



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 26 OCTOBER 2017 AT 3.00 PM**

AGENDA

THURSDAY 26 OCTOBER 2017

PAGE

1	Minutes of meeting dated Thursday 28th September 2017 and matters arising	3 - 8
2	Presentation: ICTU I.C.T.U. will make a short opening statement or comments – No formal presentation	
3	Chairperson's Business: <ul style="list-style-type: none">• Correspondence• Update on Sub-Groups<ul style="list-style-type: none">○ Condensation: DCC Housing Stock – Next meeting scheduled for Nov 8th @ 14:30○ Scheme of Lettings – Next meeting scheduled for Nov 2nd @ 11:00	
4	Homeless Update	9 - 12
5	Housing Update Reports <ul style="list-style-type: none">○ Maintenance Update – General Report○ Programme of works for City Council flat complexes: Preliminary Report○ Housing Supply Report	13 - 52
6	Traveller Accommodation Update	53 - 56
7	Motion in the name of Councillor Andrew Keegan	

In the light of recent reports of homeless people and their families having their property being removed, in fact stolen from them, from public streets and parks, it is incumbent on DCC management to protest and protect the human rights of our fellow citizens, who are unfortunate enough to be caught up in the homeless crises.

Dublin City Council should be to the forefront in condemning any company or organisation whether state owned or private from interfering with their only belongings, which are the only refuge they can call home and interference should be highlighted, named and shamed.

8 Motion in the name of Councillor Anthony Connaghan

That Dublin City Council recognises that the traditional family unit has changed in Ireland and that we take cognisance of this fact and allow parents with court agreed custody and access orders to access adequate house sizes from now on.

9 Motion in the name of Councillor Dermot Lacey

This Council reaffirms its support for the provision of Caretakers for our Senior Citizens complexes from within the permanent full time staff of Dublin City Council and rejects reported efforts by the Chief Executive to privatise the service

10 Motion in the name of Councillor Greg Kelly

This Area Committee calls on the OPW to engage with DCC housing in putting forward PP for the joint building of Housing units on the OPW site in Jamestown Road, Inchicore, that was planned in 2003. With the current housing crisis all state agencies and local authorities need to be working together.

11 Motion in the name of Councillor Daithi Doolan

The Area Committee instructs the Area Manager, notwithstanding the current process of engagement with the private sector for the identified land initiative/joint venture housing developments, to write to the new Minister for Housing requesting that he fund and support a Council led mixed tenure development, on St. Michael's site, as a pilot project to demonstrate the benefits of a fully state funded and Council led development designed to meet social and affordable housing need.

12 A.O.B.

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 28TH SEPTEMBER 2017

ATTENDANCE

Members:

Cllr. Alison Gilliland
Cllr. Anthony Connaghan
Cllr. David Costello
Cllr. Críona Ní Dhálaigh
Cllr. Sonya Stapleton
Cllr. Christy Burke
Cllr. Pat Dunne
Cllr. Patrick Costello
Cllr. Tina MacVeigh
Cllr. Ray McAdam
Cllr. Cieran Perry
Cllr. Chris Andrews
Cllr. Daithi Doolan – Chairperson
Cllr. Janice Boylan
Francis Doherty
Kevin White

Officials Present:

Brendan Kenny Assistant Chief Executive
Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Mary Flynn, Deputy Director D.R.H.E.
Mary Hayes, Administrative Officer
Lisa Harpur, Staff Officer
Christy McLoughlin, Assistant Staff Officer

Apologies

Aoife Delaney – D.F.I.
Jill Young – I.C.S.H.
Winnie McDonagh – B.T.A.P.

Other Cllrs present :

Ardmhéara Mícheál MacDonncha
Cllr. Andrew Keegan

Others:

Olivia Kelly – Irish Times

1. Minutes of meetings held on Thursday 27th July 2017 and Matters Arising.

Agreed: Minutes agreed.

2. Chairperson's Business:

Agreed: Presentation by I.C.T.U. at the Housing S.P.C. October meeting.

Agreed: Cllr. Tina MacVeigh (People Before Profit Party) to be replaced temporarily by Cllr. Andrew Keegan People Before Profit on the Housing S.P.C subject to approval from City Council meeting to be held on October 2nd.

Agreed: Ms. Aoife Delaney to replace Ms. Lillian Buchanan (Disability Federation of Ireland) on the Housing S.P.C.

- Correspondence
 - No Update
- **Sub-Groups Update:**
 - Condensation: DCC Housing Stock

Céline Reilly, Executive Manager, furnished attendees with a synopsis of meeting held Thursday 27th October.

Agreed: Reports on a phased basis to be presented to Housing S.P.C.

Agreed: D.C.C. shall update Housing S.P.C. in Monthly housing report on CWMF applications/documents that are sent to Customs House requesting funding.

Agreed: To discuss Scheme of Lettings under Chairperson's Business rather than A.O.B.

Mary Hayes, Administrative Officer suggested the creation of a Scheme of Lettings Sub Group with representation from the Housing S.P.C.

Ardmhéara Mícheál MacDonncha & Cllr. Christy Burke highlighted a dispute between contractor and Bricklayers on the D.C.C. scheme.

Agreed: Schedule of S.O.L. Sub Group meetings shall be sent to S.P.C. Cllrs. next week (week beginning Monday 2nd October 2017).

Agreed: The Irish League of Credit Union to be invited to make a presentation to the Housing S.P.C. at the November meeting.

Agreed: Lord Mayor's office & D.C.C. Mgmt. to assist seeking a resolution to dispute.

3. Homeless Update:

Circulated to members prior to meeting.

Cllr. Alison Gilliland sought a schedule update about the Family Hub in Greencastle Parade, D5. The Cllr. requested an update about Housing Passport Initiative. She also acknowledged an e-mail from the organisation Brú na Bhfiann seeking assistance/mediation contracting the OPW in relation to The Old Guard room for their H.Q.

Cllr. Pat Dunne enquired about community engagement and the status of the Clonard Family Hub.

Cllr. Christy Burke looked for an update about the Family Hub in Clontarf and supported Brú na Bhfiann request.

Cllr. Daithi Doolan enquired if D.C.C. are looking at other venues/options and if the Hub in Ballyfermot could be expedited. He also asked if the Key Worker for families in Emergency accommodation issue has been addressed.

Cllr. Ray McAdam requested that the Housing S.P.C. write to the Planning Dept. to express its view about Sheltered Housing planning applications being granted to private developers. He also enquired about the remaining 21 units in the Mater Dei facility and their completion schedule.

Cllr. Criona Ni Dhalaigh, Cllr. Janice Boylan and Cllr. Gilliland explored the option if tenants with a Notice to Quit could be given H.A.P. (Housing Assistance Payment).

Mary Flynn, Deputy Director of the D.R.H.E., provided an update on the Family Hub in Greencastle Parade, she stated that she'd revert to Cllrs. about the Housing Passport. She provided an update about the facility (and local engagement) in Clonard Road and explained that there is currently a court challenge in relation to the unit in Clontarf. She stated that when D.C.C. has details, they'll be furnished.

Mary explained the Homeless H.A.P./Transfer List process and updated attendees about the Mater Dei facility.

She explained that Mgmt. can explore H.A.P. and N.T.Q. situation.

Brendan Kenny, Assistant Chief Executive stated that there are guidelines in relation to H.A.P. He stated that the Passport is a national issue and should be raised with the Minister, not in D.C.C.'s control. He mentioned that he is meeting with representatives from ex service men next week. He stated that plans are to move into Clontarf facility by end of October.

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

Agreed: Report Noted

4. Housing Update Reports:

Circulated to members prior to meeting.

Cllr. Doolan enquired if delivery could be accelerated.

Cllr. Perry queried the turnaround time in relation to general acquisitions and sought a current updates in relation to Block B in Prospect Hill development and St. Helena's site. He questioned if delays with some sites due to staff or funding.

Cllr. McAdam enquired about the delay with phase II on the Saint Bricin's Crt project. He checked on the status of Ellis Crt and Infirmary Road developments.

