



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC  
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.  
ON THURSDAY 22 JUNE 2017 AT 3.00 PM**

**AGENDA**

**THURSDAY 22 JUNE 2017**

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3	Chairperson's Business:	27 - 38
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7	Motion in the Name of Cllr's Tina MacVeigh, Daithi Doolan & Criona Ní Dhálaigh	

Acknowledging that the causes of mould and condensation are multi-factored and can arise from building performance and/or tenant activity and given that tenants should be able to conduct their day to day domestic life without fear or prejudice, this Committee agrees that the Local Authority have a duty of care to tenants which warrants investigation and agrees that:

- a working group be established with the explicit task of:
  - \* identifying the causes of condensation/mould that can be attributed to building performance/fabric;
  - \* establish the responsibility of the local authority in remedying such causes;
  - \* exploring the most effective evidence based solutions;
  - \* establish the guidelines that will inform unreasonable tenant activities.
  
- the wording 'carrying out repairs due to condensation' be amended under the local authority schedule of Tenant responsibilities to read: 'carrying out repairs

due to condensation, insofar as such condensation results from unreasonable tenant activities';

- the local authority implement a series of trials in local authority dwellings based on the identified solutions.

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A.O.B.

# HOUSING STRATEGIC POLICY COMMITTEE MEETING

TUESDAY 23<sup>RD</sup> MAY 2017

## ATTENDANCE

### Members:

Cllr. Alison Gilliland  
Cllr. Anthony Conaghan  
Cllr. David Costello  
Cllr. Críona Ní Dhálaigh  
Cllr. Sonya Stapleton  
Cllr. Christy Burke  
Cllr. Pat Dunne  
Cllr. Éilish Ryan  
Lillian Buchanan  
Kevin White

### Officials Present:

Brendan Kenny Assistant Chief Executive  
Tony Flynn, Executive Manager  
Céline Reilly, Executive Manager  
Eileen Gleeson, Director D.R.H.E.  
Mary Flynn, Deputy Director D.R.H.E.  
Dymphna Farrell, Senior executive Officer  
Christy McLoughlin, Assistant Staff Officer

### Other Cllrs present :

Cllr. Mannix Flynn  
Cllr. Michael Mullooly  
Cllr. Larry O' Toole

### Others:

Lois Kapila (Dublin Inquirer)  
Olivia Kelly (Irish Times)

### Apologies

Cllr. Janice Boylan  
Cllr. Daithi Doolan  
Cllr. Tina Mac Veigh  
Cllr. Ray Mc Adam  
Pat Doyle  
Aideen Hayden  
Kathleen McKillion  
Winnie McDonagh

## **1. Minutes of meetings held on Friday 21<sup>st</sup> 2017 and Matters Arising.**

**Agreed:** Minutes agreed.

## **2. Chairperson's Business:**

- Correspondence
  - No Update
  
- **Sub-Groups Update:**
  - Data Protection & Housing List:  
Cllr. Pat Dunne provided an update on the Data Protection group.
  
  - Pre 63  
Update provided.

**Agreed:** *A report from the Data Protection sub group be brought to the June SPC meeting.*

**Agreed:** *Final Pre 63 report & information on new regulations on Private rented Standards will be made available for the June SPC.*

## **3. Homeless Update:**

Circulated to members prior to meeting.

Eileen Gleeson – Director of D.R.H.E. provided an update on current report/statistics/Initiatives.

Cllr. Alison Gilliland made an enquiry in relation to Support/Key workers for single people.

She sought clarification about the location of Hub in Greencastle road Coolock and looked for update in Rapid Build program in the North Central Area and the allocating of units. Cllr. Gilliland enquired about the interaction of the Prevention Team and the Tenancy Protection Service.

Cllr. Christy Burke enquired about how long families would be expected to stay within Family Hubs and enquired if there is a "Plan B" in relation to using hotels and B&B's. He also asked about Key workers for single people.

Cllr. Larry O' Toole also enquired as to the location of the Family Hub in Coolock and the suitability of some of the units being used to house the homeless.

Cllr. Michael Mullooly sought an update in relation to the location, management and suitability of the Family Hub facility on Clonard road. He enquired about the experience of the Salvation Army in relation to running of Hub facilities.

Cllr. Pat Dunne raised concerns about the suitability of some of the facilities being used as Family Hubs.

Cllr. David Costello enquired about allocation criteria for Rapid Build Units.

Cllr. Criona Ni Dhalaiigh asked as to the source of funding for refurbishments. She enquired as to how long a family might be expected to be in a Hub and will there be Tenancy agreements.

Eileen Gleeson – Director of D.R.H.E. provided an update on current statistics. She clarified the location of the Hub in Coolock and addressed the issue of suitability (Purpose Built Family Hubs). The Hub would be better/more suitable than the current hotel situation experienced by families. She referenced the video that was shown at the April meeting.

Eileen stated that they would be temporary facilities until D.C.C. or the people themselves found something more suitable. She provided information about the role of the Prevention Team about key Workers involved in Homelessness.

She explained how the units in Belcamp (Rapid Build Allocation Policy) will be allocated. Rapid Build homes shall be permanent homes going forward and explained how they shall be managed.

Eileen explained the selection criteria and the Salvation Army's suitability to manage a hub. She provided an update about the Family Hub on Clonard road.

Brendan Kenny – Assistant Chief Executive explained how the refurbishments are funded and the allocation policy to Rapid Build Units. He also gave update on statistics and initiatives.

Members thanked the D.C.C. staff associated with Homelessness.

**Agreed:** Report noted.

**Agreed:** Visit to Mater Dei Family Hub centre to be arranged.

**Agreed:** Visit to Clonard road Hub at a future date to be arranged.

#### **4. Housing Program Report:**

Circulated to members prior to meeting.

Cllr. David Costello enquired as to whether mixed tenure was possible for the Scribblestown project in Finglas South.

Cllr. Alison Gilliland sought a clarification/update about the "Spine" site in Darndale. She asked if ESB are holding up works in North Central Area. She expressed her concerns that D.C.C. staff are being attacked in some sites.

She looked for an update about the Ayrfield development.

Tony Flynn, Executive Manager, updated members as to report content, current initiatives and also supplied additional information not contained in Housing Report Update. He updated members about the Rapid Build program. He explained the P.P.P. process and updated members about the "Spine" site, progress with the ESB and D.C.C. staff health and safety issues working on some of the Traveller Accommodation sites.

Cllr. Pat Dunne looked an update about initiatives in the South Central Area (Raleigh Square, Fold Scheme and sites on Armagh road and Cork Street)

Tony Flynn provided updates about Raleigh Square, Fold Scheme, Armagh road and Cork Street developments.  
He update members in relation to the implication of the Scribblestown site not being developed.

**Agreed:** Report noted.

#### **5. Traveller Accommodation Update:**

Circulated to members prior to meeting.

**Agreed:** Report noted

#### **6. Motion in the name of Cllr. Michael Mullooly**

This Area Committee calls on the Housing SPC to review the priority given to homeless persons in the Housing Allocation Scheme, 2013 in particular, the definition of homelessness, the lack of priority given to those about to fall into homelessness, to reflect the fact that persons can be de facto homeless but not availing of homelessness services provided by the local authority or other and the lack of priority for children who are homeless or about to fall into homelessness.

Cllr. Mullooly clarified aspects of the Motion & Discussion followed.

