



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,
ON FRIDAY, 21 APRIL 2017 AT 3.00 PM**

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| 1 Minutes of meeting dated Friday 10th March 2017 and matters arising | 1 - 6 |
| 2 Cluid Presentation | 7 - 38 |
| 3 Chairperson's Business | 39 - 40 |
| <ul style="list-style-type: none">• <i>St. Teresa's Gdns Chairperson Ratification</i>• <i>Correspondence</i>• <i>Update on Sub-Groups</i> | |
| 4 Homeless Update | 41 - 42 |
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| 6 Traveller Accommodation Update | 69 - 74 |
| 7 Motion in the name of Paul Hand | |
| <p>In light of the upcoming lands initiative on St. Michael's Estate in our area, this Area Committee requests that local employment clauses be inserted into any tender documents in order to provide the maximum local gain for the wider Dublin 8 area. Additionally we would request that Dublin City Council use the construction as an opportunity for the Housing Maintenance Section to employ new apprentices who can gain experience on this site and replace our ageing staff profile in this section of Dublin City Council.</p> | |
| 8 Motion in the name of Alison Gilliland | |
| Issue of grants/loans for over- crowding | |
| 9 AOB | |
| <ul style="list-style-type: none">• <i>Day/Time of Meetings</i> | |

HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 10TH MARCH 2017

ATTENDANCE

Members:

Cllr. Daithi Doolan (Chair)
Cllr. Alison Gilliland
Cllr. Anthony Conaghan
Cllr. David Costello
Cllr. Tina Mac Veigh
Cllr. Ray Mc Adam
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Cllr. Sonya Stapleton
Cllr. Chris Andrews
Cllr. Christy Burke
Cllr. Pat Costello
Cllr. Pat Dunne
Lillian Buchanan
Kathleen McKillon
Kevin White
Winnie McDonagh

Other Cllrs present :

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

Others:

Threshold – John-Mark McCafferty, Gary Byrne & Gavin Elliot
Laoise Neylon (Dublin Inquirer)
Olivia Kelly (Irish Times)
Jill Young (ICSH)

Apologies

Cllr. Janice Boylan
Pat Doyle
Aideen Hayden

Officials Present:

Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Eileen Gleeson, Director D.R.H.E.
Dymphna Farrell, Senior Executive Officer
Daithi Downey, Senior Executive Officer
Lorraine Brogan, Administrative Officer
Pat Teehan, Administrative Officer
James Nolan, Executive Engineer
Colm Smyth, Principal Environmental Health Officer
Una McEvoy, Administrative Officer
Mary Davis, Staff Officer
Sandra Carley, Trainee Accountant
Christy McLoughlin, Assistant Staff Officer

Sarah Ann Murphy, Clerical Officer

1. Minutes of meetings held on 10th February 2017 and Matters Arising.

Agreed: Minutes agreed.

2. Threshold – Tenancy Protection Service Presentation

John- Mark McCafferty, Gary Byrne and Gavin Elliot presented.

Attendees thanked Threshold staff for their presentation.

Cllr. Pat Dunne enquired about a legal aspect - Part 4

Cllr. Christy Burke asked if a Notice to Quit has to be signed "Off" by a solicitor.

Gary Byrne explained the legal aspects of the work and explained their advocacy service. He informed meeting that a "Notice to Quit" can be signed by an authorised agency (can be a family member or a Letting Agent).

Gavin Elliot explained the Part 4 process (rolling 4 or 6 year tenancy) in response to Cllr. Dunne's query.

Agreed: *Presentation noted*

3. Chairperson's Business:

➤ R.A.S. and Rental Protection Zones

Cllr. Doolan queried whether the legislation might have unintended consequences for tenants; however Céline Reilly, Executive Manager, advised that landlords can't benefit financially by leaving R.A.S. She also advised that it is proposed that there be a review of the Rent Protection Zones in June and that the Councillors could make a submission at that stage.

Cllr. Pat Dunne asked if the R.A.S. section is going to accept new tenants. Lorraine Brogan, Administrative Officer, advised that yes, DCC are accepting new applicants and landlords as there are still people looking to come into the scheme.

➤ P.P.P. (Public Private Partnership)

Cllr's. Doolan, D. Costello, Ni Dhálaigh, Flynn & Connaghan, expressed concerns regarding the P.P.P. process.

Cllr's. Doolan, D. Costello, Ni Dhálaigh, Dunne & Lyons voiced concerns about Value for Money/Financial aspects of P.P.P. model.

Cllr. Christy Burke asked if developers that failed to deliver in the past would be exempt from current/future P.P.P. projects.

Elish Ryan looked for clarification in relation to the selection/establishment of a Project Company and guaranteed profit margins for developers.

Tony Flynn, Executive Manager sought support from members that Dublin City Council be the lead authority for Bundle 1, 500 Social Houses (Under Section 85 Local Government Act). He explained what the report was outlining, the financial implications & process for D.C.C. Two sites will be

managed by Approved Housing Bodies (A.H.B.'s) and the council will get the properties back after the process/25 years. He stated that it was different from the models that D.C.C. had before.

He informed attendees that the process meets the requirement of the "Public Spending Code" & is managed by an independent Process Auditor.

James Nolan, Executive Engineer explained how previous models operated versus the current model. With regards to V.F.M., he outlined the process. He stated that they will be going to the Area Committees to provide feedback.

He stated that the Project Company would be a consortium & that there would be no guaranteed profit margin for developers. He outlined the process involved.

Tony Flynn acknowledged concerns of the group. He stated that if current process has to start again, it could add another 18 months to the process. He stated that a Cost Benefit Analysis and Economical Appraisal have to be done as part of the process.

- Chair of St. Teresa's Gardens
Tony Flynn outlined the nomination procedure.

- **Sub-Groups:**

- Data Protection & Housing List:
Cllr. Pat Dunne provided an update on the Data Protection group. The Councillor stated that he was of the view following the meeting with the Data Commissioners that letting addresses could be released without breaching Data Protection Legislation. However Céline Reilly explained that the Data Commissioner had clarified that this was only the case if the person could not be identified from the address and that the recommendation was that a Privacy Impact Assessment should be carried out to assess this.
- Pre 63
Cllr. Ray McAdam stated that he has worked with the Principal Environmental Officer and a report will issue within the next week.

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

Circulated to members prior to meeting.

Agreed: Review of the implications for R.A.S. by the introduction of Rent Pressure Zones for May meeting.

Agreed: P.P.P. Report goes to the April City Council Meeting for adoption.

Agreed: St. Teresa's Gardens Chairperson ratification for April SPC Meeting.

Agreed: LECP report on a quarterly basis.

4. Airbnb Brief

Circulated to members prior to meeting.

Daithí Downey presented.

He explained that further consultation can take place through a “Working Group”

Cllrs. Perry, Dunne, Flynn, Burke, Ni Dhálaigh, Sammon, MacVeigh, McAdams & Kathleen McKillon queried and raised concerns about Airbnb operational and legislative issues.

Daithi provided further information and suggested that further queries/points of view and/or reflections can be sent to SPC Secretariat for collating.

Members thanked Daithi for his presentation.

Agreed: Working group to be established & supported by external resources. SPC Secretariat to contact Economic Development & Enterprise & Planning and Property Development SPC's.

5. Homeless Update:

Circulated to members prior to meeting.

Cllr.s Ni Dhálaigh, Burke & Dunne enquired about the June/July timeline for having families out of commercial hotels.

Cllr. Burke asked if there was any truth that D.C.C. were considering converting Housing Maintenance depots into accommodation.

Cllr. Doolan asked where the families are going to go and what's the plan?

