Social Housing	Consultation to commence on proposal	2019
South Central - General Needs	Dublin City Council	Cork St., Dev. Site adjoining Weaver Park Site.	LA Housing	40	DCC to review & prepare draft design	Commence Review	2019
South Central - General Needs	Dublin City Council	Weaver Street (Allotment Site)	LA Housing	TBC	DCC to review & prepare draft design	Commence Review	2020
North Central - General Needs	Dublin City Council	Spine Site Darndale	LA Housing	TBC	Review previous scheme	Commence Review	2020
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands	Mixed use Scheme	TBC	New Masterplan required	Engage Consultants	2020
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
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. Plan to do new build 1st.	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	5 x bungalows, suitable for congregated settings and disability	DCC to return comments to Department	Q1 2017
North West/General Needs	AHB	Clancy Court, Finglas, Dublin 11 (Tuath)	CALF & Leasing	7	AHB to acquire units	DCC to return comments to Department	Q2 2017
TOTAL				683			

Land Initiative Projects		
Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central - General Needs	Governance structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review completed Consultative Forums established	195
O Devaney Gardens + Infirmary Road Central - General Needs	Governance structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review underway Consultative Forum established	119
St Michaels Estate South Central - General Needs	Governance Structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review completed Consultative Forum established	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 NW Area Committee 16th February meeting Initiate Part 8 March NWA Committee meeting	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place. Presentation to NC Area Committee 16th February meeting. Initiate Part 8 March NCA Committee 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	Contractor on site	1st phase completion	Q3 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q3 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q3 2017
HSE Lands Ballyfermot	53	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Woodbank Drive	5	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Rathvilly Park / Virginia Park	12	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Woodville House/Kilmore Road	40	To explore the possibility of including space for CRC Facility	Determine nature of site development	Q2 2019
Fishamble Street	6	Procurement competition for design team frameworks launch 10/01/2017. Competition closing date: 16/02/17 Commenced Assessment of Tenders	Programme for procurement finalised.	Q4 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
N29/70/66	DCC	Kylemore Grove - Rebuild of 3 Houses	TAP	3
DCC Funded	DCC	Bridgeview - Rebuild Houses	TAP	2
	DCC	Acquisition	TAP	2
N29/70/133	DCC	St. Joseph's Upgrade	TAP	1
N29/70/135	DCC	Yard Resurfacing	TAP	10
N29/70/129	DCC	St. Margaret's Electrical Upgrade	TAP	30
	DCC	Energy Efficiency Insulation	TAP	130
N29/70/145	DCC	Refurbishment of Bay - Grand Canal	TAP	1

Schemes Under Construction Stage 4

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/142	DCC	Overcrowding Extensions: 4 Cara Park GHS	TAP	1

Schemes at Tender Stage - Stage 3

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/119	DCC	Special Needs Adaptation: 19 Belcamp Crescent	TAP	1

Capital appraisals submitted to the Department - Stages 1 & 2

Project Ref	Provider	Schemes	Funding Programme	No of Units
	DCC	Electrical Upgrade - St. Joseph's Park	TAP	13
N29/70/148	DCC	Electrical Upgrade - St. Oliver's Park	TAP	14
N29/70/153	DCC	2 Bridgeview, Cloverhill Road	TAP	1
N29/70/152	DCC	8 Avila Park , Cappagh Road	TAP	1

N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)	TAP	31
N29/70/146	DCC	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	TAP	5
N29/70/149	AHB	Tara Lawns - Redevelopment of the site	TAP	10
N29/70/140	DCC	St. Margaret's Park Dayhouse Upgrade	TAP	30
N29/70/61	DCC	Pigeon House Road - Redevelopment of site	TAP	6
Schemes at Preliminary Planning/Design				
Project Ref	Provider	Schemes	Funding Programme	
		Rebuild: 1 Northern Close	TAP	1
	DCC	St. Oliver's Park Day-house upgrade -	TAP	14
	DCC	St. Oliver's Park Day-house upgrade -	TAP	14
	DCC	St. Joseph's Park - Community Centre refurbishment	TAP	1
	DCC	New Sanitation Unit Requests received - Tender on behalf of 4 Local Authorities	TAP	

	DCC	Refurbishment of Sanitary Facilities 9 units in Cara Park	TAP	9
	DCC	Remediation of Pyrite-damaged - Avila Park Community Centre	TAP	
N29/70/141	AHB	St. Dominic's Park - refurbishment of 23 bays and electrical works.	TAP	

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)
Constrction/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 - To be submitted to February City Council meeting

Croke Villas - Demolition contract being prepared.