**Agreed:** Programme for Review of Scheme of Lettings

#### **6a. Emergency Motion in the name of Cllr. Mannix Flynn**

This committee or Dublin City Council Housing S.P.C. agree that Dublin City Council Housing Executive create a policy protocol with regard to the placing of homeless accommodation and services in communities.

This new policy to include full information including plans, drawings and location etc. prior to any decisions being made regarding sites of those who service such sites.

That Dublin City Council issue a handbook of rights for all those using Dublin City Council homeless services.

**Agreed:** Motion Carried

#### **7. AOB**

Attendees expressed their sincerest gratitude to Lillian Buchanan for her work on the Housing SPC Committee.

**Agreed:** A letter of gratitude from the Housing SPC to be sent to Lillian Buchanan .

**Agreed:** Caretaker Service report to be brought to the June SPC Meeting

Chair thanked all for attendance.

**Cllr. Críona Ní Dhálaigh**  
**VICE CHAIRPERSON**



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# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017



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# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

**COMMENCE 1<sup>ST</sup> JULY 2017**

**REVOKE 2008 & 2009 LEGISLATION**

**APPLY TO ALL RENTED HOUSES –  
INCLUDING LA HOUSES**

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# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## INTERPRETATION

### HABITABLE ROOM

MEANS A ROOM USED FOR LIVING OR SLEEPING PURPOSES BUT DOES NOT INCLUDE A KITCHEN HAVING A FLOOR AREA OF LESS THAN 6.5 SQUARE METRES.

STANDARD WITH RESPECT TO REPAIR MUST BE REASONABLE FOR THE AGE, CHARACTER AND PERSPECTIVE LIFE OF THE HOUSE



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## APPLICATION

- TO EVERY HOUSE LET OR AVAILABLE FOR LETTING

## UNLESS

- OCCUPYING FOR A HOLIDAY
- HSE OR APPROVED BODY WITH COMMUNAL SANITARY, COOKING &  
DINING FACILITIES
- CARAVAN OR MOBILE HOME OR TEMPORARY STRUCTURE



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## STRUCTURAL

**A HOUSE SHALL BE MAINTAINED IN A PROPER STATE OF STRUCTURAL REPAIR.**

**‘A PROPER STATE OF STRUCTURAL REPAIR’**

➤ **MEANS SOUND, INTERNALLY AND EXTERNALLY, WITH ROOF, ROOFING TILES AND SLATES, WINDOWS, FLOORS, CEILINGS, WALLS, STAIRS, DOORS, SKIRTING BOARDS, FASCIA, TILES ON ANY FLOOR, CEILING AND WALL, GUTTERS, DOWN PIPES, FITTINGS, FURNISHINGS, GARDENS AND COMMON AREAS MAINTAINED IN GOOD CONDITION AND REPAIR AND NOT DEFECTIVE DUE TO DAMPNESS OR OTHERWISE.**

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

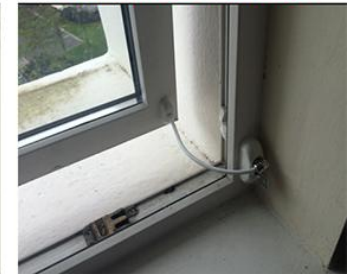
## STRUCTURAL

- WHERE A WINDOW HAS AN OPENING SECTION THROUGH WHICH A PERSON MAY FALL AND THE BOTTOM OF THE OPENING SECTION IS MORE THAN 1400MM ABOVE EXTERNAL GROUND LEVEL, SUITABLE SAFETY RESTRICTORS SHALL BE FITTED.

Without Window Restrictor-DANGER



With Window Restrictor-SAFETY



- WHERE NECESSARY, ADEQUATE PROVISION SHALL BE MADE TO PREVENT HARBOURAGE OR INGRESS OF PESTS OR VERMIN



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## SANITARY FACILITIES

- ALL FACILITIES MUST BE PROVIDED IN THE SAME HABITABLE AREA
- SANITARY FACILITIES = BATH OR SHOWER, TOILET & WASH HAND BASIN
- WITH HOT & COLD WATER & IN WORKING CONDITION
- IN A ROOM SEPARATED FROM OTHER ROOMS BY  
A WALL & A DOOR & CONTAIN SEPARATE VENTILATION



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## HEATING FACILITIES

- EVERY HABITABLE ROOM, BATHROOM OR SHOWER ROOM SHALL HAVE PERMANENT FIXED HEATING CAPABLE OF PROVIDING EFFECTIVE HEATING



- ADEQUATE FACILITIES FOR THE SAFE & EFFECTIVE REMOVAL OF FUMES & OTHER PRODUCTS OF COMBUSTION SHALL BE PROVIDED



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## HEATING FACILITIES

- ADEQUATE AIR SUPPLY SHALL BE PROVIDED FOR COMBUSTION
- HEATING FACILITIES MUST BE CAPABLE OF BEING INDEPENDENTLY MANAGEABLE BY THE TENANT
- ALL APPLIANCES MUST BE MAINTAINED IN A SAFE CONDITION & IN GOOD WORKING ORDER
- SUITABLY LOCATED DEVICES FOR THE DETECTION & ALARM OF CARBON MONOXIDE MUST BE PROVIDED





# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FOOD PREPARATION & STORAGE & LAUNDRY

**WITHIN THE SAME HABITABLE AREA OF THE HOUSE FOR THE EXCLUSIVE USE OF THE HOUSE SHALL BE PROVIDED:**

- **A 4 RING HOB WITH OVEN & GRILL**
- **SUITABLE FACILITIES FOR THE EFFECTIVE & SAFE REMOVAL OF FUMES BY MEANS OF A COOKER HOOD OR EXTRACT FAN**
- **FRIDGE & FREEZER OR FRIDGE – FREEZER**
- **MICROWAVE OVEN**
- **A SINK WITH HOT & COLD WATER AND AN ADEQUATE DRAINING AREA**
- **SINK WATER MUST BE POTABLE & TAKEN FROM A MAINS SUPPLY**

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FOOD PREPARATION & STORAGE & LAUNDRY

- **SUITABLE & ADEQUATE NUMBER OF KITCHEN PRESSES**
- **A LAUNDRY WASHING MACHINE OR ACCESS TO A COMMUNAL LAUNDRY WASHING MACHINE**
- **A LAUNDRY DRYER OR ACCESS TO A COMMUNAL LAUNDRY DRYER OR EXCLUSIVE ACCESS TO A GARDEN**

**THE LANDLORD TO MAINTAIN ALL FACILITIES IN A SAFE CONDITION & GOOD WORKING ORDER**



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## VENTILATION

➤ EVERY HABITABLE ROOM SHALL HAVE ADEQUATE VENTILATION

➤ ALL MEANS OF VENTILATION SHALL BE IN GOOD REPAIR  
& IN WORKING ORDER



➤ ADEQUATE VENTILATION SHALL BE PROVIDED FOR THE REMOVAL OF  
WATER VAPOUR FROM EVERY KITCHEN & BATHROOM

# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## LIGHTING

➤ EVERY HABITABLE ROOM SHALL HAVE  
ADEQUATE NATURAL LIGHTING



➤ EVERY HALL, STAIRS & LANDING IN THE HOUSE AND EVERY ROOM IN  
THE HOUSE SHALL HAVE ADEQUATE ARTIFICIAL LIGHTING

➤ EVERY WINDOW IN EVERY ROOM CONTAINING A BATH AND / OR  
SHOWER & A WATER CLOSET SHALL BE ADEQUATELY SCREENED



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FIRE SAFETY

➤ EACH HOUSE SHALL CONTAIN A SUITABLE SELF-CONTAINED FIRE DETECTION & ALARM SYSTEM



➤ EACH HOUSE SHALL CONTAIN A SUITABLY LOCATED FIRE BLANKET

➤ EACH SELF-CONTAINED HOUSE IN A MULTI-UNIT BUILDING SHALL CONTAIN A SUITABLE FIRE DETECTION & ALARM SYSTEM & AN EMERGENCY EVACUATION PLAN



➤ A SUITABLE FIRE DETECTION & ALARM SYSTEM SHALL BE PROVIDED IN COMMON AREAS WITHIN A MULTI-UNIT BUILDING



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## FIRE SAFETY

➤ EMERGENCY LIGHTING SHALL BE PROVIDED IN ALL COMMON AREAS WITHIN A MULTI- UNIT BUILDING.