Eileen Gleeson, Director D.R.H.E., informed attendees that the June/July time period is still the schedule. She stated that DCC/DRHE was looking at all possibilities in relation to potential properties for accommodation and was ruling nothing out.

Eileen said that there is a plan in place for moving families from hotels, providing augmented family facilities and explained what is going to happen (referring to report previously circulated) and provided an update on the rough count sleep scheduled for April.

6. Housing Programme Report:

Circulated to members prior to meeting.

Cllr. Pat Dunne asked if there was a change in “Acquisition” policy and if so, what would be the implications for those on Bands 2 & 3?

Cllr. Ray McAdam looked for a “Program of Works” update with regard to O’Devaney Gardens.

Cllr. Doolan sought an update for the following Cherry Orchard sites, NABCO site, the upper Site.
He also looked for an update in relation to St. Michael’s Estate.

Cllr. Ni Dhálaigh enquired as to how Drimnagh Rapid build site will be allocated.

Tony Flynn stated that D.C.C. takes a very proactive approach to “Acquisitions” and there is no change to the current policy.
He provided an O’Devaney Gardens update and explained the current process. This update provided information on the Design Team, previous consultants and Tender schedule, basic financial information and facilitating residents going forward.

He advised that Expressions of Interest have been sought for the Housing with Support scheme for site 1B, St. Michael’s estate.
He stated that D.C.C. is awaiting a “Commencement Notice” from the contractor for the NABCO site.
The other Cherry Orchard site is on program and should be ready in July.
He explained the allocation process for Rapid Builds.

Agreed: *Report noted*

7. H.A.P. Update:

Circulated to members prior to meeting.

Cllr. Pat Dunne asked if SPC members can have informational packs.

Cllr. Ni Dhálaigh asked why can’t people be put automatically on the transfer list when applying for H.A.P. and is it policy if you are on Rent Allowance, you must transfer to H.A.P.?

Cllr. Tina MacVeigh enquired if an Opt Out system can be used.

Lorraine Brogan, Administrative Officer, explained how the process works in relation to the transfer list and advised that documentation on this was provided to applicants when they applied.
She stated that people will be phased over from Rent Allowance to H.A.P. and they don’t have to move over to it now. Lorraine explained the benefits of the system that was introduced on the 1st March..

Agreed: *Information packs to be distributed to members.*

8. Amendment to Scheme of Lettings 2013

Céline Reilly explained the reason for the Amended Scheme of Lettings.

Cllr. Doolan on behalf of members thanked all involved in the process.

Agreed: *Bring the Amended Scheme of Lettings 2013 to the Council for adoption.*

9. Traveller Accommodation Update

Members thanked/acknowledged the work that Mary Hayes had completed to date.

Cllr. Connaghan & Cllr. Burke & Winnie McDonagh expressed their concerns over electrical supply issues.

Céline informed the attendees that a Technical Team (Electrical Services) will visit affected sites and carry out an assessment of the supply issues.

Agreed: A report to the SPC at a future meeting.

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.

Lillian explained the context of the Motion

Agreed: *Motion Carried.*

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.

Céline Reilly stated that there is regular reporting on the schemes and the stages they are at. She informed members that the information is available in reports circulated.

Tony Flynn stated that T.A.P. is now a part of the Housing Programme. It's a rolling 3 year programme. He explained the process and how funds are recouped.

Agreed: *Motion Carried.*

12. AOB

Agreed: *e-mail to be circulated to decide/explore SPC date/agenda/start time going forward after April's meeting.*

Cllr. Daithí Doolan
CHAIRPERSON

Labre Park

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Redevelopment by Cluid

Current position

- Cluid has received Stage 1 funding approval for
 - 27 new houses
 - 4 bays
 - Refurbishment of 14 houses & 5 houses in Kylemore Grove
 - Building of a community centre & park
- Total amount of funding approved €8,695,620

Who are Cluid?

- We are the largest Housing Association in Ireland managing about 6,000 homes in Ireland
- We currently manage two Traveller schemes in Castlebrook, South Dublin & Trim
- We employ over 150 professional staff to provide a high quality housing service to our customers

Pre - Consultation

i. Consultation & CAS Stage 1 Funding Application

Completed 2015 by Walsh & Associates

ii. Fire Safety Requirements

- i. End of November 2016- Propose plan to meet Fire Officers requirements for 6 m separation or wall at least .9m above height of trailers
- ii. Early December 2016 – DCC consider & agree plan
- iii. End of December 2016- Plan implemented

iii. Confirm Households to be accommodated on site & housing need.

Increased from 45 to 49 households

Agree in principle preferred location on site after redevelopment.

Actions to date

December 2016

- Agreed & submitted to DCC negotiated Fire Safety Plan
- Confirmed household numbers
- Confirmed preferred locations and neighbours—Short (during Phase 2 construction) & long Term

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February 2017

- DCC Fire Officer re- inspected and provided additional requirements to DCC re required actions. Mostly housekeeping (only one home/trailer location issue)
- Agreed with DCC access requirements to adjacent development land in DCC ownership

The Plan Going Forward

March/ April 2017

Appoint Design Team & Residents Advocate

May 2017

Final design process, pre- planning & consultation with residents

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June 2017

Finalise design & submit CAS 2 Stage 2 Funding Application

July 2017

Receive Funding Approval & Submit Planning Application to DCC

The Plan continued

June 2017

Finalise design & submit CAS 2 Stage 2 Funding Application

July 2017

Receive Funding Approval & Submit Planning Application to DCC

August 2017

Submit Planning Application (Part 8)

Pre Qualify Main Contractor

October 2017

Receive Planning Permission

Complete Final design

Submit CAS Stage 3 Funding Application

The Plan continued

November 2017

Approval
Tender for Works

January 2018

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Select Contractor
CAS Stage 4 Funding Application (Tender)

February 2018

Appoint Contractor
DCC provide additional Sanitary units & prepare decant sites
Decant residents

The Plan continued

March 2018

Start on site Phase 1

February 2019

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Complete Phase 1 & move residents in
Start on site Phase 2

February 2020

Complete Phase 2

Residents View



Success Requirements

- Continued DCC Political & Administrative Support through the various phases
- Part 8 Planning
- S183 Land disposal & stock transfer
- Ongoing maintenance & management of site up to 2019
- Support in administration of CAS Funding applications (requirement for Community Building will exceed Funding limit) & payment processes
- Good working relationship between Cluid and the residents (appointment of resident advocate) – Needs Resident buy in now and throughout
- Good Contractor
- Strong Project Management (Large number of key relationships that if any breakdown will jeopardise the project)
- Development of adjacent development land (SAC support for Horse Project supported by DCC)

A lot to do!

clúid
housing



LABRE PARK REDEVELOPMENT

Making our Community Sustainable

Labre Park – A Profile

- First Traveller specific accommodation built in Ireland
- Opened in September 1967
- Four generations of families – people who moved into Labre in 1967 still live there today
- Currently 47 families live in Labre Park with a population of 179
- 22 families live in houses comprising 77 people
 - 27 adult males
 - 28 adult females
 - 3 young people age 18-13 years
 - 14 young people age 12-5 years
 - 5 children age under 5 years
- 25 Live in temporary accommodation comprising 102 people many awaiting redevelopment since 2004
 - 26 adult males
 - 24 adult females
 - 13 young people age 18-13 years
 - 18 young people age 12-5 years
 - 15 children age 5-1 years
 - 6 babies under 1 year
- 4 of the families do not have their own access to water, sanitation or electricity
Including two children under 18 months