Cllr. Dunne requested a Part V update and clarity in relation to Acquisitions for 2017.

Cllr. Gilliland raised various queries, she sought updates about Rapid Build Phase II and is it the same approval process as normal builds when it comes to Rapid Builds.

She enquired about the Ayrfield development, and the plan for Grove lane. In relation to the Oscar Traynor forum, she stated that they would like a list of imperatives/prerequisites to be included at the tender stage and would like more engagement with the forum to take place.

Tony Flynn, Executive Manager provided updates in relation to the following; General Acquisitions and the turnaround time, the availability of units at Prospect Hill Block B, O'Devaney Gardens project and the mix scheme development at the Valley site/Saint Helena's. He updated attendees about Part V of Urban Regeneration Act 2015 and explained that correspondence has been sent to Minister for housing in relation to affordable housing requesting the Minister to enact the Housing (Miscellaneous Provisions) Act 2009 to facilitate an affordable housing scheme in DCC. He provided information in relation to the Infirmary Road development, on tenders for O'Devaney Gardens and with regard to the Dominick Street development, he provided monetary figure and an update.

An update was provided on phase II of the Rapid Build programme and explained that review of the Local Area Plan (L.A.P.) has taken place for the Belmayne/Ayrfield lands. He stated that traffic surveys are to be carried out in relation to Belcamp Lands consultation with DCC Traffic Planning and NRA is on-going. He provided an update for proposal for Grove Lane.

Céline Reilly provided members with an update in relation to contractor and schedule for the Saint Bricin's project. She provided information about the standards/compliance required in relation to refurbishments.

Agreed: To discuss South Central Area Motion for the Saint Michael's Estate project at the October S.P.C. meeting.

5. Traveller Accommodation Update:

Circulated to members prior to meeting.

Cllr. MacVeigh sought clarification about an item contained within report in relation to Voids.

Tony Flynn explained that D.C.C's intention in relation to seeking funding from the Dept. of Housing is to reduce the process from four stages to one.

Agreed: *Report noted*

6. Motion in the Name of Cllr. Andrew Keegan

Cllr. Keegan explained context of Motion.

Discussion followed.

Agreed: *A review of the economic threshold eligibility for access to Social Housing.*

Agreed: *A Scheme of Lettings Sub Group to be established.*

7. Motion in the Name of Cllr. Daithi Doolan

Cllr. Doolan explained context of Motion.

Discussion followed.

Agreed: *Report to be presented Housing S.P.C. for the December meeting.*

Agreed: *An initial update to be furnished to the Housing S.P.C. for the October meeting.*

8. Motion in the Name of Cllr. Alison Gilliland

Cllr. Gilliland explained context of Motion.

Discussion followed

Agreed: Motion Noted

9. A.O.B.

Discussion followed.

Agreed: *Revised Financial Contribution Scheme to be presented to the Housing S.P.C. for the October meeting.*

Agreed: Part 8 application documents to be uploaded to Sharepoint system.
Chair thanked all for attendance.

Chair thanked all for their attendance.

Cllr. Daithi Doolan
CHAIRPERSON



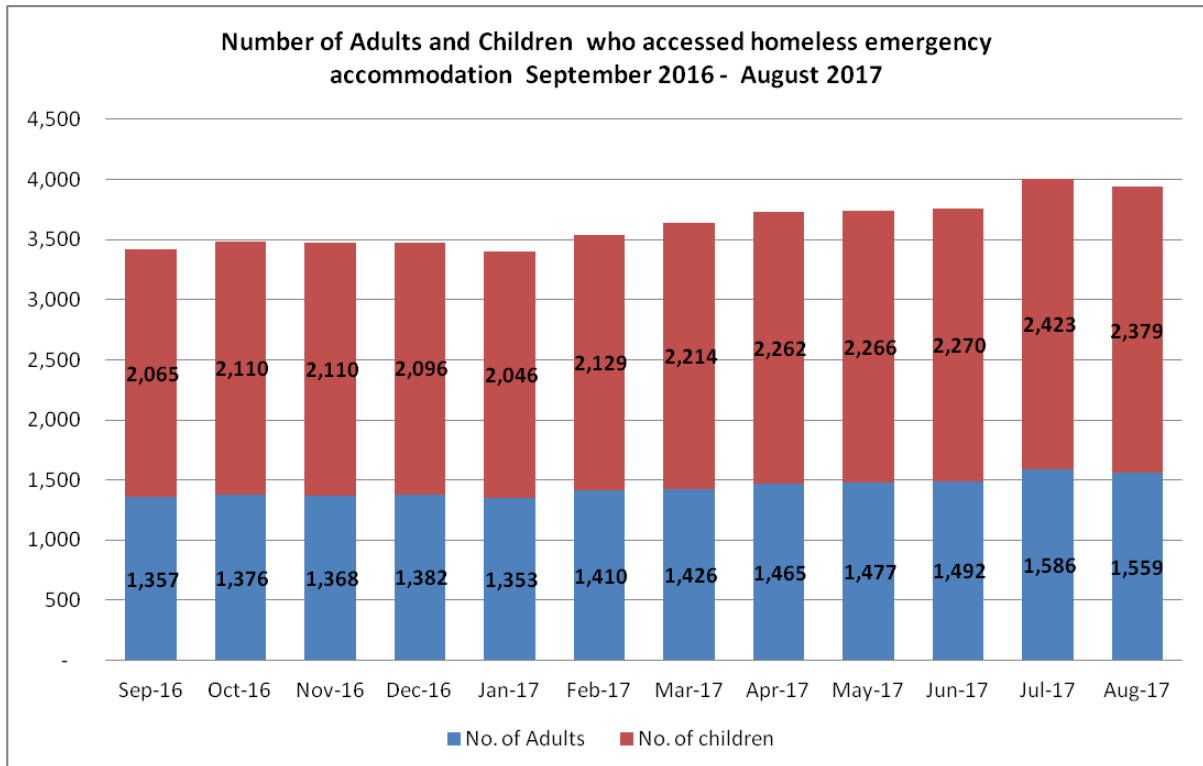
Homelessness Update

Emergency Accommodation Usage in the Dublin Region – August 21st - 27th, 2017

Over the week August 21st – 27th, 2017, a total of 3,527 adults accessed emergency accommodation in the Dublin Region.

Families Experiencing Homelessness

A total of 1,146 families, including 2,379 children, accessed emergency accommodation across the Dublin Region over the week August 21st – 27th August 2017. This represents a decrease on the July total of 1,178 families, but there continues to be significant numbers of families presenting as homeless. The trend over the last 12 months is illustrated in the table below.



However progress was made during this period to exit families from emergency accommodation and to prevent families at risk from entering homelessness. The number of tenancies created over the period January to August 2017 is outlined below.

All tenancies created January to August 2017 (families only)				
Month	Homeless HAP	LA/AHB/LTA	Private Rented	Allocations to Households
Jan -17	22	19	1	42
Feb -17	40	24		64
Mar -17	144	53		197
Apr -17	127	71		198
May -17	87	71		158
Jun -17	73	51		124
Jul -17	90	73		163
Aug - 17	97	67		164
Total	680	429	1	1,110

Of the 92 Homeless HAP tenancies created for families in August, 75 were prevented from entering homelessness and the remaining 17 of these families were exited from hotel accommodation. Work is continuing on securing Homeless Housing Assistance Payment tenancies in the Dublin Region. A total of 995 Homeless HAP tenancies have been created in 2017 up to the end of August. The target for homeless HAP tenancies for 2017 is 1,200.

The prevention team continued to engage with families presenting as homeless to explore opportunities to prevent an episode of homelessness taking place. In August the team engaged with a total of 45 new families of which 26 were prevented from entering homelessness.

In addition to allocations, 75 families were prevented from entering homelessness in July, as outlined in the table below.