➤ FIRE DETECTION & ALARM SYSTEMS & EMERGENCY LIGHTING SYSTEMS SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT STANDARDS

**CURRENT STANDARDS** - MEANS STANDARDS PRODUCED BY THE NATIONAL STANDARDS AUTHORITY OF IRELAND FOR FIRE DETECTION AND FIRE ALARM SYSTEMS IN BUILDINGS AND FOR EMERGENCY LIGHTING

**MULTI-UNIT BUILDING** - MEANS A BUILDING THAT CONTAINS 2 OR MORE HOUSES THAT SHARE A COMMON ACCESS



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## REFUSE FACILITIES

- THE HOUSE SHALL HAVE ACCESS TO SUITABLE & ADEQUATE  
PEST & VERMIN-PROOF REFUSE STORAGE FACILITIES





# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## GAS, OIL AND ELECTRICITY INSTALLATIONS

➤ INSTALLATIONS FOR THE SUPPLY OF GAS, OIL AND ELECTRICITY INCLUDING PIPEWORK, STORAGE FACILITIES AND ELECTRICAL DISTRIBUTION BOXES SHALL BE MAINTAINED IN GOOD REPAIR & SAFE WORKING ORDER

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# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## INFORMATION

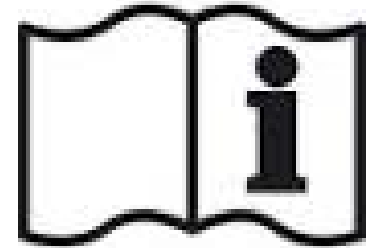
➤ SUFFICIENT INFORMATION SHALL BE PROVIDED TO THE TENANT  
ABOUT

➤ THE RENTED PROPERTY

➤ THE FIXED BUILDING SERVICES

➤ APPLIANCES AND THEIR ROUTINE MAINTENANCE REQUIREMENTS

SO THAT THE OCCUPANT CAN OPERATE THEM CORRECTLY



# HOUSING (STANDARDS FOR RENTED HOUSES) REGULATIONS 2017

## REVISED GUIDELINES IN LINE WITH NEW REGULATIONS

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- **REGULATORY FRAMEWORK**
- **GUIDANCE ON EACH REGULATION**
- **INSPECTION CHECKLIST**
- **LEGAL ENFORCEMENT OF STANDARDS**
- **GOOD PRACTICE GUIDELINES**



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## Report of Pre 63 Sub Committee of the Housing Strategic Policy Committee

This Sub Committee of the Housing SPC on Pre 63 Properties first met in June 2011 following a presentation to the SPC in 2010. A number of interim reports were presented to the Housing SPC.

Since the commencement of the committee the housing rental market has significantly changed with fewer rental properties available. The Daft.ie Rental Review Report for 2016, published in February 2017, shows that there were fewer than 4,000 homes available to rent nationwide. In Dublin between 2008 and 2012 there were on average of 5,200 properties available for rent at any one time. On average there are fewer than 1,400 properties available for rent in Dublin City. Dublin has over half a million households, of which more than a third is rented.

In addition rents have continued to rise, with the average rent in Dublin City in excess of €1,400 per month. Since 2010 the average rent in Dublin City has increased by over 46%.

At present the availability of rental homes is at its lowest level since the Daft report was first published in 2006.

The Housing (Standards for Rented Houses) Regulation 2008, as amended, came into effect in their entirety for all new tenancies from the 1<sup>st</sup> February 2009. Article 6 (Sanitary Facilities), 7 (Heating Facilities), & 8 (Food Preparation & Storage & Laundry) of the Housing (Standards for Rented Houses) Regulations 2008 came into effect for existing lettings on the 1<sup>st</sup> February 2013. This means that all rented accommodation must have its own separate sanitary facilities within the habitable area of the rented property. In addition updated requirements in relation to heating requirements and facilities for cooking, food storage and laundry apply to all rented accommodation

Prior to and since the introduction of the rented housing standards legislation in 2009, Dublin City Council has a dedicated Environmental Health team charged with inspecting and regulating standards in the private rented sector.

The inspections are undertaken on a proactive basis and on a reactive basis in response to tenant complaints.

In 2012, in addition to the Environmental Health team Dublin City Council commenced an Intensified Inspection Programme (IIP) of private rented properties. The IIP was specifically targeted at pre 63 multi unit properties in areas of the city with high concentrations of such properties. The streets identified have buildings more likely not to be in compliance with the legislation. The IIP identified and inspected properties on 39 streets in the city.

The following are the outcomes of both inspection programmes for the years 2012 to 2016.

Number of rented dwellings inspected	15,760
Number of non compliant dwellings	12,326
Number of inspections undertaken	29,388
Number of enforcement notices served	12,917
Number of Prohibition Notices served	468
Number of legal actions initiated	264
Number of non complaint properties that achieved compliance	9,822

Substantial comment has been made in recent years as to the number of “bedsits” in Dublin. It should be noted that there is no common definition of the term. A considerable number of the above inspections would have taken place in dwellings commonly referred to or registered with the PRTB as “bedsits”.

In this regard analysis of the PRTB register has been undertaken. When you exclude properties inspected and new apartments registered as “bedsits” it is estimated that there is in the region of 1,500 dwellings that would benefit from an inspection.

These properties will be scheduled for inspection as resources allow.

An analysis of the inspection figures for 2016 shows that Environmental Health Officers inspected 1,751 private rented units and undertook 3,552 inspections. Of the lettings inspected 1,388 were found not to comply with the Housing (Standards for Rented Houses) Regulations 2008 as amended. In all cases where non-compliant lettings were inspected appropriate enforcement action, including legal proceedings, was undertaken. Overall 1,292 enforcement notices were served, 28 prohibition notices served and legal action initiated in 14 cases.

Of the enforcement notices served:

51% contained requirements under Article 5 in relation to structural conditions,

8% contained requirements under Article 6 in relation to sanitary facilities

26% contained requirements under Article 7 in relation to heating facilities

22% contained requirements under Article 8 in relation to food preparation & storage & laundry

33% contained requirements under Article 9 in relation to ventilation

4% contained requirements under Article 10 in relation to lighting

55% contained requirements under Article 11 in relation to fire safety

1% contained requirements under Article 12 in relation to refuse facilities

35% contained requirements under Article 13 in relation to electricity & gas

Targeted enforcement actions taken by Dublin City Council ensured that landlords of 1,384 non-complaint lettings brought their properties up to standard and into compliance with the legislation.