- Over the past number of years we have collectively campaigned for the redevelopment of Labre Park
- We are delighted that finally redevelopment will become a reality and to be working in collaboration with Cluid and CENA will bring significant added value to the project
- But for us redevelopment is much more than bricks and mortar
- It is and has to be about rebuilding our community about building our future, and the future of the next generation and beyond
- we have been actively engaged in the consultation process to date, we will continue to be engaged in decision making around the redevelopment Because we want this to work, we want a sustainable community
- Alongside engagement with DCC and Cluid we are getting self organised to ensure redevelopment if a success for all of us; Residents, DCC and Cluid

BUILDING OUR FUTURE

- ▶ Our aim is to make sure the new Labre Park is a community and not just new buildings. We want to:
 - ▶ Develop indoor and outdoor spaces that cater for everyone in the community – of all ages and abilities and reflect cultural needs
 - ▶ Organise ourselves and build our own capacity to manage the spaces and coordinate activities
 - ▶ Have a long-term vision for Labre Park that takes into account new families and new generations into the future

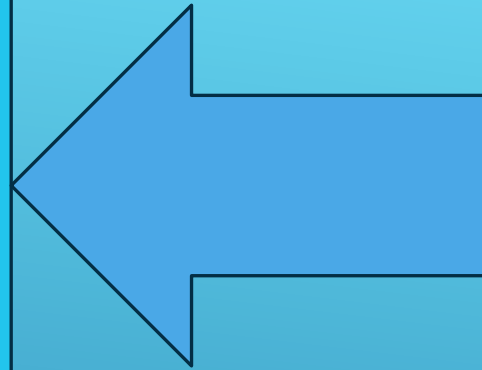
BUILDING OUR FUTURE

Labre Park Residents Association

Elected representatives from the community. Able to draw on the knowledge and support, as well as networking with key stakeholders. For example:

- Schools
- Traveller projects
- Partnership
- Local authority
 - CIC
 - MABS
- Youth services

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Training and development programme to build up skills in:

- Management
- Health, safety and security
- Legal obligations
- Negotiations



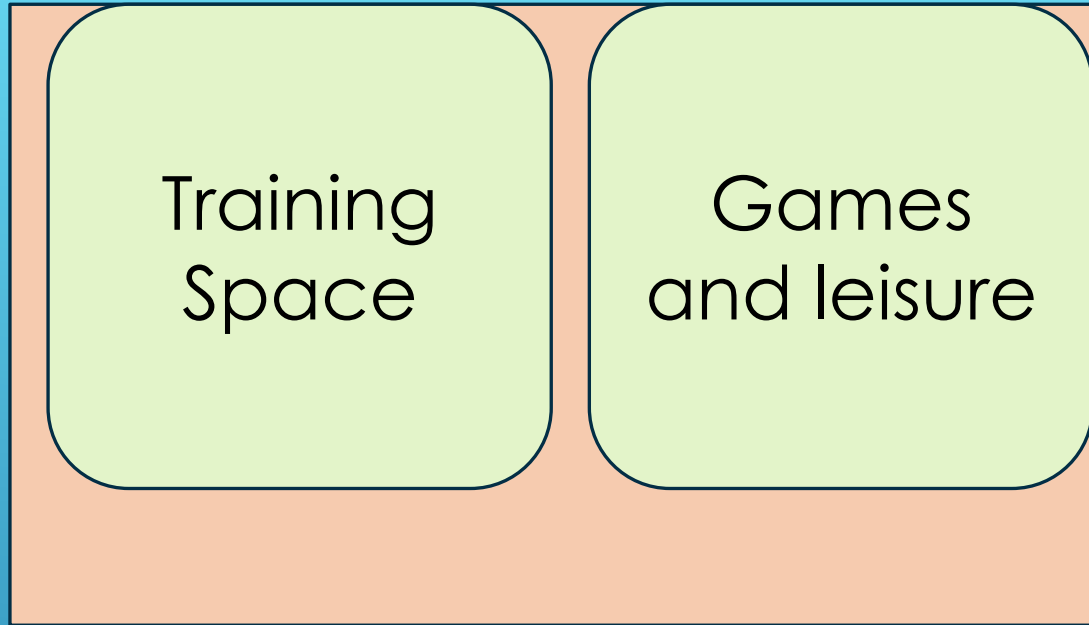
*Will take
responsibility
for*

- Community centre and playground management
 - Upkeep of facilities
- Supervision of part-time staff
 - Organising training
 - Negotiating on future accommodation needs

ORGANISATION OF THE COMMUNITY

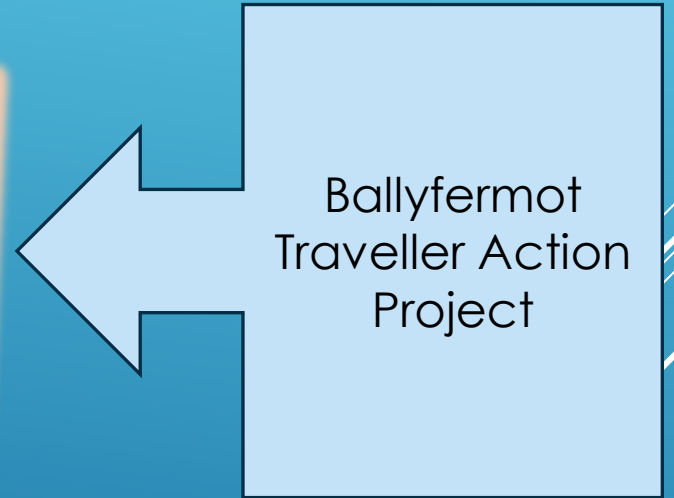
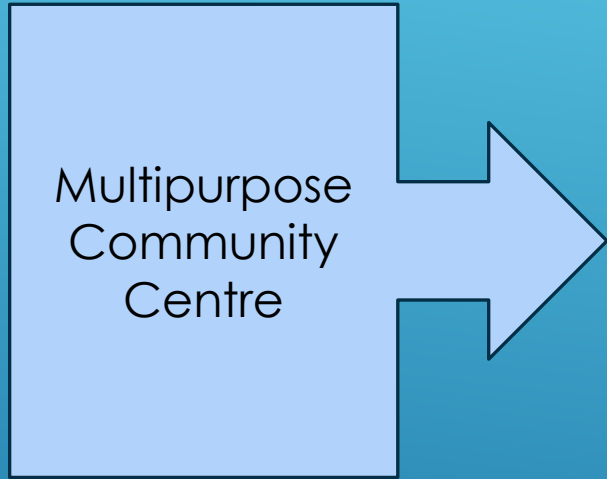


Ground Floor



Upper Floor

A SPACE TO FACILITATE RESIDENT ENGAGEMENT
MULTIPURPOSE CENTRE THAT IS OPEN AND ACCESSIBLE
TO ALL



ADJOINING BUILDINGS

Redevelopment is focused on **current need**

It will address the current overcrowding

It will address the critical need for access to permanent accommodation

It will address the issue of families without water, sanitation or electricity

If done right we **will develop a model of best practice** that could be **replicated across the country**