Cornamona - Being

Prepared.

Infirmiry Road - Being prepared



Housing Assistance Payment

Presentation to Housing SPC 10th March, 2017



Introduction to HAP



What is HAP?

New form of **Social Housing Support**

Page 107

Replaces Rent Supplement for **households with long-term need**

Housing authority **responsible for all households** where housing need determined

Short term cases stay as Rent Supplement

What is HAP?

Household **sources their own accommodation** on the basis of the HAP rent limits

HAP Payment is **paid directly to landlord** by Dublin City Council on behalf of the tenant . DCC is not a party to the tenancy

Once housed through HAP- housing needs are met but HAP recipients **qualify for social housing support via Transfer List**

Household can **work full-time**

What is HAP? (cont.)

Tenants

- Over 17,000 households currently being supported by HAP nationally (34% are RS Transfers)

Landlords

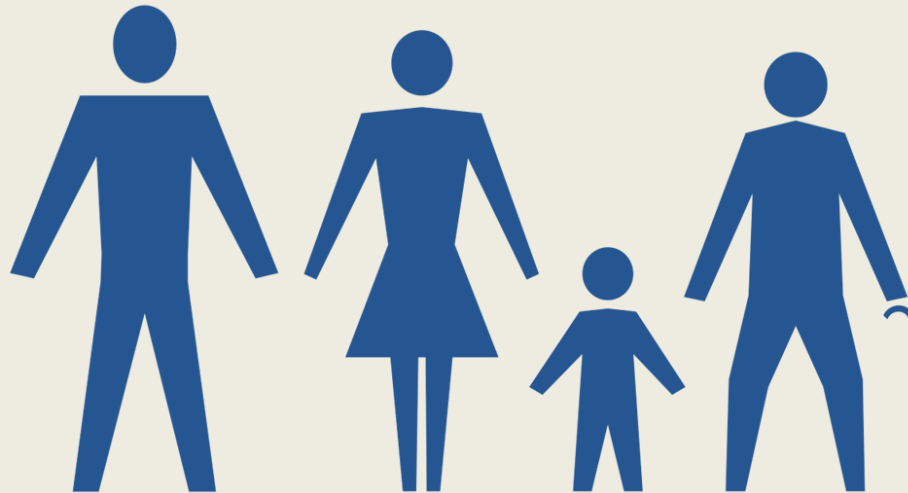
- More than 10,000 different landlords
- Including 100's of letting agents

Local Authorities

- HAP is available in all local authorities
- Homeless HAP scheme in Dublin Region - DRHE
- One central transactional shared service - Limerick

HAP- Eligibility?

- Any household that is **qualified for social housing support** is eligible for HAP