The result the inspection programmes is that significant improvements have been achieved in the quality and standard of private rented accommodation available in Dublin City. While both inspection programmes aim to improve standards for private tenants, their goal is to improve quality of life for tenants in the Private Rented Sector and the overall enhancement of the community and environment of the City.



## **Report Recommendations, actions & completions**

### **Recommendation 1 recommends a system of**

(a) Registration of Properties

(b) Certificate of Compliance

The Strategy for the Rental Sector published in December 2016 provides for the RTB to offer a Landlord Voluntary Accreditation Scheme. The accreditation will show tenants that landlords are professional and offering a quality service.

Currently the RTB data base of tenancy registration contains details in relation the property as well as tenant & landlord details. This data base is provided to all local authorities to assist in the enforcement of housing standards legislation. The data base provides information on the number and type of tenancies registered at the building address.

A referral system is in place between the RTB and Dublin City Council to effectively exchange information and support the enforcement roles of each organisation.

The introduction of the Housing Assistance Payments (HAP) requires the local authority to commence an inspection programme of all HAP properties within eight months of payments commencing. A requirement for the payment of HAP is that the rented property must comply with housing standards legislation.

In Dublin City it is estimated that 20,000 tenants currently on rent supplement that will be transferred to HAP commencing in March 2017.

With the commencement of HAP in Dublin City and the resultant required statutory housing authority inspection regime a certificate of compliance scheme is effectively in place.

**Recommendation 2 recommends that**

- (a) The DoECLG initiate an inspection programme of pre 63 properties
- (b) Initiate a planning regularisation process with property owners
- (c) Give advice on the regularisation process

The DoECLG initiated the Intensified Inspection Programme undertaken by the Environmental Health Section, Housing & Residential Services. Funding for the programme was provided by the Department.

Prior to the commencement of the programme consultation, discussion & agreement was reached with the Planning Department in relation to inspection findings and co-ordinating enforcement action where appropriate. In addition an agreed form of wording was included in all enforcement notices issues by Environmental Health Officers clearly advising property owners of their responsibilities under planning legislation. (see below)

***Planning and Development Act 2000 (as amended 2010)***

*57.—(1) Notwithstanding section 4 (1) (h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—*

- (a) the structure, or*
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

*In terms of buildings within an Architectural Conservation Area, details of all ACAs within the Dublin City Council Area are available to view at: <http://www.dublincity.ie/Planning/HeritageConservation/Conservation/Pages/ArchitecturalConservationAreas.aspx>*

*and the building owner should make themselves aware of any polices that would affect works to the exterior of buildings within the ACA. All works should be carried out in line with Best Conservation*

*Practice as outline in the Advice Series publications issued by the department of Arts, Heritage and the Gaeltacht available to view at the following link;*

<http://www.dublincity.ie/Planning/HeritageConservation/Conservation/Pages/DoEHLGArchitecturalHeritagePublicationsandConservationAdviceSeries.aspx>

In addition a referral system is in place between the planning section and environmental health section to effectively exchange information and support the enforcement roles of each section.

There is also an extensive environmental health and planning portal on the City Council web site.

### **Recommendation 3 recommends that**

- (a) Existing housing standards legislation be updated
- (b) The introduction of national housing standards

The strategy for the Rental Sector published in December 2016 provides for the introduction of new standards focusing on safety. New national regulations entitled the Housing (Standards for Rented Houses) Regulations 2017 (S.I. 17/2017) will come into force on the 1 of July 2017. This commencement date will allow landlords the time to carry out any remedial improvements / works which may be necessary to bring their properties into compliance with the revised regulations.

The main changes to the 2009 Regulations are contained in those provisions dealing with structural condition, heating facilities and fire safety, – Articles 4, 7 and 10.

Article 4 amends the regulations to include the provision: Where a window which has an opening section through which a person may fall and the bottom of the opening section is more than 1400mm above the external ground level, suitable safety restrictors shall be fitted.

Article 6 provides that: All bathrooms and shower rooms must have adequate heating, the revised regulations also make a provision for the detection and alarm of carbon monoxide and that all heating appliances shall be maintained in a safe condition and in good working order and repair.

Article 10 has been re-worded in order to avoid confusion around the need for interconnecting alarms and regulations covering common areas.

The current Housing (Standards for Rented House) Regulations 2008 as amended by the Housing (Standards for Rented Houses) (Amendment) Regulations 2009 commenced on the 1<sup>st</sup> February 2009. The requirements contained in the legislation were significantly increased from those contained in the previous 1993 regulations.

The legislation in its entirety is now applicable to all properties that are let or available for letting. Inspection data shows that the vast majority of properties fail standards in relation to a proper state of

repair and fire safety. Inspection outcomes demonstrate that in excess of 80% of properties are brought into compliance with the legislation subsequent to an inspection without recourse to legal action. This ensures that the rented property meets the needs of the tenant and is seen as their home.

A referral system is in place between the Environmental Health section and Dublin Fire Brigade to effectively exchange information and support the enforcement roles of each organisation. In addition Environmental Health Officers advise landlords on their responsibility under fire safety legislation by informing landlords that *“Any requirement, in this correspondence, under Article 11 of the Housing (Standards for Rented Houses) Regulation 2008, as amended, does not relieve you, as landlord, of your responsibilities to comply with the Fire Services Acts 1981 and 2003”*.

The enforcement of this legislation has led to a significant improvement in the quality of rented accommodation in the city. The revised legislation to commence on the 1<sup>st</sup> July 2017 will further enhance the safety and suitability of rental accommodation for long term occupancy.

In 2016 the Government introduced a housing package “Stabilising Rents, Boosting Supply” which encompasses a range of measures to improve the operation of the private rented sector, to tackle increasing homelessness and to support increased housing supply.

In December the DoECLG published “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” which are required to be implemented by all Local Authorities.

The updated guidelines allow for the introduction of studio apartments in build to let developments of over 50 units. In addition the updated guidelines also require the provision of minimum private amenity space and minimal community amenity space. Requirements in relation to apartment size, density and aspect are also legislated for.

These measures along with the Social Housing Strategy 2020 provide a comprehensive legislative frame work for both existing rental properties and new developments.

#### **Recommendation 4 recommends that**

- (a) The cost of upgrading & maintenance be incentivised
- (b) Pre 63 properties be returned to family use

The Strategy for the Rental Sector reports that the business activities of landlords are, in general, treated on the same basis as other forms of business in Ireland. The Budget 2017 announcement of the phased restoration of the deductibility of mortgage interest relief for landlords from 75% to 100% by 2021 bears out this position. A working group, chaired by the Department of Finance, and including representation from the DHPCLG and the property sector (and representation from such other bodies identified as appropriate by the working group in the course of its work) will be established in early 2017. The working group will examine and report on the tax treatment of landlords and put forward options, where identified and appropriate, for amendments to such tax treatment, having due regard to the role of landlords in a properly functioning rental market.

There are currently a number of Revenue schemes in relation to rental income. They include the Home Renovation Incentive scheme which allows landlords claim an Income Tax credit on repairs, renovations or improvement work carried out on their rental property by HRI qualifying contractors. Tax relief under Countrywide refurbishment scheme applies in respect of certain expenditure incurred on the refurbishment of certain rented residential accommodation. Allowable expenditure incurred in the period between the termination of one lease and the granting of another lease by the same landlord is deductible provided the landlord was not in occupation of the premises during that period.

The Home Renovation Incentive expires at the end of 2016. In order to qualify for the HRI, the work must be done between 25 October 2013 and 31 December 2016 for homeowners and between 15 October 2014 and 31 December 2016 for landlords. It is recommended that this incentive scheme continue to the end of 2018.