Does not address future need and we need to be mindful of this

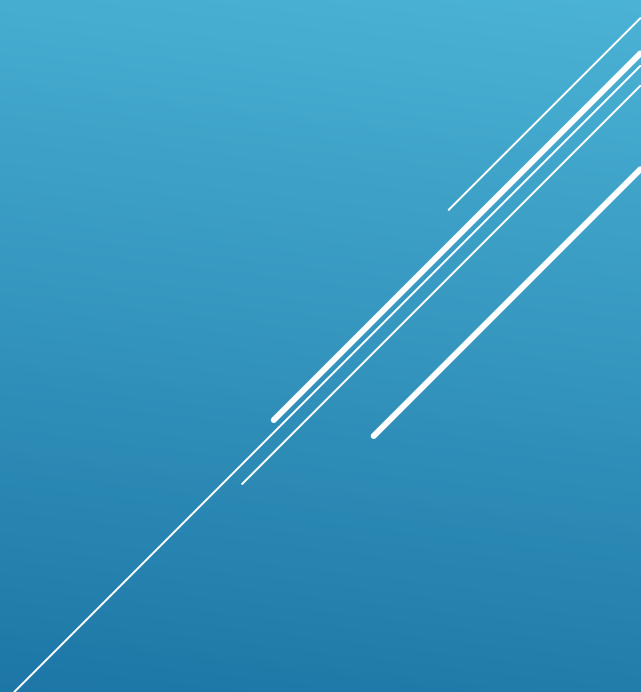
BUILDING OUR FUTURE

- ▶ There are no plans for future families or future generations
- ▶ Given current population and age profile, there could be at least 25 new families in just ten years' time
- ▶ Without any plan now to meet the accommodation needs of these new families, we will be back to overcrowding, poor living conditions and social problems. We will have wasted a lot of public money for no positive outcome
- ▶ We are asking for a formal commitment to the future

MAKING LABRE PARK AS A SUSTAINABLE COMMUNITY FOR FUTURE GENERATIONS

- ▶ We propose the model now being proposed by CENA Housing Association as the next phase to meet accommodation needs of **future Labre Park families**.
- ▶ We propose a formal ‘signing up’ to commitments and responsibilities under this model.
 - ▶ Implementing the CENA model will cost less than the current approach to Traveller accommodation and rehousing .
 - ▶ It will fulfil statutory commitments to recognising Traveller culture and ethnic identity and meet requirements under the Housing Traveller Accommodation Act
 - ▶ **It will ensure** that investment in the redevelopment of Labre Park does not become a massive waste of public money
 - ▶ It is critical that alongside the redevelopment we start to plan for the future

SIGNING A CONTRACT FOR A BETTER FUTURE



Taking care of Horses

- ▶ As already indicated by Cluid one of the success requirement for the redevelopment is the development of the adjacent lands for a horse initiative
- ▶ At the south central area committee on 15 February 2017 the following motion was passed
 - “to allocate some of the lands between the canal and Labre Park for the development of a horse project. This will facilitate the horses currently in Labre Park and critical to Traveller culture to be accommodated during and post redevelopment”*
- ▶ On the basis of this motion been passed the horses owners in Labre Park have been working on a proposal for same

THREE MAIN OBJECTIVES

To make detailed proposals for use of land adjoining Labre Park for the development of horse-keeping facilities

To reach agreement on how these facilities can be maintained and managed to ensure sustainability and continuing community benefits into the future.

To bring about major benefits and visual improvements to an area of high amenity

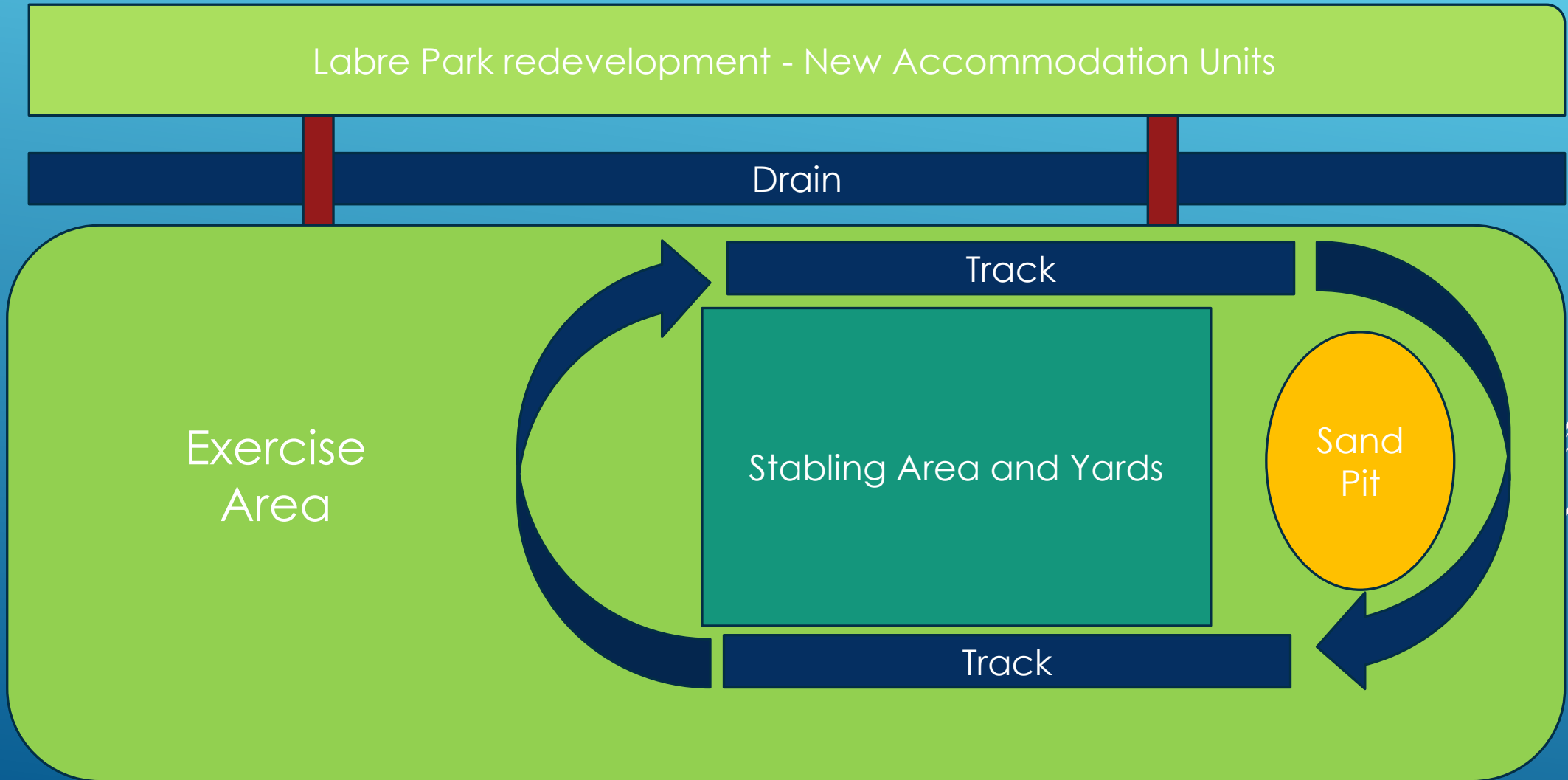
KEY ELEMENTS OF PROPOSALS

1. Development of stabling units to accommodate horse keeping at Labre Park in a safe and secure way.
2. Development of facilities for exercising animals that are in keeping with acknowledged best practice.
3. Establishment of organisational structure and procedures to ensure high standards in ongoing maintenance of facilities, beneficial use and compliance with legal obligations

DIMENSIONS OF SITE FOR DEVELOPMENT



GENERAL SITE LAYOUT

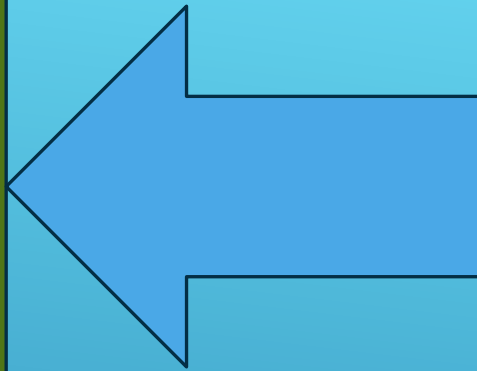


Labre Park Horse Owners Association

All horse owners entitled to membership for specified annual fee

- An elected representative committee
- Specified rules for members
- Formal articles of association
- Bringing in relevant expertise