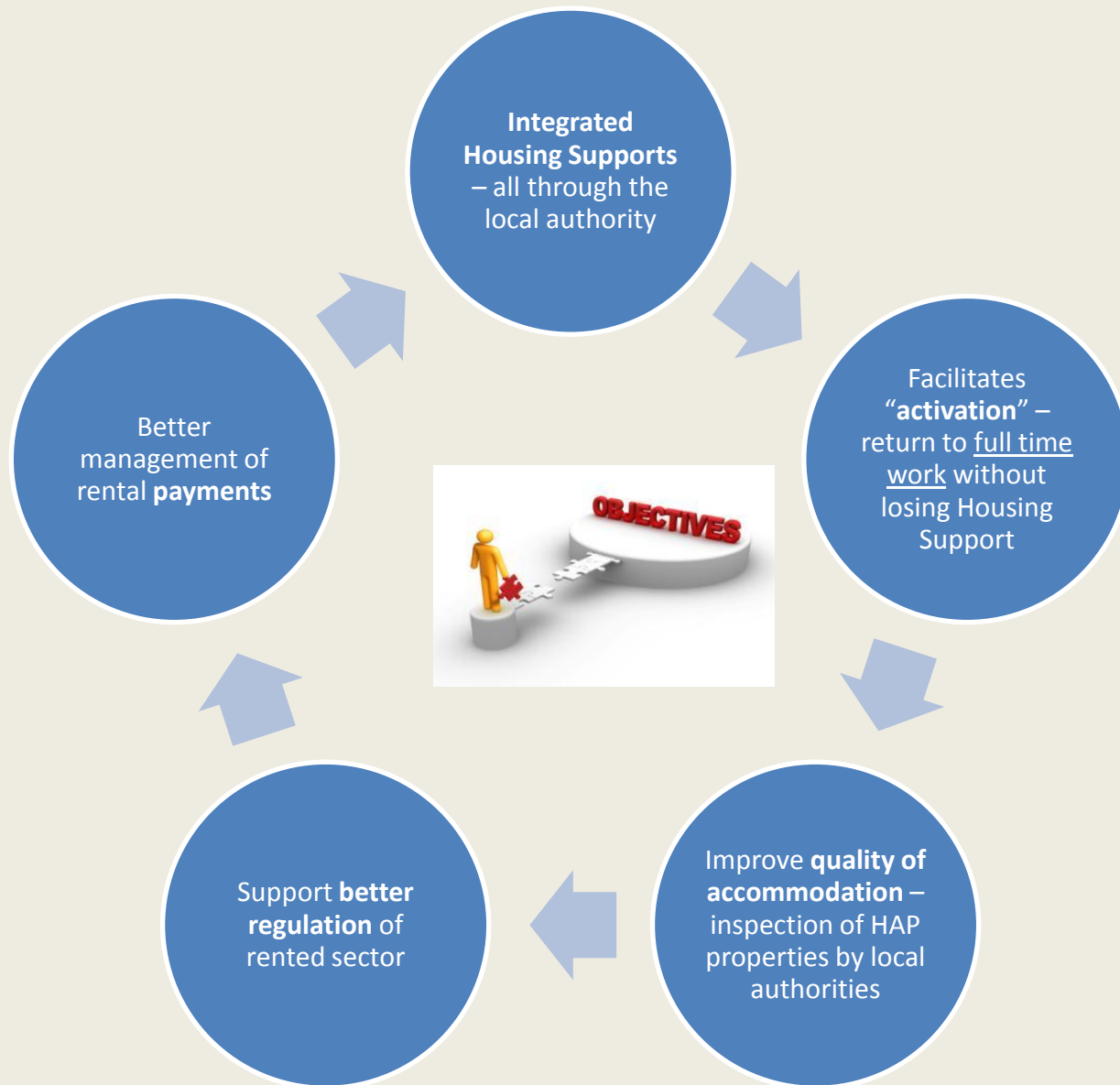
HAP- Eligibility? Who's on first?

Four main groups:

- **New Social Housing Applicants** who need housing support
- **Existing households on housing list** who may present to the local authority seeking HAP
- **Rent Supplement recipients changing tenancies.** DSP have agreed to approve a new RS tenancy for these households for an interim period
- **Long-Term Rent Supplement recipients** – referred from DSP and to be transferred to HAP on phased and agreed basis



Key Policy Objectives



HAP as a flexible policy response

provides **greater housing support** compared to Rent Supplement

other LA accommodation is an option through **transfer list**

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social housing support but with the flexibility of the private rental market

expands choice to areas where little/ no social housing

expands delivery for **single person households** and other groups not well served by Social Housing Stock

allows **sharing** of accommodation (within reason)