Families prevented from entering homelessness: January to July 2017				
Month	Homeless HAP	LA/AHB	Private Rented	Total Households
Jan - 17	10	1	0	11
Feb - 17	19	3		22
Mar - 17	111	6		117
Apr - 17	87	3		90
May - 17	69	2		71
Jun - 17	51	1		52
Jul - 17	67	8		75
Aug - 17	68	7		75
Total	482	31	0	513

Temporary Accommodation for Families Experiencing Homelessness

Work is ongoing on the development of family hub facilities to provide more suitable accommodation for families experiencing homelessness who are currently accommodated in commercial hotels. An update on the facilities in the DCC area which are ongoing / nearing completion is included in the table below. Additional family hubs are operational in the City Council and the other Dublin local authority areas.

Location	Detail	Operator	Update
19/20 St. Lawrence Road, Clontarf, Dublin 3.	13 Family Rooms	Respond	Works ongoing – to be completed in October
Clonard Road, Crumlin, Dublin 12.	30 Family Spaces	Salvation Army	Works ongoing – to be completed in October
Mater Dei, Clonliffe Road, Dublin 3.	50 Family Rooms	Crosscare	Operational 29 units in use 21 units nearing completion
63/64 O'Connell Street, Dublin 1.	45 Family Rooms	Lease agreement with private operator	Works ongoing – to be completed November
Sarsfield House, Ballyfermot, Dublin 10.	11 Family Rooms	Sons of the Divine Providence	Works ongoing – to be completed in November
Green Castle Parade, Coolock, Dublin 5.	40 Family Rooms	Salvation Army	Works ongoing – to be completed January 18

Community Development within the DRHE

A specific community liaison person has been assigned to work in the DRHE and plays an integral part in creating communication links across the sector and fostering initiatives for community building and integration. Key ongoing projects and initiatives include:-

- A pilot art & craft project for children ongoing at the the Capuchin Day Centre
- Collaboration with both North West Partnership and the North Side Partnership
- Research on Health & Nutrition Programme with a view to running a pilot in one of the family hubs.

Report on response to Ophelia

Dublin City Council, as the lead statutory authority in the Dublin Region coordinated the response to ensure homeless persons at risk were provided with temporary emergency shelter for the duration of the storm. The DRHE worked closely with the Dublin local authorities and service providers in homeless services, to ensure there was a coordinated joint response to the emergency throughout the Dublin region.

As part of the response, all the main service providers kept their accommodation open for the 24 hour period and communal spaces were utilised for supplementary shelter. Furthermore shelter to accommodate up to 200 homeless persons was sourced and fully utilised. The emergency Freephone service in Parkgate Hall opened early and the placement service remained open all day to provide information and assistance.

Throughout the day the central placement team in conjunction with the service providers placed 368 people in temporary accommodation. Outreach teams were active on the streets engaging with homeless people. All of the measures implemented ensured that all people that actually wanted shelter were provided with it. The response to this emergency also provided an opportunity to engage with more long term homeless people that normally would not look to be accommodated.

Determination of High Court on Emergency Accommodation at Carman's Hall, Francis Street, Dublin 8

This facility provides 51 beds for homeless people and is funded by Dublin City Council and managed by Dublin Simon in partnership with the Salvation Army. The service is open 24/7 and provides vital accommodation, food and support to the vulnerable members of our society, particularly in the cold winter months.

This service has operated for the last twelve months at capacity and without incident, the good neighbourhood policy in place since its opening has ensured any concerns raised by both businesses and residents were addressed promptly. Dublin City Council will be responding to the Court's determination, emphasising the reliance on this facility and all such facilities that provide emergency accommodation to homeless people, in the midst of the ongoing housing crisis.

On the 8th November 2017 the High Court Judge will hear submissions from both sides on what Court Orders should flow from his decision that the Chief Executives Order should be quashed. There are no immediate implications for the facility until the 8th November 2017.



Housing Maintenance

INTRODUCTION

Dublin City Council has a rented housing stock of circa 25,600 units and provides a management and maintenance service for those units in compliance with relevant policies, plans, legal and regulatory requirements. The Annual Capital budget for the Housing Maintenance service is approximately €43M with a Revenue Budget of circa €60M. The staff compliment in Housing Maintenance is broken down as follows:

- 397 Outdoor staff comprising of Area Maintenance Officers, Foremen, Tradesmen and General Operatives
- 38 Technical, Professional and Administrative staff
- 149 Caretakers

The services provided by the Housing Maintenance Section can be broken down into the following units:

- **Heating Business Unit** – Heating/Heating Ventilation/Retrofitting/Energy Improvements
- **Special Crews Business Unit** – Joinery Workshop, Steel Fabrication, Choke Car, Dangerous Buildings, Painting Crews
- **Adaptation Business Unit** – Ramps, Stairlifts, Bathroom Adaptations, Extensions
- **Caretakers/Cleaning Business Unit** – 149 Caretakers, Special Crews dealing with graffiti, trees, infestations, hoarders
- **Engineering/Inspectorate Business Unit** – Engineering Site Visits, Precinct Improvements Stock Inspections, Pre-Transfer Inspections, Mortgage to Rent Inspections, Disabled Adaptations, Safety Lines Installed, Roof Overlays
- **Voids** – Void Turnaround, Funding applications, 2 into 1's
- **Service Repair Requests** – Managing Repair Requests, Transforming works practices to include pre-arranging appointments with tenants by phone and closing calls on site when complete, provision of ongoing training in areas and Customer Call Centre
- **Other** – Senior Citizen Alarms, Tenders(Waste, Gas Boilers, Bathroom Adaptations/Paint, Steel)Health and Safety Inspections

The following are key objectives for the Housing Maintenance Section:

- Housing Stock is maintained in a lettable condition
- Repair Request Service response that meets all legal and policy obligations
- Building Components meet with required legislative and regulatory standards
- Effective communication through the Tenants' Handbook and appropriate interaction with tenants' representatives

OVERVIEW OF MAIN SERVICES

1. Structural Repair Programmes

Dublin City Council's Housing Maintenance Service is committed to a diverse range of projects including precinct, infrastructural improvements, regulatory and fire protection works in line with available resources under the Capital Budget. This funding will enable Housing Maintenance to refurbish a significant number of social housing units. (See table below)

2. Mechanical Unit

The Mechanical Unit carries out Domestic Gas Boiler replacements and servicing for Dublin City Council's social housing stock. Replacement of old and inefficient boilers with new energy efficient gas boilers and temperature controls producing the highest efficiency output combined with fully inclusive 10 year warranty. This is resulting in substantial savings on running cost to tenants coupled with substantial saving to Dublin City Council on repair costs over the 10 year warranty period and reduced impact on our carbon footprint. It is also responsible for maintaining the Heating, Ventilation and Air Conditioning plant for its corporate sites such as libraries and non corporate sites such as senior citizen complexes and homeless buildings.

3. Energy Efficiency

Dublin City Council actively researches and pilots solutions to improve the energy performance, comfort and space standards of the existing housing stock. Phase One of an energy efficiency fabric upgrade which involved cavity wall insulation, attic insulation, roof/wall insulation, lagging jackets and draught proofing has now been completed with 7,500 properties upgraded. The average BER rating improved from an F to a C3 rating and €16.6 million saved on energy bills for the tenants. Phase Two of this programme is due to commence in late 2017 along with works being carried out under the Better Energy Community Schemes

4. Voids Programme

The Voids refurbishment programme is a key function of Housing Maintenance. The Voids Management Unit currently manages the refurbishment of approximately 900 void and newly acquired properties every year.

In addition to housing people from Dublin City Council's Housing List, the programme also allows for extensive investment in our Housing Stock. This helps 'future proof' homes and also improves the quality of life of our tenants. On a yearly basis approximately 3.6% of our housing stock is refurbished as a result of Voids Refurbishment which means it is one of the key components of Housing Maintenance's Planned Maintenance programme.

The Voids Management Unit accesses EU, Departmental and internal funding to implement the programme. The unit also manages the performance of contractors appointed under a Term Maintenance Contract and Direct Labour which is performed by eight Housing Maintenance Depots.