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- Training and development programme to build up skills in:
- Committee functions
 - Legal obligations and compliance requirements under byelaws
 - Fund raising



- Upkeep of facilities
- Organising training and learning
- Facilitating compliance for members
- Promoting safety and welfare
- Updating and enforcing membership rules
- Negotiating with relevant authorities on members' behalf
- Fund raising

ORGANISING FOR HORSE KEEPING

All stables and development to be in compliance with Department of Agriculture 'Minimum Specification for Horse Facilities and Fencing'

yards



| | | | | | | | | | |
|-------------------|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | | | | | | | | | |
| Storage and Waste | | | | | | | | | |
| | | | | | | | | | |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |

stables



AN IMPROVEMENT FOR EVERYBODY



- WE THE RESIDENTS OF LABRE PARK WANT THIS REDEVELOPMENT TO WORK

WE ARE COMMITTED TO MAKING SURE IT IS A SUCCESS THAT THERE WILL BE A SUSTAINABLE COMMUNITY AND THAT RESOURCES HAVE BEEN INVESTED FOR THE LONG TERM

WE NEED TO BE RESOURCED AND EMPOWERED TO DO THIS TO BE PART OF A FOUR WAY COLLABORATION BETWEEN DCC, CLUID, CENA AND RESIDENTS

LETS BE A CATALYST FOR POSITIVE CHANGE AND TAKE THIS OPPORTUNITY TO WORK TOGETHER TO DEVELOP A MODEL OF BEST PRACTICE THAT CAN BE REPLICATED ACROSS THE COUNTRY

STEPHEN ROURKE RÉSUMÉ

STEPHEN ROURKE is a graduate of Trinity College, Dublin. Over the past 35 years he has been intensively involved in supporting and guiding a range of voluntary/community initiatives in Ireland. His main areas of work and assignments have included:

- Promoting and supporting community based enterprise in Belfast as a management consultant with Industrial Training Services, and Economic Development Worker with the Centre for Neighbourhood Development.
- Policy formation, strategic development and project support work for the Youth Employment Agency in Dublin. This primarily related to the Agency's Community Enterprise Programme, the national support programme for local employment initiatives
- Work for the Ireland Funds, the largest independent grantgiving foundation in Ireland. Functions included preparing and presenting policy papers and, for a 3 year period, operating as Executive Director of the Funds. Stephen Rourke was on the Board of Philanthropy Ireland for 10 years (including a 5 year period as chairperson); he is currently a Board member of St. Stephen's Green Trust and has been chairperson of this charitable foundation since 2007.
- Policy development and organisational development work for Dublin Inner City Partnership; Pobal (assessment of grant procedures and development of policy on disability); Clondalkin Partnership; Irish Youth Foundation (needs and opportunities in Northern Ireland); Youth Council for Northern Ireland (review of Community Relations Grant Scheme); International Fund for Ireland (review of Community Relations Programme and Community Leadership Programme); Co-Operation Ireland (review of Youth, Education and Community Programme); Dublin City-Wide Drugs Crisis Campaign; South Dublin URBAN Initiative; An Garda Síochána (Community Policing Initiative); the Diocese of Down and Dromore; Ballymun Regional Youth Resource (BRYR); and the inter-agency Travellers in Prison Initiative.
- The formulation of development plans for the Church of Ireland Youth Council; East Bank Development Project (a major youth and community initiative in Derry); Glencree Centre for Reconciliation; Dublin Inner City Partnership (production of strategic plan for the North-West Inner City of Dublin); Cairde, support organisation for people with AIDS; the Fermanagh Trust; Spirit of Enniskillen Bursary Scheme; Killinarden Education Network; Tallaght Drugs Task Force; An Síol and MACRO community development projects; Parkinson's Association of Ireland; Disability Federation of Ireland; Westmeath Community Development; HIV Ireland; TESO (Travellers Education Support Options) project in Finglas, Dublin 11; and Moyross Community Enterprise Centre.
- Independent evaluations for Tallaght Partnership (analysis of effectiveness/impact); Co-operation Ireland (evaluation of series of significant cross-border exchange programmes); Tallaght Centre for the Unemployed; Blanchardstown Youth Service (evaluation of programme for early school leavers); Barnardos (evaluation of Edenderry Family Centre); Dublin Inner City Partnership (evaluation of Community Technical Aid); Foróige (evaluation of work with young mothers); National Drugs Strategy Team (evaluation of projects in the Tallaght area); Limerick Social Service

Council (review of Family Support Initiative); Ceim ar Cheim Probation Project in Limerick; Dublin Institute of Technology (review of Chaplaincy Service); and parishes of Moyross and Southill (review of Regeneration Programme in Limerick City between 2007 and 2016).

- Project assessment and appraisal work for Pobal (appraisal of applications made to Dormant Accounts Fund, Enhancing Disability Services programme; Equality for Women Measure); Programme for Peace and Reconciliation (appraisal of cross-community and community development proposals); independent Trust Funds (including the Ireland Funds and St. Stephen's Green Trust); and New Paediatric Hospital Development Board (appraisal of Community Benefit Plans within completed tenders for main building contracts).
- Project management work for the Franciscan Order (in relation to the re-development of Multyfarnham Abbey in County Westmeath); the Bonaventure Trust (in relation to the re-development of the Franciscan church and friary in Limerick City); Beacon of Light Counselling Centre; Dublin AIDS Alliance (voluntary Board member for 10 years); Sophia Housing (in relation to buildings and land at Sean McDermott Street, Dublin 1); and The Sons of Divine Providence (in relation to lands and buildings at Lower Ballyfermot, Dublin 10).
- Production of needs analysis surveys for local communities in Dublin's Inner City (O'Devaney Gardens, East Wall, North East Inner City); in Blanchardstown (Mulhuddart, Blakestown, Mountview, Huntstown, Hartstown); and in Navan. Many of these needs analysis surveys have been carried out in conjunction with the RAPID programme and with other national anti-poverty initiatives.

These work situations have brought Stephen Rourke into contact with a broad cross-section of different interests in the community and voluntary sector. The variety of tasks - evaluation, fund-raising, training, research, organisational development, practitioner - have enabled him to gain a thorough understanding of the community/voluntary sector and the needs of organisations therein.



Homelessness Update

Adults experiencing Homelessness

There were a total of 3,310 adults in homeless accommodation in the Dublin region over the week of February 20th to 26th 2017. Of these 1,791 were male and 1,519 were female. The majority, 2,080, were aged between 25 and 44 years.

People Sleeping Rough

The Spring count of people sleeping rough took place on the night of Tuesday April 4th into the morning of Wednesday April 5th. Details of the number of people found to be sleeping rough in the Dublin Region on this night will be available by the end of April, however it is known that rough sleeping continues to be a considerable issue, particularly in Dublin City.

Families Experiencing Homelessness

There were 1,055 families with 2,129 children in homeless accommodation during the week, February 20th to 26th. Of these 801 families with 1,623 children were accommodated in hotels and 254 families with 506 children were in other homeless accommodation. This is an increase on the January figures, during the week January 23rd to 29th there were 1007 families including 2046 children in homeless accommodation. Of these 765 families with 1,551 children were accommodated in hotels and 243 families with 495 children were in other homeless accommodation.