Tax incentives will be introduced for landlords who rent properties to tenants in receipt of social housing supports.

Additionally, in the Governments “Stabilising Rents, Boosting Supply” package a range of measures are included to deal with the problems currently being observed in the housing market.

These include, extending the time between rent reviews from 12 to 24 months and increasing the notice time period of a rent increase from 28 to 90 days as well as notifying the RTB of the rent increase. Landlords are now also required to provide to tenants details of the dispute resolution procedures of the RTB. Also in these measures is an increase in the tenancy termination notice to be given when terminating a tenancy. Confirmation of tenancy registration by the RTB will now be given to both the landlord and tenant along with advice on dispute resolution. This information will also be provided to the Revenue Commissioners. Also provided for is the introduction of a deposit protection scheme.

Statistics indicate that the average size of households is continuing to drop and there are an increasing number of one and two person households, particularly in the city. Subject to complying with minimum standards it is desirable that a degree of multiple unit properties continue and indeed be encouraged in new building stock within the city. This requirement has been recognised with the publication of the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planners”. It makes provision for “studio” type apartments and requires planning authorities to facilitate the provision of such apartments in managed “build to let” developments of 50 units or more. Other requirements include a new minimum floor area size and a change to the percentage mix of different bedroom size units to be developed.

Since the formation of the committee in 2011 the housing market in Dublin and indeed Ireland has changed significantly. A range of Government and local measures have been implemented to stimulate development and manage the rental market. In the coming years these measures are expected to bear fruit.

In the same period standards for existing rental accommodation came into being. These standards increase the minimum standard required and provides for accommodation which allows for more long term occupation. The mass exit from the market of “bedsit” landlords did not happen. They modernised, adapted and now provide compliant more sustainable rental accommodation. In addition



a considerable number of rental properties in receivership were modernised by their new owners and returned to the rental market.

It is expected that these range of measures have and will provide for a more stable and sustainable housing market in the current economic climate.

The pre 63 committee has contributed to the housing debate and supported the work of both the Housing & Community Services and Planning Departments. It's recommended that this SPC accept this report as the final report and that the work of the committee is now concluded.

## **RECOMMENDATION**

That the Chair of the Housing SPC writes to the Minister for the Housing, Planning and Local Government recommending that the following matters be considered.

- The guidance documents Fire Safety in Flats issued by the DoECLG in 1994 should be reviewed and made a requirement under housing standards legislation.
- Increased requirements in relation to thermal & energy efficiencies of rented units
- Tenant responsibilities to maintain the property in good order
- It is recommended that Home Renovation Incentive scheme be extended to the end of 2018.



## Homelessness Update

### Families Experiencing Homelessness

#### Prevention Team

The prevention team continue to engage with families presenting as homeless to explore opportunities to prevent an episode of homelessness from taking place. In June to date 32 new families presented as homeless. Of these 18 families were prevented from becoming homeless and 13 families did become homeless. The table below includes details of the outcomes achieved by this team since they commenced work in February 2017.

Month .	Families Met.	Prevented from Entering Homelessness.	Not Prevented from Entering Homelessness
Feb.	27	18	9
March	21	11	10
April	29	23	6
May	26	13	13

#### Housing Allocations to Homeless Families

The figures below are correct at the 13<sup>th</sup> of June 2017:

- 94 Housed in Casual Vacancies
- 75 Voluntary Housing
- 3 Long Term Leasing

**Total Housed = 172**

In addition the following vacancies with Homeless Allocations:

- 16 DCC Vacancies with Homeless Section awaiting keys, Estate Management Clearance or Selection as per 13/6/17
- 1 – Repossessed units
- 1 – Leasing units
- 4 – PMVT Clare Lane

**Total = 22**

#### Homeless Housing Assistance Payment

Work is progressing on securing Homeless Housing Assistance Payment tenancies in the Dublin Region. A total of 578 Homeless HAP tenancies have been created in 2017 to date. The 2017 target for homeless HAP tenancies is 1,200.

#### Accommodation for Families Experiencing Homelessness

Work is ongoing to meet the Government target of ensuring families experiencing homelessness are only accommodated in commercial hotels in limited circumstances by the end of July. The strategy being implemented includes the provision of new family hub facilities and the refurbishment of existing properties which will now operate as supported temporary accommodation. Approximately 600 family units will be provided through this ongoing work. The attached information sheet includes details of the services to be provided.

By May 31<sup>st</sup> the number of families with children being accommodated in commercial hotels had reduced to 647.

#### Standards in Emergency Accommodation across the Dublin Region

Dublin City Council, through the functions of the Dublin Region Homeless Executive (DRHE) are committed to ensuring that homeless services in receipt of section 10 funding are of the highest standard.

We ensure compliance with all statutory health and safety standards for homeless service provision and there is a formal policy for providers of emergency accommodation in terms of standards required.

#### Regional facilities management team and inspection of services

A regional facilities management team is in place to both inspect and enforce standards in emergency accommodation that is provided by Dublin City Council (this includes access to expertise such as Environmental Health and Architectural professionals). DRHE notes that upon inspection of facilities and where standards fall short, clear instructions are always given in respect of works required.

All registered and approved homeless service providers who are state funded and who hold a service level agreement with the Dublin Region Homeless Executive must comply with the quality standards as set out in *Putting People First* which provides a framework for good practice in services for people who are homeless and with subsequent national standards.

### Complaints Policy for Homeless Services

There is a formal complaints policy in place whereby persons can make a complaint about the service they are accessing in order to have the issue addressed.

June 13<sup>th</sup> 2017

## Family Accommodation hubs across the Dublin Region for 624 families

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### **Aim & rationale for the provision of family accommodation**

We are currently dealing with an unprecedented demand for supported family accommodation across the Dublin region. We are committed to providing suitable accommodation to families with children who have lost their tenancy in the private rental sector.

Dublin City Council, as the lead statutory authority in the Dublin Region, in partnership with the Dublin Region Homeless Executive, will be opening new family accommodation hubs across the Dublin Region to support the 695 families who are currently in commercial hotels.

Family hubs are an important first response for families who become homeless and who have no alternative other than commercial hotels. The hubs will provide more appropriate and suitable accommodation for families. They are not the long term housing solution as families will move into houses and apartments that will be provided under social housing supports, as supply becomes available. This type of emergency accommodation provides a secure and stable placement for families on an on-going basis unlike the insecurity of hotel accommodation especially during peak periods and holidays.

Government's policy document *Rebuilding Ireland* (<http://rebuildingireland.ie/address-homelessness/>) states that the use of hotels will be phased out by mid 2017 except for emergency cases and family hubs will provide the supports for families and children. In order to meet this deadline, Dublin City Council are in the process of converting suitable buildings into family accommodation across the Dublin region.

### **Services to be provided:**

The use of commercial hotels for families is unsuitable and the new family hubs will have the capacity to provide play space, cooking and laundry facilities and communal recreation space. Other supports will also be available for families as they move on to other housing options, as they become available.

### **Standards and regulations**

All hubs will adhere to current building standards and there are strict quality controls in place to ensure that all facilities are fully regulated with regard to fire and disabled access

requirements. There are also space standards in place that have been developed with the Department of Housing, Planning, Community and Local Government. Accordingly, support spaces (dining, play areas etc) are designed in accordance with the number of occupants that will reside at the premises.