To date in 2017 the following properties have been refurbished and re-let in Dublin City:

Area	Central	North Central	North West	South Central	South East	Total
No. completed Refurbishments	87	99	157	206	126	675

The unit also has the following active refurbishments:

Area	Central	North Central	North West	South Central	South East	Total
No. active Refurbishments	72	55	72	130	58	387

A further 49 two-into-one amalgamations are currently on site and due to be completed in 2017. A total of 28 two-into-one amalgamations have been completed this year.

5. Extensions and Adaptations for Persons with Disabilities

Under the Disabled Persons Scheme Dublin City Council's Housing Maintenance Section carry out extensions and adaptations to existing social housing stock such as grab rails, disabled access ramps, showers and stairlifts etc. This greatly improves the housing conditions for those living with disabilities. Dublin City Council tenants who reside in overcrowding conditions may apply for an extension on grounds of Overcrowding. This scheme is currently under review and several extension are planned to go forward for planning later in the year. Clarification of the numbers on the waiting list will be ascertained in the coming months.

6. Caretakers Service/Waste Collection Services

The Housing Maintenance Caretakers look after the cleaning and waste collection service for nearly 200 Flat and Senior Citizen Complexes. The Caretakers are supported by two mobile crews for both Northside and Southside of the city with dedicated transport to carry equipment like power washers, hoists and garden implements.

Dublin City Council, through tendering processes for bin containers and bin collection services, remain committed to highlighting the benefits of recycling and implementing changes to bin lifts to include a new green bin service

7. Customer Service Repair Requests/Service Availability

Service Requests – Dublin City Council tenants contact housing maintenance, area offices or the customer care centre by phone or email to make repair requests. The requests are assessed and routine works will be carried out within a specified timeframe. Emergency repair requests are dealt with as a matter of urgency

1. STRUCTURAL REPAIR PROGRAMMES – PROJECTS FOR 2018

Fire Protection	<ul style="list-style-type: none"> • Ash Grove & Coombe Ct • Atkinson House • Ballygall Parade • Basin Grove • Bernard Curtis House • Blackditch Court • Blessington St Flats • Boyne St Flats • Bride St Area Flats • Bulfin House • Canon Burke Flats • Carton Housing Estate • Domville Court • Emmet Crescent • Heskin Court • Lord Edward Street Flats • Merville Court • Oxford Grove • Summer Hill Court • Timberyard Apartments • York St Apartments
Precinct an Infrastructural Improvement (Roof Repairs and Standardising of Steps)	<ul style="list-style-type: none"> • Beech Hill Villas • Brian Boru St & Ave Canon Mooney • Claddagh Court • Cromcastle Court Flats • Georges Place Flats • McDonagh House • WhiteFriar Gardens • Sillogue Park Flats • 25 Stairwells
Window/Door replacement	<ul style="list-style-type: none"> • Framework established for 400 Houses requiring replacement windows
Fall Arrest Systems	<ul style="list-style-type: none"> • Alfie Byrne House • Constitution Hill Flats • Marrowbone Lane Flats • McDonagh House • Michael Malin House • Whitefriar Gardens
Lead Piping Works	<ul style="list-style-type: none"> • Framework being prepared for 400 Houses
Marrsfield Apartments	<ul style="list-style-type: none"> • Extensive essential repairs to multiple units
Legionella Management	<ul style="list-style-type: none"> • O’Rahilly House • Other Projects
Asset Management of Pumps in all complexes	<ul style="list-style-type: none"> • Citywide Asset Register and data assessment for efficient pump maintenance: • Install Telemetry on all pumps

Condensation Trials and Installation of filterless fans	<ul style="list-style-type: none"> • Citywide trials on reducing levels of mould in our units • Install of filterless fans
Refurbishment Schemes	<ul style="list-style-type: none"> • Dorset Street • Constitution Hill

SERVICE ENHANCEMENTS/TRANSFORMATION – STRUCTURAL REPAIRS

Works with regards to Modern Building Standards: With the introduction of the HOUSING STANDARDS FOR RENTED HOUSES REGULATIONS 2017, all of our properties have new criteria that they must meet. To meet this criteria we are assessing a number of units with regards to modern day fire regulations. By a simple method of process of elimination we have come up with minimum of 23 complexes that we would like to complete by 2018. We are also very keen to add to this list if more funding was made available.

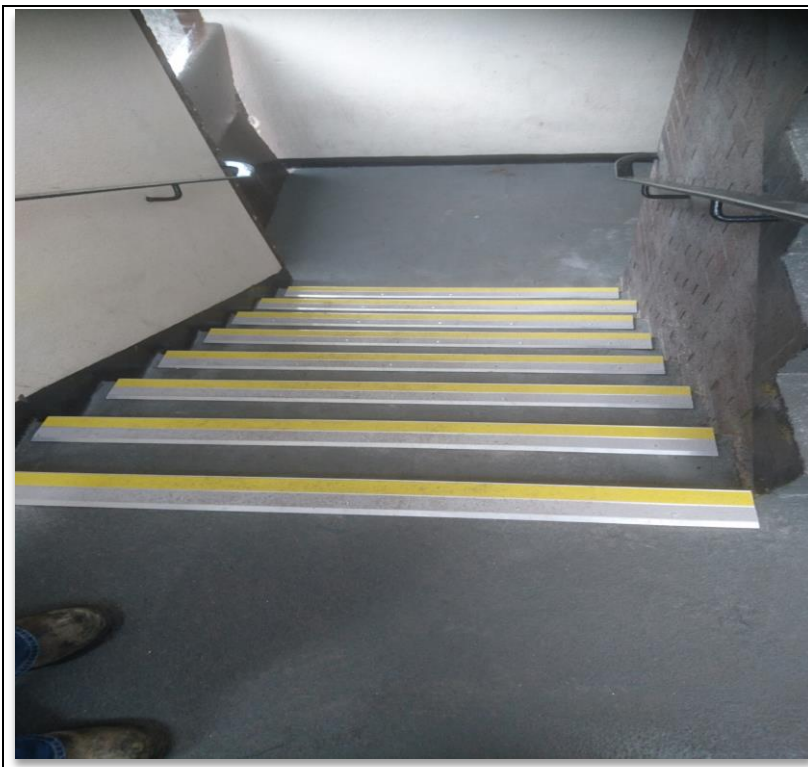
Precinct an Infrastructural Improvement: As part of our continued pro-active maintenance program as opposed to reactive, we have devised a program of works to tackle leaking roofs and modernising our steps within our flat complexes. By renewing roofs this work decreases the likelihood of water penetration in our top floor apartments and also helps to combat mould issues in these apartments also. Where possible we also will insulate the roof the prevent loss of heat through the apartments.

Stairwells We have seen a sharp rise in claims for falls on our public stairwells. After much consultation with outside slip experts we have designed an anti slip coating with an aluminium nosing to put over our existing steps. The idea behind this is that we will eventually have a uniformed step throughout all of our complexes city wide.

Steps before



Steps After



Fire Safety: We will continue to ensure that suitable self-contained fire detection and alarm systems are provided. The new regulations will also introduce the requirement to provide suitable fire detection and alarm systems in the common areas of multi-unit buildings (i.e.) buildings with two or more houses that share a common access. As of 1 July 2017, all fire safety equipment will be required to be maintained in accordance with the standards produced by the National Standards Authority of Ireland.

Information: A further new requirement is that Tenants must be provided with sufficient information about the rented property, the fixed building services, appliances and their routine maintenance requirements to ensure that Tenants can operate them correctly.

Windows and Door Replacement: In order to tackle the backlog we have rolled out a Framework to allow those in most dire need to get windows or doors fitted without going on the waiting list, we currently have 50 houses complete since its inception (July 2107) and we want to complete 400 houses by year end 2018.

Fall Arrest System: A number of our roofs required edge protection it is our intention to try and complete 10 systems each year

Legionella Management: A number of our existing water tanks are antiquated and need to be upgraded. It is our intention to trial tank changes in O’Rahilly House in 2018.

Condensation Issues:

What is Condensation?