HAP Government Commitments

The Programme for a Partnership Government and *Rebuilding Ireland (under Pillar 1 – Address Homelessness and Pillar 2 – Accelerate Social Housing)* made the following commitments in relation to the future operation of HAP:

- Increasing Housing Assistance Payment (HAP) (and Rent Supplement limits)
- Extending the roll out by local authorities of HAP
- Extending the capacity to make discretionary enhanced payments

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Accelerated Delivery HAP delivery target under Rebuilding Ireland:

Year	SHS Target	APlan Target	% increase in target
2015	8,400	-	5,680 Actual - 68%
2016	10,000	12,000	120%
2017	10,000	15,000	150%
2018	15,000	17,000	113%
2019	15,000	16,760	112%
2020	11,040	13,000*	
2021	n/a	10,000	
Total	69,440	89,440	

*The aim is to complete the transfer of rent supplement to HAP by 2020

Challenges for HAP

First social housing support to be **demand led**

Local market rents still a challenge for some

Tension between **achieving higher rental standards and rent levels**

Increased **private rental inspections** for LAs

Managing **Transfer list & Allocations**

Inter LA Movement

Increasing RS transfers



HAP Prescribed Periods

Inspections

- not required where inspected in previous 12 months
- where required must be arranged within 8 months

Sourcing alternative accommodation

- where this is required the local authority can continue to provide HAP for 13 weeks

Offers of other social housing accommodation

- the prescribed number of offers is **2**
- where a prescribed number of offers are made by the local authority and refused the household is **suspended from the transfer list for 12 months- but they still receive HAP**

HAP – ASB Implications

HAP tenant must not engage in **anti-social behaviour**

Page 117 **Tenancy agreement** between landlord and tenant is covered by the RTA 2004 (as amended) – accordingly landlord can end tenancy

A local authority **may** - refuse to provide, or to continue providing, housing assistance to a qualified household where - the authority considers that any member of the household is or has been engaged in anti-social behaviour

It is **ultimately** a matter for the authority to decide

HAP Scheme Details



HAP Basics

To be eligible for HAP – a person must be qualified for social housing support

Tenant **sources own accommodation** suitable to their needs and within HAP rent limits, and once housed their housing need is met

LA **does not** pay deposit

HAP payments commence once the HAP Application Form is validated and processed

HAP payment made on behalf of tenant to landlord on a **monthly basis**, subject to rent limits and conditions

Tenant pays **differential rent** and can work **full-time** – does not lose HAP support but must inform LA of changes in income

If tenant gets social welfare payment through post office, they must pay their HAP rent contribution through the **Household Budget Scheme (HBS)**

HAP Rent Limits

Maximum rent limits are provided for in Regulations. Revised on 1st March, 2017

7 household classes (as per RS) – atypical households (s.43 determinations)

Evidence of **top-ups** (declared)

Additional flexibility to exceed max. rent limits on a case by case basis

Prudent application of additional flexibility

HAP Maximum Rent Limits from 1st March, 2017 for four Dublin Local Authorities



1 adult in shared accommodation	Couple in shared accommodation	1 Adult	Couple	Couple or 1 adult with 1 child	Couple or 1 adult with 2 children	Couple or 1 adult with 3 children
€430	€500	€660	€900	€1,250	€1,275	€1,300

Terms & Conditions - Tenant

Source suitable property **within HAP rent limits** (generally equivalent to Rent Supplement limits, but not always)

Must pay rent contribution to the local authority - where recipient is in receipt of social welfare payments through the post office, differential rent is paid via Household Budget scheme

Expected to remain in the property for a period of 2 years (*certain exceptional circumstances provided for moving*) - there is no limitation placed on the length of tenancy that can be supported by the HAP scheme