The number of individuals and families with children being prevented from entering homelessness, as well as the numbers exiting homelessness, are increasing. However the figures outlined clearly show that there is also an increasing number of individuals and families becoming homeless.

Reasons for Family Homelessness

An analysis of 125 families in the Dublin Region entering homelessness for the first time was carried out in **January 2016**. Of these 125 families the reasons for entering homelessness included:

- Notices to quit rented accommodation– 35% (44 families)
- Relationship breakdown – 37% (46 families)
- Overcrowding – 11% (14 families)
- Other reasons – including anti-social behaviour, illness, unsuitable accommodation

Preventing Family Homelessness

A report on family presentation to homeless services in January and February of 2017 shows the actual number of newly homeless families during this 2 month period was 149. However the net increase over the period was 25 families. Substantial work in the area of preventing homelessness, housing allocations and moves to private rented tenancies is being carried out.

Prevention Team

The newly established prevention team now have a total caseload of 221. The team engage with families in existing tenancies and with families currently living in emergency accommodation. During the period of February to March the team engaged with 49 new families. Through the prevention work carried out the total number of families prevented from entering homelessness during this period was 29.

Housing Allocations to Homeless Families

There have been a total of 104 moves from homelessness to tenancies in 2017 up to April 6th, broken down as follows:

- 42 Housed in Casual Vacancies as per 6/4/17
- 60 Voluntary Housing
- 2 Long Term Leasing

Homeless Housing Assistance Payment

Work is progressing on securing Homeless Housing Assistance Payment tenancies in the Dublin Region. Over 300 tenancies were created in the first quarter of 2017. Of these approximately 120 came from emergency accommodation and approximately 180 were prevented from entering homeless accommodation through accessing Homeless HAP.

In addition the DRHE continues to work on identifying new locations for emergency accommodation for individuals, and more family friendly temporary accommodation for families transitioning from commercial hotels to homes as they become available. The support of Dublin City Council is integral to the success of this work.

Family Accommodation and Rapid Build Video Presentation

<https://www.youtube.com/watch?v=Me2-sd4KOiA&t=3s>



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Friday 21st April 2017

Item No. 5

Housing Supply Report

**Housing Supply Report
March 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)

Funding Allocation: €292m

| | 2015 | 2016 | 2017 |
|-------------------------------|------|------|------|
| Units Completed to date | 565 | 533 | 109 |
| Voids Restored | 1012 | 975 | 184 |
| Part V | | 25 | 2 |
| HAP Tenancies (Dublin Region) | 112 | 640 | 421 |

| | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Approved HAP Tenancies (1 st March – 7 th April) | N/A | N/A | 30 | | | | |
| Outturn | 1689 | 2173 | 716 | | | | |
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Total |
| Units Under Construction | | | | | | | |
| Buttercup | | | 35 | | | | |
| Priory Hall | | | | 26 | | | |
| Charlemont | | | 79 | | | | |
| Dolphin House | | | | 100 | | | |
| Ballybough Road | | | | 7 | | | |
| Annamore Court | | | 70 | | | | |
| Broome Lodge | | | 43 | | | | |
| St. Agathas Court | | | 11 | | | | |
| Johns Lane West | | | | 31 | | | |
| Orchard Lawns | | | | 72 | | | |
| Total of Units Under Construction: | | | 238 | 236 | | | 474 |
| Units currently being acquired | | | 184 | 136 | 97 | | 417 |
| Part V: | | | 36 | 84 | | | 120 |
| Units at Tender Stage: | | | | 229 | 89 | 56 | 374 |
| Capital Appraisals Submitted to Department | | | | 163 | 162 | 156 | 481 |
| Units at Preliminary Planning/Design: | | | 22 | 113 | 220 | 316 | 671 |
| 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: | 0 | 0 | 781 | 1127 | 708 | 1133 | 3749 |

| Schemes completed to date in 2017 – Department of Housing, Planning, Community and Local Government (DHPCLG) Capital Works Management Framework (CWMF) Stage 4 | | | | | |
|---|---|------------------------------------|---|----------------------------------|--------------------|
| Project Ref | Committee Area/ Housing Category | Provider | Schemes | Funding Programme | No of Units |
| | General Needs | Dublin City Council | General Acquisitions | LA housing | 29 |
| | 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 | 61 |
| | | AHBs/Special Needs | Various | CAS | 15 |
| | | Total | | | 109 |

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 | Delivery of Phase 1 (6 units) | Q4 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. DCC replied to DHPCLG's queries | 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 Dec 2015. Contractor on site - due for completion Nov 17 | Handover of units | Q4 2017 |
| N29/1/5 | South Central - General Needs | | Dolphin House, D8 Phase 1 | Regeneration | 100 | Contractor commenced on site 17/11/2016. | Complete construction Phase 1 | Q4 2018 |
| N29/885 | Central/General Needs | Dublin City Council | Ballybough Road | LA Housing | 7 | Contract awarded, development commencing March 2017. | Completion of works | Q2 – 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 | Q2 2018 |
| | | Sub total | | | 474 | | | |

| 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) | 70 | 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 | 336 | In progress | | Ongoing |
| All Areas | AHB | AHBs/General Needs & Special Needs | CAS | 1 | In progress | Legal Documentation to be completed | Q1 2017 |
| | Sub-total | | | 417 | | | |
| | GRAND TOTAL | Units under construction or being acquired | | 891 | | | |

PART V

| Project Ref | Committee Area/ Housing Category | Provider | Schemes | Funding Programme | No of Units | Status | Next Milestone | Expected Completion Date |
|--------------------|---|---------------------|--------------------------------|---------------------------|--------------------|---|-------------------------------------|---------------------------------|
| | Central | AHB (Tuath) | Castleforbes, Northbank, D.1 | LA Housing (Acquisitions) | 26 | Part V agreed, units to be acquired directly by Tuath | Tuath to apply for funding approval | 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. | Ongoing 2017-2019 |
| | | 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 |
|-------------|----------------------------------|---------------------|----------------------|-------------------|-------------|--|---|--------------------------|
| N29/1/6 | South Central General Needs | Dublin City Council | St. Teresa's Gardens | Regeneration | 50 | Enabling works 2 (services diversions) tendered and due for return end March. Enabling 1 (Demolitions) and Enabling 3 (substation) completed. 4 remaining blocks (blue zone) due for demolition -2 tenants remaining. PIP budget and scope of works being determined. Revised masterplan being prepared. | Enabling 2 tender return. Main Contract; PIP contract and Demolitions of 2 blocks (blue zone) to be tendered. Revised masterplan to be completed. | Q4 – 2018 |
| | Central Area General Needs | Dublin City Council | O'Devaney Gardens | | 56 | Approval to appoint a design team and proceed to tender. Seeking to relocate remaining occupants so as to deliver an unencumbered site when going to market | Design Team appointed | 2020 |

| | | | | | | | | |
|-----------|-----------------------------|---------------------|-----------------------------------|----------------|----|---|---|-----------|
| 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 |
| | Central – General Needs | Dublin City Council | Dominick Street (East Side) | Regeneration | 73 | Approval to appoint a design team and proceed to tender. Design / costs being determined - resubmit to DHPCLG when finalised. | Finalise costings and obtain approval from DHPCLG. Target of main tender to issue 2017. | 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 |
| 2014 | South Central Special Needs | AHB | Raleigh Square D12 (Tuath) | CALF & Leasing | 33 | DCC site. Funding approval to be finalised. Tuath to finalise terms with contractor. Expect to go on site Q2 2017 | Commence construction | Qr 2 2018 |
| 2015.5 | 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 |

| | | | | | | | | |
|------------|-----------------------------|--------------------|---|----------------|------------|---|-----------------------------|---------|
| 2015.1 | North Central General Needs | AHB | Richmond Road (Co-operative Housing Ireland) | CALF & Leasing | 39 | Construction Development. Approval from Department 12/10/2015. Commencement notice due to be issued March 2017 | Commence construction | Q3 2018 |
| 2014.1 | 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. Tender published on etenders. Deadline for return 7/4/17 | Return of tenders | 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. DCC compling stage 3 submission | Submit for Stage 3 approval | 2018 |
| | | GRAND TOTAL | | | 374 | | | |