- ▶ When air cools it is less able to “hold” moisture, that is, the saturation water vapour density falls, and so the relative humidity rises. When the relative humidity reaches 100%, the air will be saturated. This is described as the dew point. If the air continues to cool, moisture will begin to condense.
- ▶ Typically this happens in buildings when warm, moist air comes into contact with cooler surfaces that are at or below the dew point, such as windows, and water condenses on those surfaces. Condensation can occur on surfaces, or can be interstitial condensation, occurring between the layers of the building envelope, typically as a result of air diffusing from the warm interior of the building to the cool exterior and reaching its dew point within the building fabric.
- ▶ Condensation affects the performance of buildings, causing problems such as:
 - Mould growth which is a cause of respiratory allergies.
 - Mildew.
 - Staining.
 - Slip hazards.
 - Damage to equipment.
 - Corrosion and decay of the building fabric.

What is Mould Growth?

- ▶ The 3 basic ingredients for mould to start are:
 1. Organic Material (Wood, Wallpaper)
 2. A fungal Spore
 3. Water

The vast majority of products used to build and furnish homes are made from organic materials. Fungal spores are microscopic and are present in any indoor or outdoor environment, they can easily enter any dwelling undetected. The main source of water for mould is from the air around it, so if relative humidity is high the mould will thrive. Therefore to reduce the risk of mould growth in a property you must reduce the relative humidity.

What is needed to prevent Mould Growth?

- ▶ There are 3 things needed to prevent mould growth in dwellings.
 1. Heating
 2. Insulation
 3. Ventilation

Heating should be at least 20 degrees, the dwelling should be insulated with no cold bridging and ventilation should be in place. A large number of dwellings have been improved to meet modern day living standards. The installation of double glazed windows, central heating systems and the installation of insulation. All of these measures have reduced the ventilation in the properties i.e. the properties have become less draughty. A common occurrence is to find vents stuffed with newspapers or old clothes to stop the drafts. All of these measures will increase relative humidity in a property.

Dublin City Council are developing long term and sustainable solutions, embracing the necessary requirements to service and maintain existing stock, also new and emerging technologies such as solar thermal panels, air to water source heat pumps, ground source heat pumps, geo thermal technologies, heat and ventilation recovery units. This level of technology is required for new homes to meet Part L Renewable Energy Contribution. Currently a number of units are fitted with alternative heating systems, (Infrared heating) embracing emerging technologies as pilot schemes which we are confident will perform as expected to further reduce dependence on fossil fuels and will prove to be cost effective and energy efficient solutions.

As an interim measure Dublin City Council has engaged with a contractor to install filterless fans in both the bathrooms and kitchens of all the apartments in Tyrone Place. A similar exercise is being done in Dolphins Barn, where the more susceptible units are getting modification works done either with internal insulation or demand control ventilation or both depending on the issue. If these trials prove to be successful it would be something that we could look at longer term in other complexes.

Dublin City Council have just prepared a new tenants handbook and this is imminent in its delivery to our tenants. The re-wording of 'carrying out repairs due to condensation' has not been altered in the new handbook. As outlined earlier the causes of condensation or mould are multi faceted and cases can be looked at on an individual basis to establish a cause for the condensation.

Dublin City Council is always looking for new solutions in trying to reduce or combat condensation. In this regard we are in talks with a company who have done a lot of work in the UK for various London Borough Councils and we are currently trialling this product at 4 number locations in the city. Obviously we will need time to see how the product is working.

2. MECHANICAL SERVICES

Domestic Gas Boiler Servicing	Programme to target the servicing of all domestic boiler stock – 22,500 boilers Domestic planned preventative maintenance (PPM) schedule is in line with industry best practice and as per Irish Standard IS813, Section C.1.2 i.e. annual servicing
Domestic Gas Boiler Replacement	Programme to target the replacement of 1,000 domestic gas boilers per annum
H.V.A.C. (Heating, Ventilation and Air Conditioning) Refrigeration, Air Handling Unit and Fire Damper Maintenance, Water Treatment, Foam Suppression, Gas Suppression	Programme to Target Corporate Sites – 37 (including libraries, City Managers Department) Non Corporate Sites – 90(Homeless Buildings, Senior Citizen Complexes) 325 individual maintenance contracts across all sites with thirteen specialist contractors H.V.A.C. planned preventative maintenance (PPM) schedule is in line with industry best practice and as per Irish Standard IS820, Section 10.5.2 i.e. annual servicing and Environmentally Protection Agency FGAS requirements of up to 4 service inspections for certain refrigeration systems annually

SERVICE ENHANCEMENTS/TRANSFORMATION-MECHANICAL SERVICES

Domestic Boiler New Tender – Following the completion of a new tender process for service and repair of domestic gas boilers, new contracts have been put in place since September 2017. This will result in significantly reduced operating cost and increased performance requirements from contractors. A new field service management solution will be introduced as part of the new tender which will facilitate a seamless and direct electronic transfer of data containing precise and accurate real time information and accountability with regard to all gas boiler service and repairs. *

Gas Boiler Warranty – Negotiated and implemented (10 year fully inclusive warranty) for all leading brand gas boiler manufacturers for both commercial and domestic boiler installations

Advantages of Boiler replacement:

1. Reducing the potential risk to tenants associated with harmful carbon monoxide, carbon dioxide and other associated emissions.
2. Replacing boilers will result in considerable savings on operating cost to tenants each year.
3. Significant reduction to green house gases and domestic carbon footprint
4. 10-year warranty with each new boiler will result in significant reduction in repair cost over the warranty period.
5. Reduced frequency of repairs required.
6. Reducing inconvenience to tenants facilitating access to contractors for repairs
7. Providing a better management of service and repairs.
8. Providing a more efficient and cost effective service

H.V.A.C.(Heating, Ventilation and Air Conditioning) Planned Preventative Maintenance – The implementation and management of a PPM across all 127No. H.V.A.C. sites is currently underway.**

This is via an outsourced supply agreement with numerous specialist contractors following a competitive tendering process with the industry.

The scheduled PPM across all sites for systems results in contractors returning weekly soft copy service reports, updates and recommendations.

In 2017 a contract was initiated for the first time for all centralised cold water storage systems to be maintenance and serviced annually, in addition a review is being carried out with regards to a water management plan for corporate and communal sites involving surveying and engaging a PPM for these locations.

New Product Development – Dublin City Council are structuring departments to develop long term and sustainable solutions, embracing the necessary requirements to service and maintain existing stock also new and emerging technologies such as:

- Solar Thermal Panel
- Air to Water source heat pumps
- Ground Source heat pumps geo thermal technologies
- Heat and ventilation recovery units

Currently a number of units are fitted with alternative heating systems (Infrared heating) embracing emerging technologies as pilot schemes which we are confident will perform as expected to further reduce dependence on fossil fuels and will prove to be cost effective and energy efficient solutions.

Energy Efficiency Obligations– Under the Energy Efficiency Obligation Scheme, energy suppliers must support energy efficiency projects in businesses and homes across Ireland. Companies who sell large amounts of energy are known as obligated parties and they have targets under the scheme. Obligated parties offer supports to make homes or business more energy efficient. For every unit of energy saved through these projects, they achieve energy credits towards their targets. There are currently 11 obligated parties in Ireland.

In order to maximise the return for Dublin City Council projects the Mechanical Section intend going to the market with all obligated parties in 2018 to assess and ascertain the optimum return that can be obtained for energy credits generated by Dublin City Centre programmes.

We will also be in contact with the relevant person in SEAI who oversees the EEOS (Energy Efficiency Obligation Scheme) to ensure we follow the correct process.

Architect / Consultant support for Mechanical Installations / Inspections (New & Existing Projects) – The mechanical Section has in 2017 initiated active and ongoing support with City Architects for new and existing projects. As such the Mechanical Section attends scheduled design team meetings for new projects assisting with energy and mechanical services aspects, inspections of voids, “two into one” projects, carrying out inspections and issuing reports for current projects on site with regards to mechanical and energy efficiency issues as they arise. The mechanical section is currently in the final stages of drafting a guidance document for M&E consultants to review and incorporate prior to initiating their design in order to capture the requirements of Dublin City Council and its tenants at an early stage ensuring compliance with the most current standards / regulations.