Must not engage in anti-social behaviour

Terms & Conditions - Landlord

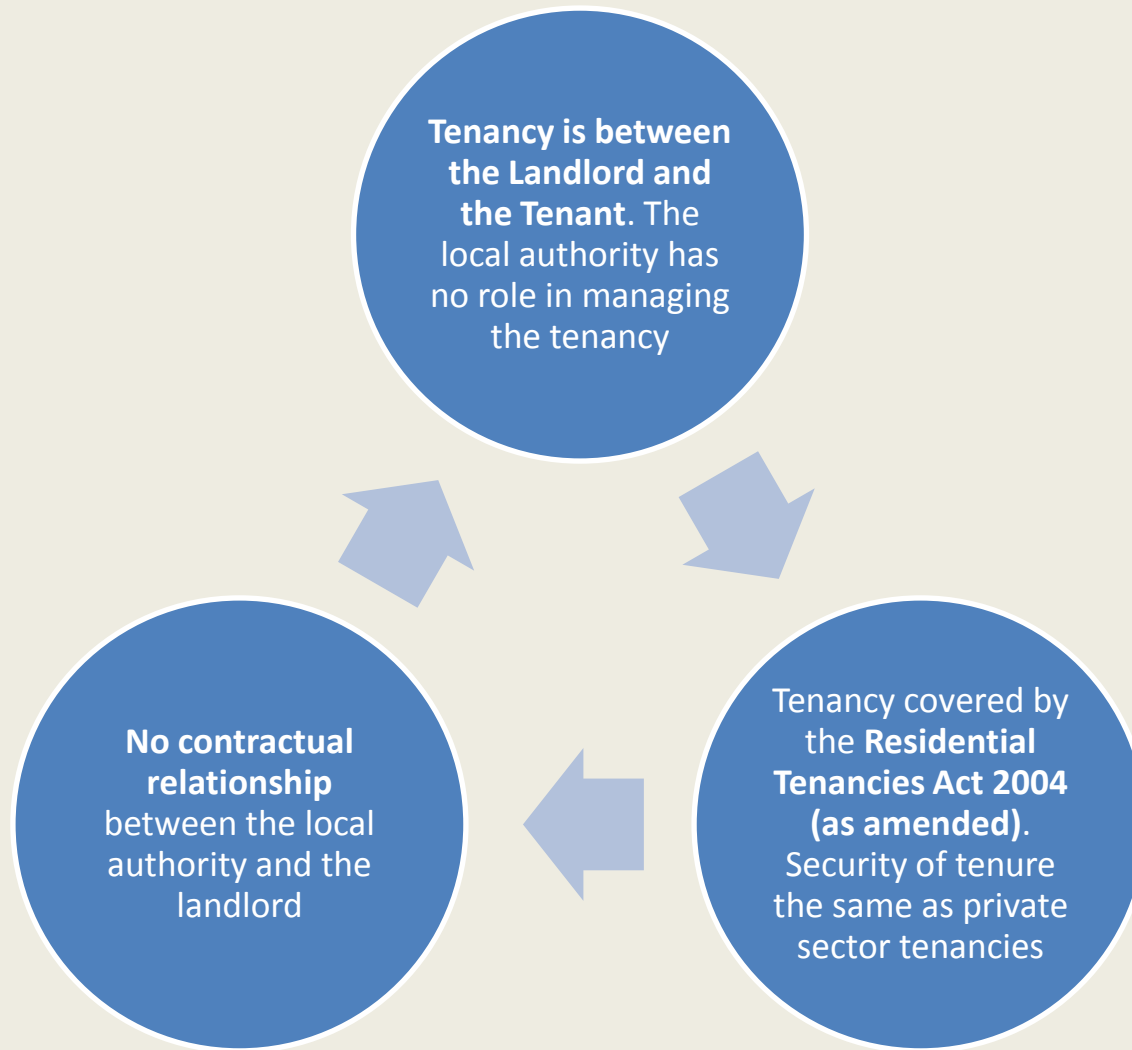
Tenancy must be a **tenancy “in good faith”** (Section 39(2)(e) of the 2014 Act)

Property must **comply with the standards for rental accommodation**
- under HAP the local authority is obliged to arrange to inspect properties within 8 months of the first payment to the landlord

Landlord must be tax compliant – the **HAP SSC** will seek tax clearance immediately. Revenue restrictions on payments to landlord that exceed €10,000 in 12 month period without tax clearance

Landlords responsibilities are as covered by the Residential Tenancies Act 2004 (as amended)

Tenant - Landlord Relationship



Comparison between Rent Supplement and HAP

RS

- Tenant sources own accommodation
- DSP considers assistance with deposit (means tested)
- Tenant pays landlord
- Maximum of 30 working hours
- On the Housing List

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HAP

- Tenant sources own accommodation
- Local authority does not pay deposit
- HAP SSC pays landlord
- Tenant pays differential rent (income based rent contribution)
- Can work full-time
- Housing need is met

Thank You...