### **Responsibility**

Dublin City Council will have overall responsibility for family accommodation and an experienced service provider will have responsibility for onsite operation and day to day management.

### **Target Group**

Family accommodation hubs will provide supported accommodation for up to 624 families with children who are currently homeless. All families will be referred *via* the Dublin Region Central Placement Service and where possible will have a local connection to the area, ensuring ease of access to schools and local services.

All families will retain their homeless priority on the social housing list and will be allocated a house / apartment when it becomes available.

### **Good Neighbourhood Policy**

All families who are referred to a family hub will have an induction which will include information about Good Neighbourhood Policy.

Dublin City Council will ensure provision of public domain management for the area where the service is located and will work with the operator to ensure the day-to-day operational management of the family accommodation hub is to the standard required and will ensure that the organisational 'Good Neighbourhood Policy' is implemented.

Key elements of this policy include:

- Operating a good neighbourhood policy in all areas of service provision.
- Operating a professional service cognisant of the responsibility to the local community.
- Ensuring that good relations are created and maintained with local resident and business groupings, community and other relevant stakeholders in partnership with Dublin City Council.
- The persons accommodated in the service understand the good neighbourhood policy and behave responsibly in the local community.  
The surrounding area of the project will be strictly monitored to prevent congregation and allow for smooth entry and exit from the service.

### **Community support**

Dublin City Council is committed to developing community relations with residents in the local area. We will liaise with residents as the development progresses to ensure timely information about the facility and its management will be shared.

We rely on the support from local communities so that families experiencing homelessness have access to family accommodation and not commercial hotels.

**Timeframe:**

All family hubs will be in place by Summer 2017 to support families who are currently homeless.

**Family hubs**

1. Ashling House, St Lawrence's Road, Clontarf will support 13 families and Respond will have responsibility for on-site operational management



2. Clonard Road, Crumlin will support 25 families and the Salvation Army will have responsibility for on-site operational management
3. Mater Dei, Clonliffe Road will support 50 families and Crosscare will have responsibility for on-site operational management





4. Respond, High Park is currently supporting 42 families.



5. Lynam's Hotel, O'Connell Street will support 45 families and will be operated by a private operator
6. Sons of the Divine Providence, Ballyfermot will support 13 families and will be operated by Sons of the Divine Providence.

7. Greencastle Parade, Coolock will support 28 families and will be operated by the Salvation Army.



There will also be self contained apartments in the following locations

1. Malahide Road, Fingal Co Co (11 family units)
2. Millmount Dundrum, DLR, (12 family units)
3. Apartments in Rialto, PMVT (4 family units)
4. Apartments, Lower Kimmage Road (8 family units).

In addition to all of the above, there are nine commercial properties that will be adapted as family accommodation for 360 families located throughout the Dublin region.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: 22<sup>nd</sup> June 2017**

**Item No.5**

## **Housing Update reports**

## Housing Supply Report June 2017

Dublin City Council target under Housing Strategy 2015-2017 3347

Capital Programme Target under Social Housing Investment Programme (SHIP) 1498

Current Programme Target under Social Housing Current Expenditure Programme (SHCEP) 1849

Funding Allocation Provided: €292m

	2015	2016	2017	Total 2015 to 2017
Units Completed to date	565	533	244	1342
Voids Restored	1012	975	329	2316
Part V		25	2	27
HAP Tenancies Homeless (Dublin Region)	112	640	472	1224
HAP Tenancies General			231	231
<b>Outturn</b>	<b>1689</b>	<b>2173</b>	<b>1278</b>	<b>5140</b>

	2015	2016	2017	2018	2019	2020	Total
<b>Units Under Construction</b>							
Buttercup			35				
Priory Hall				26			
Charlemont			79				
Dolphin House				100			
Ballybough Road				7			
Broome Lodge			43				
Johns Lane West				31			
Orchard Lawns				72			
Richmond Road				39			
Raleigh Square				33			
<b>Total of Units Under Construction:</b>			<b>157</b>	<b>308</b>			<b>465</b>
<b>Units currently being acquired</b>			209	130	97		<b>436</b>
<b>Part V:</b>			36	84			<b>120</b>
<b>Units at Tender Stage:</b>				101	283	56	<b>424</b>
<b>Capital Appraisals Submitted to Department</b>				113	82	156	<b>351</b>
<b>Units at Preliminary Planning/Design:</b>			1	115	228	316	<b>660</b>
<b>Potential Units from Vacant Council Lands:</b>						385	<b>385</b>
<b>Sites for Social housing PPP Bundle 1:</b>						220	<b>220</b>
<b>Projected Acquisitions:</b>			100	100	100		<b>300</b>
<b>Rapid Home Delivery:</b>			201	66	40		<b>307</b>
<b>Total Delivery of Units:</b>	<b>0</b>	<b>0</b>	<b>704</b>	<b>1017</b>	<b>830</b>	<b>1133</b>	<b>3684</b>

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

<b>Committee Area/ Housing Category</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Programme</b>	<b>Total per Category</b>
General Needs	Dublin City Council	General Acquisitions	LA housing	136
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	77
	AHBs/Special Needs	Various	CAS	27
	<b>Total</b>			<b>244</b>

**SCHEMES UNDER CONSTRUCTION - DHPCLG CWMF Stage 4**

<b>Committee Area/ Housing Category</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Programme</b>	<b>No of Units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Expected Completion Date</b>
North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	35	Under Construction. (6 units handed over on 2/6/17.)	Delivery of 29 units by end of 2017 in batches of four or eight throughout the year.	Q4 2017
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) commenced on site 6th June.	Completion of phased handover of blocks 13-20 (July 2018).	Q2 2019
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 by Nov 17. Units and community centre to be managed by Tuath	Handover of units 8th Nov	Q4 2017
South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Contractor commenced on site November 2016. Project Board established.	Complete construction Phase 1	Q4 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contractor commenced on site March 2017.	Completion of works (65 week programme).	Q2 – 2018

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central Special Needs	AHB	John's Lane West D8 (Focus)	CALF & Leasing	31	Accelerated CALF approved 09/05/2017	Completion of works	Q2 2018
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 <sup>th</sup> March 2016.	Completion of works	Q3 2017
North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland )	CALF & Leasing	39	Works Commenced	Completion of works	Q3 2018
South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (Co-operative Housing Ireland )	CALF & Leasing	72	DCC site. New contractor appointed. On site.	Completion of Works	Q1 2019
South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Glenman have taken possession of the site - issues due to protests - now resolved. Mobilisation works underway.	Completion of works	Q4 2018
	<b>Sub total</b>			<b>465</b>			



**Units Currently Being Acquired – DHPCLG CWMF Stage 4**

<b>Committee Area/ Housing Category</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Programme</b>	<b>No. of Units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Expected Completion Date</b>
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	76	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	345	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	5	In progress		
	<b>Sub Total</b>	<b>Units being acquired</b>		<b>436</b>			
	<b>Grand Total</b>	<b>Units under construction or being acquired</b>		<b>901</b>			

## Schemes at Tender Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	Enabling works 2 (services diversions) returned end of 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. Draft Framework plan presented at SPC on 25th April.	Enabling 2 tender report to issue to DHPCLG for approval. Main Contract, PIP contract and Demolition of 2 blocks (blue zone) to be tendered. Framework Plan to be completed.	Q2 2019
Central Area General Needs	Dublin City Council	O'Devaney Gardens	Regeneration	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
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 2017	Q3 2019