It is clear from the tables below that the level interaction and support for Architects / Consultants is due to significantly increase in 2018 over current commitments.

Current projects being supported by the Mechanical Section include:

Reference	No. Units
Dolphin House, D8 (Phase 1 of Energy Upgrade)	100 Units
Dominick Street	73 Units
North King Street	30 Units
Cornamona, Ballyfermot	60 Units
St Bricans, Block 2	22 Units
Ballybough House	A Rated Pilot Project 1 Unit
Michael Mallen House	2 Units
North City Operations Depot	5 Commercial Units

Projects upcoming and scheduled in 2018 which we foresee supporting currently include:

Reference	No. Units
Fishamble	6 Units
Bunratty Road (Ph. 1C)	62 Units
Grand Canal Basin	TBC
Woodville Hse./Kylemore Rd	40 Units
Mgt Kennedy (Teresa's Gdns)	50 Units
Croke Villas	60 Units
Sackville Ave. Cottages	12 Units
Infirmery Road	30 Units
Dolphin House, Phase 2	90 Units
Sladmore, Ayrfield	15 Units
Shaw street, Pearse Street	11 Units
Springvale, Chapelizod	81 Units
Valley Site, St. Helena's Rd.	50 Units
Scribblestown (Lot 5)	70 Units
Ayrfield (portion of)	150 Units

3. ENERGY EFFICIENCY FABRIC UPGRADE PROGRAMME

Energy Efficiency Fabric Upgrade Programme – Phase 2	Programme to target 400 units Dublin City Council’s Target for 2020 is a 33% reduction in CO ₂ emissions. As of Q1/2017 Dublin City Council has achieved a 40% reduction in CO ₂ emissions.
Better Energy Community Scheme	Scheduled Programme for: Cromcastle Court Library sites currently on oil to be upgraded to natural gas

* We currently estimate there are approximately 8,657 Dublin City Council properties which would fall into Phase Two of the energy efficiency fabric upgrade programme. The projected estimated budgetary figure to upgrade all of this housing stock is estimated at approximately **€139 Million**.

SERVICE ENHANCEMENTS/TRANSFORMATION – ENERGY EFFICIENCY

Energy Rating Improvements:

- **Phase 1** pre work energy value rating **F** – post work energy value rating **C3 7,299 Units**
- **Phase 2** pre work energy value rating **E2** – projected post work value rating **C – 8,657 Units**
- **Cromcastle Court** pre work energy value rating **E1** – projected post work energy value **B1-128 Units over 8 Blocks**
- **Pilot Project** pre work energy value rating **E2** – projected post work energy value rating **C1-14 Units**
- **Ballymun Project** pre work energy value rating **E1** – projected post work energy value rating **C1 – 183 Units**

Phase Two Tender – Kerry County Council tendered Phase Two of the Energy Efficiency Fabric Upgrade Programme on behalf of all Local Authorities nationally that wished to be included in the tender process. Dublin City Council took the decision to manage its own tender process to ensure we could control the specification of the external insulation which is to be applied to our housing stock which is categorised under Phase Two of the programme. The tender process is now concluded and sees the implementation of five separate frameworks of ten contractors across the five areas i.e. One framework per area. Although we are currently carrying out a pilot project of Phase Two works on fourteen individual properties, a funding request for Phase Two for €3.35M was submitted to the Department in June 2017 however funding has yet to be announced to date. Once funding for Phase Two is announced, we are mobilised to commence the rollout of the programme.

Cost Savings Achieved – Case studies have been carried out in conjunction with SEAI, Codema and Dublin City Council. Examples of results include:

- Cromcastle Court - **€83,470** average savings on heating costs and maintenance per year over next 10 years after upgrade
- Sandyhill Gardens/Cromlech Court/Burren Court - **€88,700** total annual savings on heating bills after upgrade
- Shangan, Sillogue & Coultry Gardens – est. **€109,300** total annual savings on heating bills to date after upgrade
- Note: Dublin City Council has a 2020 CO₂ Emissions Reduction Target of 20%. Since Q1/2017 Dublin City Council has achieved a 28% reduction in CO₂ emissions, 8% in excess of its 2020 target, 3 years ahead of schedule.

Residential CO ₂ Emissions															
Ireland Total Emissions 2005	69.95 Mt														
Household Emissions in 2005	10.2%														
Household Emissions in 2005	7,135 kt														
Emissions Reduction Target 2020	20%														
Residential 2020 CO ₂ Reduction Target	1,427 kt														
<table border="1"> <tbody> <tr> <td>Household Emissions Ireland (2005)</td> <td>7,135 kt</td> </tr> <tr> <td>No. Households Ireland (2006)</td> <td>1,462,296</td> </tr> <tr> <td>t CO₂ Emissions Per Household</td> <td>4.88 t</td> </tr> <tr> <td>DCC Units</td> <td>25,600</td> </tr> <tr> <td>DCC CO₂ Emissions 2005</td> <td>125 kt</td> </tr> <tr> <td>DCC CO₂ Reduction Target 2020</td> <td>33%</td> </tr> <tr> <td>DCC CO₂ Reduction Target 2020</td> <td>41.25 kt</td> </tr> </tbody> </table>		Household Emissions Ireland (2005)	7,135 kt	No. Households Ireland (2006)	1,462,296	t CO ₂ Emissions Per Household	4.88 t	DCC Units	25,600	DCC CO ₂ Emissions 2005	125 kt	DCC CO ₂ Reduction Target 2020	33%	DCC CO ₂ Reduction Target 2020	41.25 kt
Household Emissions Ireland (2005)	7,135 kt														
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t CO ₂ Emissions Per Household	4.88 t														
DCC Units	25,600														
DCC CO ₂ Emissions 2005	125 kt														
DCC CO ₂ Reduction Target 2020	33%														
DCC CO ₂ Reduction Target 2020	41.25 kt														
DCC 2020 CO ₂ Reduction Target	41.25 kt (33%)														
DCC CO ₂ Reduction Achieved Under Phase 1	50 kt (40% Reduction)														

Sandyhill Gardens, Ballymun Retrofitting of timber fronted house

Before



After



- Ballymun upgrade project consisting of Shangan, Sillogue & Coultry Gardens.
- 183 units, Department approval for €2.29M.
- Currently completed 150 units, balance due end 2017.
- Shangan, Sillogue & Coultry Gardens – est. **€133,300** total annual savings on heating bills to date when upgrade completed.
- Pre work average energy value rating **E1** – projected post work average energy value rating **C1**

4. VOIDS REFURBISHMENT PROGRAMME

- Voids Refurbishment programme
- Refurbishment of 'Buy and Renew' Properties
- Bedsit Amalgamation
- Derelicts Programme
- Mortgage to Rent Repair Programme

Programme to target:

- 900 properties refurbished
- Less than 10% of void properties will be 'Ready to Let'
- Reduction of total number of 'short term' void properties to no more than 375 at any given time
- Continued reduction and elimination of Long Term Voids

Cambridge Court, Ringsend where a number of units have been refurbished in 2017



SERVICE ENHANCEMENTS/TRANSFORMATION -VOIDS

A number of measures are being introduced in 2018 including to improve efficiencies in Void Management:

- Introduction of a target time for completion of Task Order and time for letting period post refurbishment
- New Framework for Term Maintenance which will include improvements in real-time data and contractor accountability on void turnaround times
- Category system for voids
- Passive House Standard achieved through void/2 into 1 refurbishments – High standard of airtightness/insulation levels, mechanical ventilation with heat recovery resulting in enhanced energy efficiency of the existing block

5. EXTENSIONS AND ADAPTATIONS FOR PERSONS WITH DISABILITIES

Extensions and Adaptations for Persons with Disabilities Scheme	<p>Programme to target: Completed to date:</p> <ul style="list-style-type: none"> • 194 Housing Adaptations including ramps, showers, stair lifts, hoists etc • 13 Housing Extensions <p>A further 30 Housing Adaptations issued to builder in October 2017 A further 8 extensions have commenced.</p>
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SERVICE ENHANCEMENTS/TRANSFORMATION – ADAPTATIONS

It is intended to seek additional professional/technical resources to reduce timeframes from determination to commencement of works and therefore increase number of works completed. An application to the Department will be made for additional funding to meet demand and recommence overcrowding extensions.