Capital Appraisals submitted to the Department.

| Project Ref | Committee Area/ Housing Category | Provider | Schemes | Funding Programme | No of Units | Status | Next Milestone | Expected Completion Date |
|-------------|----------------------------------|---------------------|--|-------------------|-------------|---|--|--------------------------|
| N29/2/893 | South Central General Needs | Dublin City Council | Cornamona, Ballyfermot | LA Housing | 60 | Part 8 plans being finalised | Submission of Part 8 | Q1 2019 |
| N29/2/894 | Central General Needs | Dublin City Council | Infirmery Road/ Montpelier Hill | LA Housing | 30 | Design Team Appointed. Masterplan prepared. | Submission of Part 8. | Q1 2020 |
| | Central General Needs | Dublin City Council | Croke Villas/Sackville Avenue Cottages | Regeneration | 74 | Design Team appointed. Part 8 to demolish 4 blocks approved by City Council Oct 16. Masterplan developed for the site. Part 8 for redevelopment to be prepared. Stage 1 application submitted to DHPCLG Feb 17. | Demolish 2 blocks Q2 2017. Bring redevelopment proposals to Part 8 June 2017 | Q2 2020 |
| | Sth Central General Needs | Dublin City Council | Site 1B St. Michaels Estate | LA Housing | 52 | Pilot Programme for Smart Senior Citizen Development. Stage 1 approval received. Expressions of Interest circulated to AHB's. | Return of EOIs and submission of same to DHPCLG for consideration | 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 to respond to queries before Stage 2 (Pre Planning) application can be finalised. | 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. Planning permission granted. WALK appointed Design Team off OGP Panel. AHB in process of preparing Stage 3 application. | Developed design and cost plan | 2018 |
| CA16000241 | South Central/Special Needs | AHB | New Street, D8 (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 | AHB has submitted funding application to DHPCLG | DCC to comment of funding proposal | 2018 |

| | | | | | | | | |
|------------|-----------------------------|-----|--------------------------------------|-------------------------|------------|---|--------------------------------|---------|
| 2016.964 | South Central/Special Needs | AHB | Dolphin Park D8 (FOLD) | CALF & Leasing | 43 | Funding Approval granted 13/03/2017. Fold to issue tender docs week commencing 20/03/2017 | Issue of tender documentation | 2018 |
| 016.922 | 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 | | | | 481 | | | |

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 drawn up. 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 Chapelized | 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 | | | Mixed use for scheme to be considered | DCC to prepare draft design. | |
| South Central - General Needs | Dublin City Council | Bridgefoot Street | | 50 | Presentation made to SCA - Parks & Social housing | Consultation to commence on proposal | 2020 |
| South Central - General Needs | Dublin City Council | Cork St., Dev. Site adjoining Weaver Park Site. | | 40 | DCC to review & prepare draft design. | commence review | 2019 |
| South Central - General Needs | Dublin City Council | Weaver Street (Allotment Site) | | | DCC to review & prepare draft design. | commence review | |
| North Central - General Needs | Dublin City Council | Spine Site Darndale | | | DCC to review & prepare draft design. | commence review | |
| North Central - General Needs | Dublin City Council | Belcamp/Oblate Lands | | | New Masterplan required. | Engage Consultants | |
| 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. Funding application submitted to Dept | DCC to comment on funding application | Q3 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. Design team appointed March 2017, expect to lodge for planning June 2017 | Lodge Planning application | 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. AHB assembling design team | 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 |
| TOTAL | | | | 671 | | | |

| Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing) | | |
|---|---|----------------|
| Schemes/Sites | Comment | Approx. |
| Oscar Traynor Road North Central - General Needs | Governance structure 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 structure in place. Economic Appraisals & Cost benefit analysis reports being prepared. Project programme review completed. Consultative forums established. | 119 |
| St Michaels Estate South Central - General Needs | Governance structure in place. Economic Appraisals & Cost benefit analysis reports being prepared. Project programme review completed. Consultative forums established. | 71 |
| Total | | 385 |

| Sites for Social Housing PPP; Bundle 1 | | |
|---|----------------|----------------|
| Schemes/Sites | Comment | Approx. |

| | | |
|---|---|------------|
| Scribblestown (lot 5) | Design Team in place. Presentation to NW Area Committee 16th February meeting. Initiate Part 8 April NWA Committee meeting. | 70 |
| North West - General Needs | | |
| Ayrfield (part of) North Central - General Needs and Special Needs | Design Team in place. Presentation to NW Area Committee 16th February meeting. Initiate Part 8 April NWA 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 | Q2 2017 |
| HSE Lands Ballyfermot | 53 | Tenders returned 19/01/17. Stage 2 Tender documents issued week commencing 27 th March | Award of contract | Q1 2018 |
| Woodbank Drive | 5 | Tenders returned 19/01/17. Stage 2 Tender documents issued week commencing 27 th March | Award of contract | Q4 2017 |
| Rathvilly Park / Virginia Park | 12 | Tenders returned 19/01/17. | 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. | Programme for procurement finalised. | Q4 2018 |
| Bunratty Road | 60 | Competition closing date: 16/02/17. Commenced assessment of tenders. | | |
| Total | 307 | | | |

Traveller Accommodation Update – End March 2017

UNITS DESCRIPTION OF WORKS

STATUS 24/03/2017

| OUTLINE PROPOSALS TO DHPCLG | | |
|---------------------------------|--|---|
| 23 | St. Dominic's Park - refurbishment of bays and electrical works. | DHPCLG 21/9/16 Further Information Requested. Initial engagement with Respond. Surveys completed. Currently offsite due to threatening behaviour |
| STAGE 1 - APPROVAL IN PRINCIPLE | | |
| 14 | Electrical Upgrade - St. Joseph's Park | Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC |
| 15 | Electrical Upgrade - St. Oliver's Park | Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC |
| 1 | [House No] Bridgeview, Cloverhill Road | Costings complete. Application to Dept for Stage 2 approval sent to Department. |
| 1 | [House No] Avila Park , Cappagh Road | Costings complete. Application to Dept for Stage 2 approval sent to Department. |
| 24 | Labre Park: Re-development (Phase 2 & 3) | CAS - Clúid will procure for design team end March 2017 |
| 5 | Grove Lane - Refurbishment of 5 derelict houses & redevelop the site | No families will move onto the site. Works cannot progress at present. Meeting in April to attempt resolution with family. |
| 10 | Tara Lawns - Redevelopment of the site - Clean-up of site and drainage works in progress. | Interim works - Refurbishment contract. Overall plan with Respond to develop. Surveys reports completed. Currently offsite due to threatening behaviour |