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Considered for Rapid Housing	Issue of tender documentation.	Q3 2019
North Central General Needs	North Central General Needs	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Considered for Rapid Housing	Issue of tender documentation.	Q3 2019
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

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016. Tender documentation issued. Approved for accelerated CALF 02/06/2017	Return tenders and issue tender report	2019
South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	Design Team Appointed. AHB submitted Stage 3 (Pre Tender) application on 21st Dec. DHPCLG issued approval to Stage 3 application	Issue tender documentation.	2018
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. Stage 3 application received.	Review developed design and cost plan	2018
Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	DCC property. Planning permission granted. (2812/16).	Issue of tender documentation	2019

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	43	Funding Approval granted 13/03/2017. AHB assessing tender documents	Award tender	Qr2 2019
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 report submitted to DCC	DCC to review	2018
	<b>GRAND TOTAL</b>			<b>440</b>			

### Capital Appraisals submitted to DHPCLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Part 8 plans being finalised. Initiate Pt 8 end of July	Submission of Part 8	Q1 2020
Central General Needs	Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan prepared.	Submission of Part 8.	
Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Design Team appointed. Demolition tenders (3 blocks) due back end April. Masterplan developed for the site. Part 8 for redevelopment to be prepared. Stage 1 application submitted to DHPCLG Feb 17. Cost benefit Analysis being prepared	Demolish 3 blocks Q2 2017. Complete CBA. Obtain Stage 1 & 2 approval to redevelopment and bring redevelopment proposals to Part 8 July2017	Q2 2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Pilot Programme for Smart Senior Citizen Development. Stage 1 approval received. Expressions of Interest by AHB's assessed and awarded to Circle and Alone.	Submission of feasibility study.	2020

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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. Further information received.	Complete review of Stage 2 submission.	2018
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. Stage 2 approval granted	Preparation of tender documents	2019
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
Central/Special needs	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Conditional Approval granted 16/05/2017	Tender docs to be prepared	2018
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

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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. Review AHB's proposal to procure certain elements of the design team and use inhouse professionals for the balance with DHPCLG.	Developed design and cost plan	2018
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. Novas submitted Stage 1 application to DCC on 25/4. Meeting arranged with Novas to review application	Finalise Stage 1 application	2018
<b>Grand total</b>				<b>351</b>			



### Schemes at Preliminary Planning/Design

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 DHPCLG 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	AHB to submit feasibility study for site	Feasibility Study	2019
Sth Central – General Needs	Dublin City Council	Springvale Chapelizod	LA Housing	81	Under consideration for Rapid Build		2020

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central – General Needs	Dublin City Council	Reuben Street	LA Housing	1	Offer to AHB		2019
North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	80	Offer to AHB		2020
South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Consider for Rapid Build		2019
South Central	Dublin City Council	Coruba House lands, Dublin 12	LA Housing	20	Offer to AHB		2019
Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined. Option of acquisition of Rialto Cinema being reviewed. Cost Benefit Analysis to be prepared	Outline design & masterplan to be agreed. CBA to be completed	2020
South Central	Dublin City Council	Bow Lane James's Street	LA Housing	4	Offered to AHB		2019

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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			Consideration for Rapid Build	commence review	
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands			New Masterplan drafted	Review Masterplan	
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

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	AHB	North King Street 84 (Co-operative Housing Ireland )	CALF & Leasing	33	Planning permission granted on 16/5/17 by an APB. Preparing tender docs.	Issue of tender documents	Q4 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 July 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	Appointment of design team	2019
North West/General needs	AHB	Griffith Road, Dublin 11 (Tuath)	CALF & Leasing	2	Acquisitions	With Department for Approval	Q3 2017
South Central/General Needs	AHB	Camac Park, Bluebell, Dublin 12 (Oaklee)	CALF & Leasing	5	Oaklee to acquire units as turnkey	With Dept. for approval.	Q4 2018
<b>TOTAL</b>				<b>648</b>			

**PART V**

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. Funding application submitted to Department	With Department for approval	Q3 2017
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2018
North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Submission with Department for funding approval.	Units acquired.	Ongoing 2017 to 2019
North West	Dublin City Council	Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by Department 09.06.17	Units acquired.	Q4 2017
	<b>TOTAL</b>			<b>122</b>			

<b>Vacant Council Lands</b> (Total Residential Dwellings to include 30% Social Housing)		
<b>Schemes/Sites</b>	<b>Comment</b>	<b>Approx.</b>
Oscar Traynor Road  North Central - General Needs	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17	195
O Devaney Gardens + Infirmary Road  Central - General Needs	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17	119
St Michaels Estate  South Central - General Needs	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17	71
<b>Total</b>		<b>385</b>

<b>Sites for Social Housing PPP; Bundle 1</b>		
<b>Schemes/Sites</b>	<b>Comment</b>	<b>Approx.</b>
Scribblestown (lot 5)  North West - General Needs	Design Team in place. Meeting with residents ongoing. Targeting June North West Area Committee meeting for initiation of Part 8	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place. Presentation to NW Area Committee 16th February meeting. Formally lodge Part 8 proposal in June	150
<b>Total</b>		<b>220</b>

## 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	Q3 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	Q1 2018
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	Include in next phase of Rapid Build	Competition for next phase Rapid Build	Q1 2019
Fishamble Street Bunratty Road	6 60	Procurement competition for design team frameworks launch 10/01/2017. Competition closing date: 16/02/17. Commenced assessment of tenders.	Appoint Design Team	Q4 2018
<b>Total</b>	<b>307</b>			

## 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	13
N29/70/129	DCC	St. Margaret's Electrical Upgrade	TAP	30
	DCC	Energy Efficiency Insulation	TAP	130
	DCC	Remediation of Pyrite-damaged - Avila Park	TAP	5 completed
N29/70/145	DCC	Refurbishment of Bay - Grand Canal	TAP	1



## TAP 2014-2018

### Schemes Under Construction Stage 4

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status
N29/70/142	DCC	Overcrowding Extensions: 4 Cara Park GHS	TAP	1	Approval 16/12/16 – On site and expect completion by end June 2017.

### Schemes at Tender Stage - Stage 3

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status
N29/70/119	DCC	Special Needs Adaptation: 19 Belcamp Crescent	TAP	1	Stage 4 application completed and sent. Extra costs and justification for same included in application.

## TAP 2014-2018

### Capital appraisals submitted to the Department - Stages 1 & 2

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status
	DCC	Electrical Upgrade - St. Joseph's Park	TAP	13	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC. Ducting drawings complete
N29/70/148	DCC	Electrical Upgrade - St. Oliver's Park	TAP	14	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of

					LTACC. Request to engineer for ducting drawings to be compiled
N29/70/153	DCC	2 Bridgeview, Cloverhill Road	TAP	1	Project on hold due to illegal occupation of site. Application for Stage 2 approval sent to Department. Compiling information for Stage 3 application. Will progress application up to but not including implementation until illegal occupancy is resolved.
N29/70/152	DCC	8 Avila Park , Cappagh Road	TAP	1	Costings Complete. Application to Dept Stage 2 approval sent. Compiling information for Stage 3 application.
N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)	TAP	31	CAS - Clúid have appointed design team. Expect proposal by end July with Part 8 application ready for September/October Area Committee.
N29/70/146	DCC	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	TAP	5	Onsite meetings held. Agreement in principle to redesign site with a view to providing for housing needs of occupiers and a separate housing complex to address overcrowding on other sites.
<b>TAP 2014-2018</b>					
<b>Project Ref</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Programme</b>	<b>No of Units</b>	<b>Status</b>

N29/70/149	DCC	Tara Lawns - Redevelopment of the site. Clean-up of site and drainage works in progress.	TAP	10	Interim works - Refurbishment contract. Topographical survey reports completed.
N29/70/140	DCC	St. Margaret's Park Dayhouse Upgrade	TAP	30	Architects appointed. Stage 3 information currently being compiled. Onsite meetings held to agree plan for implementation. Options for temporary bays agreed. Site survey completed.
N29/70/61	DCC	Pigeon House Road - Redevelopment of site	TAP	6	Initial consultation taking place to agree plan. Stage 1 application sent to Department.