6. CARETAKERS SERVICE/WASTE COLLECTION SERVICE

<p>Caretaker Services:</p> <ul style="list-style-type: none"> • Presenting refuse bins for emptying on bin days • Sweeping and cleaning of staircases, landings, balconies, corridors etc • Clearing of light ash-chute chokes • Sweeping of courtyards, pathways, drying yards, gardens of empty flats/houses where applicable and play areas etc 	200 Flat/Senior Citizen Complexes
Delivery and Maintenance of Wheeled refuse containers and collection of waste	It is proposed to establish a Single Party Framework for the supply, delivery and maintenance of wheeled bin containers Dublin City Council will subsequently invite tenders for the inclusion on a Framework for the collection of waste in Dublin City Council’s Flat Complexes and Sheltered Housing Schemes

SERVICE ENHANCEMENTS/TRANSFORMATION - CARETAKERS

A review is currently underway to restructure the Caretaker Service in order to sustain the delivery of the service and maximise productivity through revised work practices. The main elements of the restructure are:

- Organisational Structure Change – The Caretaker Service will come under the remit of the Area Housing Manager's. The HR functions will remain with the Housing Maintenance Section
- The Scope of the Waste Management Contract will be extended to include preparation and moving of bins to collection points. This will release staff to attend to other duties
- The Caretaker Service will move to a Squad Based System. This will replace the existing site based deployment of Caretakers therefore addressing safety concerns of lone working. It will also put in place an efficient and cost effective system of service delivery

7. CUSTOMER SERVICE REPAIR REQUESTS/SERVICE AVAILABILITY/COMMUNICATIONS

Resolution Timeframe	61,000 Service Repair Requests per annum Emergency - Immediate Urgent-5 Working Days Routine - 8 Working Weeks
Service Availability	<p>9am – 5pm Monday to Friday</p> <p>Emergency Out of Hours Services</p> <p style="text-align: center;">Plumbing Service Repair</p> <p>5.30pm - 9.30pm Monday -Thursday 5.30pm - 8.30pm Friday 8.30am - 6pm Saturday - Sunday</p> <p style="text-align: center;">Choke Car</p> <p>5pm-9pm Monday-Friday 8.30am – 5pm Saturday On Call Sunday</p> <p style="text-align: center;">Dangerous Buildings Unit</p> <p>24 Hour Call Out</p> <p style="text-align: center;">Welding Services</p> <p>24 Hour Call Out</p> <p style="text-align: center;">Electrical Services</p> <p>5pm – 8.15am Every Day</p> <p style="text-align: center;">Heating Services</p> <p>8am – 12am Saturday</p>

SERVICE ENHANCEMENTS/TRANSFORMATION-CUSTOMER SERVICE

A number of measures are being introduced to enhance/transform the service. These include:

- Introduction of phones to all tradesmen in order to make pre-arranged appointments with tenants and to text back when jobs are completed which gives real-time information
- Introduction of an Online Maintenance Repair Request Service for tenants
- Development and design of graphical reports to develop performance monitoring and reporting across Housing Maintenance activities.
- Training and Information site visits to Area Offices by the Housing Maintenance Transformation team to maintain and improve the flow of information to the staff and tenants
- Public Counter Area in Housing Maintenance upgraded to reflect the needs of our customer

FRANK D'ARCY
SENIOR EXECUTIVE OFFICER
26th October 2017



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 26th October 2017

Item No. 5

Housing Supply Report October 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	349	1447
Voids Restored	1012	975	677	2664
Part V		25	3	28
HAP Tenancies, Homeless (Dublin Region)	112	915	1198	2225
HAP Tenancies (General)			596	596
Buy and Renew			3	3
Outturn	1689	2448	2822	6957

Projected Delivery to 2020			2017	2018	2019	2020	Total
Units Under Construction			122	255	98		475
Units currently being acquired			322	65	107		494
Buy & Renew			7				7
Repair & Lease			11				11
Part V Units			28	26	104		158
Units at Tender Stage				23	292	136	451
Capital Appraisals Submitted to Department				104	31	238	373
Units at Preliminary Planning/Design				47	159	220	426
Potential Units from Vacant Council Lands					0	493	493
Sites for Social housing PPP Bundle 1						220	220
Projected Acquisitions			3	100	100	100	303
Rapid Home Delivery			147	125	250	379	901
Voids			605	800	800	800	3005
HAP			850	1300	2000	2000	6150
HAP Homeless			1000	1000			2000
Total Delivery of Units			3095	3841	3941	4586	15467

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

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	Total per Category
General Needs	DCC	General Acquisitions	LA housing	118
South Central	DCC	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
North Central/General Needs	DCC	Buttercup, Darndale, Dublin 17	LA housing	10
	AHB	Various	CALF	185
	AHB	Various	CAS	27
South Central/ North Central	DCC	Buy and Renew Scheme	B&R	3
	Total			345

Schemes Under Construction – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	25	35 Units. 6 units delivered 2/6/17. A further 4 units delivered 15/9/17.	Completion of Scheme.- remaining 25 units by Q1 2018.	Q1 2018
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. 24 month construction contract	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	Units being snagged by DCC. Agreements with Tuath to be finalised.	Handover of Units October	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	Q2 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contractor commenced on site March 2017.	Completion of works	Q3 – 2018
South Central Special Needs	AHB	John’s Lane West D8 (Focus)	CALF	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 (33 units)	43	Handover of units October 2017	Completion of works	Q4 2017
North Central General Needs	AHB	Richmond Road (CHI)	CALF	39	On site	Completion of works	Q3 2018
South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (CHI)	CALF	72	On site	Completion of Works	Q1 2019

Schemes Under Construction – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Cornmill, Distillery Rd., Dublin 3 (Focus)	CALF	1	Approved by Dept.	To be acquired.	2018
South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF	33	On site	Completion of works	Q4 2018
South East - Special Needs	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	Stage 4 application approved. Letter of Consent issued. Contractor appointed.	Completion of works.	Q3 2018
	Sub total			475			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No. of Units	Status	Next Milestone	Expected Completion Date
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	88	With Law Department	Closing of Acquisitions ongoing	2017
North West Area	DCC	Turnkey Prospect Hill - Block B	LA Housing	58	Snagging Process commenced	Closing of Acquisitions	2017
Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	DHPLG has approved proposal	Authorisation finalised with DHPCLG, progressing with completing agreements. To be delivered as units become vacant.	2017
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	408	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	86	In progress		
	GRAND TOTAL	Units being acquired		494			

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) Contract awarded. Enabling 1 (Demolitions) and Enabling 3 (substation) completed. Enabling 5 (4 blocks blue zone) currently being demolished. PIP works to be done. Draft framework document prepared. Draft CBA being prepared. Cost submission Stage 3 issued to Department Aug 2017. Part 8 initiated, 4 additional houses and increased park. SCA meeting 18/10/17	Completion of Enabling 5 demolition contract (2 blocks). contract to be awarded for further 2 blocks. Enabling 4 (50 Donore Ave) works to commence. Revised framework plan finalised and submitted to DHPCLG for approval. CBA to be completed. Main Contract and PIP contract to be tendered.	Q2 – 2019
Central Area General Needs	Dublin City Council	O'Devaney Gardens	Regeneration	56	Stage 1 approval received. Stage 2 application (outline design) sent to Dept May 17. Seeking to relocate remaining occupants so as to deliver an unencumbered site when going to market.	Design Team appointed and main tender to issue. Stage 2 approval to issue. Tender to issue for demolition of 2 blocks	2020
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Part 8 approved July 2016. Tender documentation being prepared. Stage 3 approval received.	Value Engineering exercise to be completed. Main Tender to issue Q4 2017	Q3 2019