| STAGE 2 - DETAILED DESIGN | | |
|------------------------------|---|--|
| 30 | St. Margaret's Park Dayhouse Upgrade | Quotes back in from Architects - due to appoint successful tenderer |
| 6 | Pigeon House Road - Redevelopment of site | Initial consultation taking place to agree plan. Next step to agree design team. Stage 1 application sent to Department. |
| STAGE 3 - APPROVAL TO TENDER | | |
| 1 | Special Needs Adaptation: Belcamp Crescent | Tender Document complete and to be issued at end March. |
| STAGE 4 - IMPLEMENTATION | | |
| 1 | Overcrowding Extensions: [House No] Cara Park GHS | Approval 16/12/16 - Appoint successful tenderer |
| | | |
| | COMPLETE | |
| 3 | Labre Park Rebuilds: 3 Houses Rebuilds in Kylemore Grove (Phase 1) | Complete – Outstanding issues to be addressed in early April. |
| 1 | Removal of pyrite: [House No] Avila | 5 identified properties complete. |
| 2 | House Rebuilds: Bridgeview | Complete |
| 2 | Special Needs Adaptation: [House No] Avila Park GHS | Complete |
| 3 | Special Needs Adaptation: [House No] Cara Park | Complete |
| 1 | Special Needs Adaptation: [House No] Labre | Complete |

| | | |
|----|--|--|
| 2 | House Purchases | Complete |
| 9 | Refit of Sanitation Units; Labre | Complete |
| 30 | Electrical Upgrade & Metering: St. Margaret's | Complete |
| | NOT STARTED - Pending Internal Survey etc | |
| 1 | Avila Park: Community Centre | Change of Submission at Mid-term Review to demolition and building of 2 houses. Stage 1 application sent to Department |
| 1 | Labre Park: Temporary Bay | Stage 1 application sent to Department Sent for tender |
| 15 | St. Oliver's: Electrical Upgrade | Will be tied to Dayhouse Upgrades |
| 14 | St. Joseph's: Electrical Upgrade | Will be tied to Dayhouse Upgrades |
| 1 | St. Joseph's: Community Centre | Change of Submission at Mid-term Review to Demolition and Rebuild of Smaller ESB Metering Room |
| 1 | Northern Close: Rebuild of House | Issues to be resolved. Currently offsite due to threatening behaviour |
| 14 | St Oliver's: Dayhouse Upgrade | |
| 14 | St Joseph's: Dayhouse Upgrade | |

Appendix 1
Abbreviations and
Definitions:

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

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

Appendix 2
Projects at Part 8 Stage

Dominick Street - To be submitted to February City Council meeting
 Croke Villas - Demolition contract being prepared.
 Cornamona- Being prepared.
 Infirmary Road - Being prepared



Traveller Accommodation Update

1. Traveller Accommodation - Profile of Living Units April 2017

A profile of living units has been carried out across Dublin City Council in order to ascertain the housing needs of the travelling community. There are 234 official living units in the city with a further 178 illegal units spread throughout 6 illegal sites and in official sites.

| Northside | House | Caravans | Bays | Structures | Units | Mobiles |
|---|------------|------------|-----------|------------|-----------|----------|
| Avila Park | 28 | | 0 | 0 | 1 | 0 |
| Avila Close | 6 | | 0 | | 0 | 0 |
| Avila Gardens | 14 | | 0 | 0 | 0 | 0 |
| | | 27 | | | | |
| Cara Park | 30 | | 0 | 0 | 8 | 0 |
| Cara Close | 12 | | 0 | 0 | 0 | 0 |
| | | 22 | | | | |
| St Margaret's Park | 0 | 20 | 30 | 8 | 0 | 0 |
| St Mary's Park | 10 | 1 | 0 | 0 | 0 | 0 |
| St Joseph's Park | 0 | 14 | 14 | 0 | 0 | 0 |
| Grove Lane | 0 | 1 | 0 | 0 | 0 | 0 |
| Northern Close | 11 | 0 | 0 | 0 | 0 | 0 |
| Total | 116 | 85 | 44 | 8 | 9 | 0 |
| | | | | | | |
| Southside | House | Caravans | Bays | Structures | Units | Mobiles |
| Labre Park | 14 | 5 | 0 | 0 | 18 | 0 |
| Kylemore Grove | 8 | 11 | 0 | 0 | 0 | 0 |
| Bridgeview | 10 | 1 | 0 | 0 | 1 | 0 |
| St. Oliver's Park | 1 | 0 | 14 | 0 | 0 | 0 |
| Total | 33 | 17 | 14 | 0 | 19 | 0 |
| | | | | | | |
| Illegal Sites | House | Caravans | Bays | Structures | Units | Mobiles |
| St Dominics | 0 | 0 | 23 | 0 | 0 | 0 |
| Wards Field | 0 | 4 | 0 | 6 | 0 | 4 |
| Gavins Field | 0 | 12 | 0 | 2 | 0 | 0 |
| Joyces Fiels | 0 | 4 | 0 | 0 | 0 | 0 |
| Purcells Field | 0 | 4 | 0 | 4 | 0 | 0 |
| Tara Lawns | 0 | 0 | 10 | 0 | 0 | 0 |
| Total | 0 | 24 | 33 | 12 | 0 | 4 |
| | | | | | | |
| Overall Total | House | Caravans | Bays | Structures | Units | Mobiles |
| Overall Total | 144 | 126 | 90 | 20 | 28 | 4 |
| 412 living units across Dublin City Council Area | | | | | | |

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 Awaiting appointment of successful tenderer | 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 | Tender Document complete and to be issued in end March. | 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 | Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC | Stage 2 | Q2 2018 |
| Electrical Upgrade - St. Oliver's Park | 14 | Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC | Stage 2 | Q4 2018 |
| 2 Bridgeview, Cloverhill Road | 1 | Costings complete. Application to Dept for Stage 2 approval sent to Department. | Stage 2 Approval | Q4 2017 |
| 8 Avila Park , Cappagh Road | 1 | Costings complete. Application to Dept for Stage 2 approval sent to Department. | Stage 2 Approval | Q4 2017 |
| Labre Park: Re-development (Phase 2 & 3) | 31 | Approval in principle | CAS - Clúid will procure for design team end March 2017 | Q4 2019 |
| Grove Lane - Refurbishment of 5 derelict houses & redevelop the site | 5 | Ongoing | No families will move onto the site. Works cannot progress at present. Meeting in April to attempt resolution with family. | |
| Tara Lawns - Redevelopment of the | 10 | Overall plan with Respond to develop. Interim plan for | Interim works - Refurbishment contract. Survey | N/K |

| | | | | |
|--|----|---|---|----------|
| site | | water/drainage/ electrical/ dayhouse remediation | report completed. Currently offsite due to threatening behaviour | |
| St. Margaret's Park Dayhouse Upgrade | 30 | Quotes back in from Architects - due to appoint successful tenderer | Will tie into fire safety upgrades. Currently looking at | Q4 2018 |
| Pigeon House Road - Redevelopment of site | 6 | Initial consultation taking place to agree plan. Stage 1 application sent to Department. | Next step to agree design team. | Q4 2018 |
| Schemes at Preliminary Planning/Design | | | | |
| Schemes | | | | |
| Avila Park: Community Centre | | Stage 1 application sent to Department | Change of Submission at Mid-term Review to demolition and building of 2 houses. | Q3 2018 |
| Labre Park: Temporary Bay | | Stage 1 application sent to Department | Sent for tender | Q 2 2017 |
| Rebuild: 1 Northern Close | 1 | Not Started - Legal Issues | Issues to be resolved. Currently offsite due to threatening behaviour | |
| 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. | Change of Submission at Mid-term Review to Demolition and Rebuild of | |

| | | | | |
|---|----|--|---|--|
| | | | Smaller ESB Metering Room | |
| 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 | Interim works - Refurbishment contract. Survey report completed. Currently offsite due to threatening behaviour | |