**Any
Questions?**



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Friday 10th March 2017

Item No. 8

Amendment to Scheme of Lettings 2013

The **Housing Assistance Payment (Section 50) Regulations 2017 (S.I. No. 55 of 2017)** extends the statutory Housing Assistance Payment (HAP) pilot so that ALL qualified households can avail of the HAP scheme in the administrative area of Dublin City, Dún Laoghaire-Rathdown and Fingal from 1st March 2017. Previously only homeless households could avail of the HAP scheme in these administrative areas.

I recommend that Dublin City Council's Scheme of Letting Priorities be amended to include the attached information on the HAP Scheme.

The Housing Assistance Payment Scheme (HAP)

The Housing Assistance Payment Scheme (HAP) is a form of social housing support which is available to households who have been deemed eligible for inclusion on Dublin City Council's Housing List, including many long-term Rent Supplement recipients. Under HAP, Dublin City Council will make the full rent payment, subject to rent limits, on behalf of the HAP recipient directly to the landlord. The HAP recipient will then pay a rent contribution to Dublin City Council.

Applications for Housing under the Housing Assistance Payment Scheme

Any household that qualifies for social housing support will be eligible to apply for HAP.

Current Rent Supplement recipients who qualify for social housing support will be transferred from Rent Supplement to HAP on a phased basis.

Applicants housed under the Housing Assistance Payment Scheme seeking a Transfer

HAP recipients who wish to do so will be able to access other social housing supports such as local authority housing or housing provided by approved housing bodies, not through the current waiting list system, but through the transfer system operated by Dublin City Council.

Where a HAP recipient applies for a transfer within two weeks of entering HAP, the transfer list will reflect the time the recipient previously spent on the waiting list.

The HAP recipient will therefore be placed on the transfer list on no less favourable terms than if they had remained on the waiting list.



Traveller Accommodation Update

1. Report on caravans at the back of houses:

The following is a count of caravans at the back of houses. It was never intended for the space for caravans to be used as dwellings. Where permissions to reside have been granted, it was on the basis of having adequate space in the house. In other cases, additional claimants are added to the rent accounts when it is picked up that they are claiming from that address.

DCC does not sanction the use of the caravans as alternative dwellings. The fire risks of doing so are considerable and jeopardise the houses as well as the caravans. Decanting will take time and applicants have the following options:

- Presentation to Homeless Services
- HAP
- Moving into the House where there is adequate space (In Avila & Cara a number of the houses are under-capacity)
- Breach of Tenancy warnings to tenants who move caravans into the back of houses
- Priority on standard housing lists if that is an acceptable option to the applicants and if eligibility criteria are otherwise met

Labre Park

1	Portakbin	Used for Storage
1	Mobile	Not in use
3	Caravan	Side/Back of House; 2 in use

Kylemore

1	Mobile	Not in use
1	Caravan	

Bridgeview

* Bridgeview	Caravan	Only used for holidays
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Avila	24 mobiles in back gardens	Most of the houses have capacity
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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

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	Clúid to appoint design team	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. Interim plan for water/drainage/ electrical/ dayhouse remediation	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	Detailed Design	Q4 2018
Schemes at Preliminary Planning/Design				
Schemes				
Rebuild: 1 Northern	1	Not Started - Legal		

Close		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.	Engineer has assessed site: Suitable for 2 houses. Appoint Architect	
St. Dominic's Park	23	Overall plan with Respond to develop. Interim plan for water/drainage/ electrical/ dayhouse remediation		