### Schemes at Preliminary Planning/Design

Project Ref	Provider	Schemes	Funding Programme	No. of units	Status
		Rebuild: 1 Northern Close	TAP	1	Not Started - Legal Issues
	DCC	St. Oliver's Park Day-house upgrade -	TAP	14	Compiling information for Stage 1 application to Department.
	DCC	St. Joseph's Park - Community Centre refurbishment	TAP	1	Compiling information for Stage 1 application to Department

### TAP 2014-2018

Project Ref	Provider	Schemes	Funding Programme	No of Units	Status
	DCC	New Sanitation Unit Requests received - Tender on behalf of 4 Local Authorities	TAP		In Progress- emergency units bought in advance of tender
	DCC	Refurbishment of Sanitary Facilities 9 units in Cara Park	TAP	9	Approval - Priority is the fire safety works - this is linked

	DCC	Labre Park – Temporary Bay	TAP	1	Stage 1 application sent to Department. Stage 2&3 being compiled for drawdown by agreement with Department. Tender process complete. Onsite completion by 10 <sup>th</sup> June.
	DCC	St Joseph's Park – dayhouse refurbishments	TAP	3	Stage 1 application made to refurbish 3 dayhouses to address overcrowding on site. To be completed by mid July 2017
	DCC	Avila Park Community Centre	TAP	2	Stage 1 application sent to Department to demolish Community Centre and build 2 houses.
N29/70/141	AHB	St. Dominic's Park - refurbishment of 23 bays and electrical works.	TAP		Stage 1 application information being compiled. RESPOND are no longer a part of this process. Topographical survey reports completed. Application for 5 sanitary units to connect those with medical priorities to be made.

### Housing and Community Services Housing Units Delivery Report 14/06/17

#### Colour Codes:

<i>With Council</i>	
<i>With Department</i>	
<i>With AHB</i>	
<i>Issues</i>	







Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: Thursday 22<sup>nd</sup> June 2017**

**Item No. 6**

## **Traveller Accommodation Update**

## Traveller Accommodation Update – 9<sup>th</sup> June 2017

Full administrative staff complement in place. Training is currently taking place with new staff to bring all up to speed on rents, household budgets, finance, health & safety, invoicing, recoupment etc. Due to Health & Safety concerns, Dublin City Council staff were offsite on a number of locations. All these situations have been resolved and onsite services have been resumed on all sites.

UNITS	DESCRIPTION OF WORKS	STATUS 9 <sup>th</sup> June 2017
<b>OUTLINE PROPOSALS TO DHPCLG</b>		
23	<b>St. Dominic's Park</b> - refurbishment of bays and electrical works.	Stage 1 application information being compiled. RESPOND are no longer a part of this process. Topographical survey reports completed. Application for 5 sanitary units to connect those with medical priorities to be made.
<b>STAGE 1 - APPROVAL IN PRINCIPLE</b>		
14	<b>Electrical Upgrade - St. Joseph's Park</b>	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC. Ducting drawings currently being compiled
15	<b>Electrical Upgrade - St. Oliver's Park</b>	Pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC Request to engineer for ducting drawings to be compiled
1	[House No] <b>Bridgeview, Cloverhill Road</b>	Project on hold due to illegal occupation of site. Application for Stage 2 approval sent to Department. Compiling information for Stage 3 application. Will progress application up to but not including implementation until illegal occupancy is resolved.
1	[House No] <b>Avila Park , Cappagh Road</b>	Costings complete. Application for Stage 2 approval sent to Department. Compiling information for Stage 3 application.
24	<b>Labre Park: Re-development (Phase 2 &amp; 3)</b>	CAS - Clúid have appointed design team. Expect proposal by end July with Part 8 application ready for September/October Area Committee.
5	<b>Grove Lane - Refurbishment of 5 derelict houses &amp; redevelop the site</b>	Onsite meetings held. Agreement in principle to redesign site with a view to providing a separate housing complex to address overcrowding on other sites.
10	<b>Tara Lawns - Redevelopment of the site - Clean-up of site and drainage works in progress.</b>	Interim works - Refurbishment contract. RESPOND are no longer a part of this process. Topographical survey reports completed.
<b>STAGE 2 - DETAILED DESIGN</b>		
30	<b>St. Margaret's Park Dayhouse Upgrade</b>	Architects appointed. Stage 3 information currently being compiled. Onsite meetings held to agree plan for implementation. Options for temporary bays agreed. Site survey completed.
6	<b>Pigeon House Road - Redevelopment of site</b>	Initial consultation taking place to agree plan. Next step to agree design team. Stage 1 application sent to Department.
<b>STAGE 3 - APPROVAL TO TENDER</b>		



1	<b>Special Needs Adaptation:</b> Belcamp Crescent	Stage 4 application completed and sent. Extra costs and justification for same included in application.
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#### STAGE 4 - IMPLEMENTATION

1	<b>Overcrowding Extensions:</b> [House No] Cara Park GHS	Approval 16/12/16 – On site and expect completion by end June 2017
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#### COMPLETE

3	<b>Labre Park Rebuilds:</b> 3 Houses Rebuilds (Phase 1)	Complete – Outstanding issues to be completed.
1	<b>Removal of pyrite:</b> [House No] Avila	5 identified properties complete.
2	<b>House Rebuilds:</b> Bridgeview	Complete
2	<b>Special Needs Adaptation:</b> [House No] Avila Park GHS	Complete
3	<b>Special Needs Adaptation:</b> [House No] Cara Park	Complete
1	<b>Special Needs Adaptation:</b> [House No] Labre	Complete
2	<b>House Purchases</b>	Complete
9	<b>Refit of Sanitation Units;</b> Labre	Complete
30	<b>Electrical Upgrade &amp; Metering:</b> St. Margaret's	Complete

#### NOT STARED - Pending Internal Survey etc

1	<b>Avila Park:</b> Community Centre	Stage 1 application sent to Department to demolish Community Centre and build 2 houses.
1	<b>Labre Park:</b> Temporary Bay	Stage 1 application sent to Department. Stage 2&3 being compiled for drawdown by agreement with Department. Tender process complete. Onsite completion by 10 <sup>th</sup> June.
3	<b>St Josephs:</b> 3 Dayhouse refurbishment	Stage 1 application made to refurbish 3 dayhouses to address overcrowding on site. To be completed by mid July 2017
1	<b>St. Joseph's:</b> Community Centre	Compiling information for Stage 1 application to Department.
1	<b>Northern Close:</b> Rebuild of House	Legal Issues to be resolved.
15	<b>St Oliver's:</b> Dayhouse Upgrade & Electrical Upgrade	Compiling information for Stage 1 application to Department.
14	<b>St Joseph's:</b> Dayhouse Upgrade & Electrical Upgrade	Compiling information for Stage 1 application to Department.