Schemes at Tender Stage							
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	Detail design and tender documentation being prepared. Value engineering to be examined & Bill of Quantities to be prepared later 2017. Stage 3 application 2/10/17	Value Engineering to be completed. Finalise costings and obtain approval from DHPCLG (Stage 3). Target of main tender to issue 2017.	Q1 2020
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DHPLG. Outline design to be prepared.	Seek Stage 3 (approval to go to tender)	Q3 2019
North Central General Needs	Dublin City council	Belcamp (Site C)	LA Housing	16	Scheme approved in principle by DHPLG. Outline design to be prepared.	Seek Stage 3 (approval to go to tender)	Q3 2019
North West Special Needs	AHB	Wad River Close, Ballymun (Cluid)	CALF	9	Accelerated funding approved by Department 18/8/2016. Revised planning application lodged for 9 units.	Decision on planning application.	Q1 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Transfer to be completed	Commence on site	2019
Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF	80	Security Fencing erected. Award contract	Contractor to be appointed	2020

Schemes at Tender Stage

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	43	All outstanding issues resolved. Development have issued instructions to Law Department.	1. Complete site transfer 2. Award tender	Q2 2019
Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Stage 4 application approved. Successful tenderer not proceeding. AHB to submit report re rent.	Submission of tender	2018
Central	AHB	North King Street 84 (Co-operative Housing Ireland)	CALF	30	Approved by Dept.	Issue of tender documents	2019
South Central – Special Needs	AHB	Rafter’s Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Stage 3 application approved	Issue tender documentation.	2018
	GRAND TOTAL			451			

Capital Appraisals submitted to DHPLG

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	61	Part 8 planning application lodged on August 9th 2017.	Await approval of Part 8 submission @ Nov City Council meeting. Tender release March 2018.	Q2 2020
Central General Needs	Dublin City Council	Infirmiry Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan prepared.	Submission of Part 8 Q1 2018.	Q4 2020
Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Part 8 planning application lodged July 18th 2017. Cost Benefit Analysis being prepared. Demolition of 3 blocks commenced September 2017.	Await approval of Part 8 submission. Complete demolitions.	Q2 2020
South East General Needs	Dublin City Council	Moss Street, Dublin 2	LA Housing	21	Proposal to acquire 21 units in exchange for transfer of development site.	City Council approve disposal of site	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
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Planning application lodged.	Decision on planning application.	2018

Capital Appraisals submitted to DHPLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	Planning application lodged 19/9/2017.	Decision on planning application.	2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	6	Stage 2 approved	1) Appointment of design team. 2) Lodgement of planning application.	2018
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 submitted to DHPCLG 15/9/2017	Issue of Stage 1 approval.	2018
South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Stage 1 approved January 2017. Decision on transfer with DPER	Transfer of site to DCC	2018
Central/Special needs	AHB	Dominick Place (The Aids Fund)	CALF	9	Conditional Approval granted 16/05/2017	Tender docs to be prepared	Q1 2019
South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018
Grand total				373			

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 (Bl 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020
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
Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined. Cost Benefit Analysis being drafted	Outline design & masterplan to be agreed. CBA to be completed	2020
South Central	Dublin City Council	Bow Lane James’s Street	LA Housing	4	Site acquired by the Council. Feasibility study received from PMCVT & Valuers preparing valuation report.	DCC to review and prepare draft design.	2019
South Central	AHB (Circle)	Coruba House lands, Dublin 12	CALF	20	FS study received from Circle	Circle to review Feasibility Study	2019
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands			New Masterplan required. Review underway of particulars of site and associated services.	Determine development options.	

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF	8	Planning permission granted for Phase 1 development of 8 units in 1st block. Valuers engaging with beneficiaries of estate	Ownership of site to be finalised	2019
South East/ Special Needs	AHB	Bethany House, Sandymount (Clúid)	CALF	64	Proposed redevelopment of existing 38 units, and the addition of an extra 26 units. Plan to do new build first. Design Team appointed March 2017. Expect to lodge for PP Sept. 2017.	Lodge planning application.	2019
North Central	AHB	Tonlegee Road, Dublin 5 (FOLD)	CALF	47	With DCC for comment on CALF proposal	To be acquired as turnkey	Q4 2018
Central	AHB	Site at Railway St. - opposite Peadar Kearney House (Circle)	CALF	34	Appointment of Design team	Lodgement of planning application	2019
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Revised design submitted 19/9/17. to be reviewed by DCC	Stage 1 to be submitted to DHPCLG	Q1 2019
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Preliminary design received. Cost plan and further information received. AHB & DCC to meet re cost report.	Review costs.	2019

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received. Protected structure.	Review proposal.	2019
North West Area	Dublin City Council	St. Finbarr's, Cabra	LA Housing	35	Feasibility/review to be completed end of December 2017	Part 8 end of September 2018	Q4 2020
TOTAL				426			

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	Funding approval granted 18/7/2017	To be acquired.	Q4 2017
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF	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	Funding approved by DHPCLG	Units acquired.	Ongoing 2017 to 2019
Central	Dublin City Council	49A-51 Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by DHPCLG	Development almost complete	Q4 2017
South East	Dublin City Council	Marianella, Rathgar, Dublin 6	LA Housing (Acquisitions)	19	Funding approved by DHPCLG	Units acquired.	Ongoing to 2018
South East	Dublin City Council	Terenure Gate, Terenure, Dublin 6W	LA Housing (Acquisitions)	5	Funding approved.	Units acquired.	Ongoing to 2018.
North Central	Dublin City Council	119 Howth Road, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Funding approved	Unit acquired.	Ongoing to 2018
South East	Dublin City Council	Church Avenue, Rathmines, Dublin 6	LA Housing (Acquisitions)	1	Agreement in place.	Unit acquired.	Q2 2018
North West	Dublin City Council	Pelletstown Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Units acquired.	Q1 2019
	TOTAL			158			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)		
Schemes/Sites	Comment	Social Units
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. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Project Information Memorandum & Pre-Qualification Questionnaire to be published on E-Tenders w/e 13/8/2017. PQQ/PIM Published Final date for replies 25/09/2017. Draft ITPD & Development Agreement documents in place. Total Units 585	175
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. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 640	192
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. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 420	126
Total		1645 493

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - Nowrth West General Needs	The Part 8 Planning Proposal is now finalised targeting 18 September 2017 for lodgement of the application and commencement of the public consultation period on the Scribblestown PPP Development.	70
Ayrfield (part of) North Central - General Needs and Special Needs	The Public Consultation Phase for the planning proposal ended on August 22 nd and approximately 360 submissions were received. Part 8 report submitted and approved at October Council meeting.	150
Total		220

Rapid Home Delivery

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	39	Completed	Completed	Sep-17
Cherry Orchard	24	Contractor on site	Completed and handover of units	Q4 2017
Belcamp H	38	Contractor on site	Completion and handover of units	Q4 2017
Mourne Road, Drimnagh	29	Contractor on site.	Completion and handover of units	Q4 2017
HSE Lands Ballyfermot	53	Contract Awarded	Contractor on site October	Q2/Q3 2018
Woodbank Drive	4	Contract Awarded	Contractor on site October	Q4 2017
Rathvilly Park / Virginia Park	13	Contract Awarded	Contractor on site October	Q4 2017
Total	200			

Rapid Home Delivery - Apartments

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Fishamble Street	6	Assessment of tenders completed - Framework in place	Design Team appointed	Q4 2018
Bunratty Road	66	Assessment of tenders completed - Framework in place	Appoint Design Team	Q4 2018
Total	72			

Rapid Home Delivery Phase 2 - Volumetric

Scheme/Sites	No. of Units	Status	Expected Completion
Cork Street (adjoining Weaver Park)	40	Prepare Draft Design	2020
The Valley Site, St. Helenas Road, Finglas	150	Proposal to include both private (100 approx) and social (50 approx) units.	2019
Sladmore Ayrfield	15	Review Site and Feasibility	2019
Springvale Chapelizod	81	Review Designs	2020
Croftwood Gardens & Environs	45	Review Designs	2019
Spine Site	80	Review Designs	2020
Woodville House/Kilmore Road	40	Draft Design	2019
Grand Canal Harbour Site	80	Prepare Draft Design	2020
Weaver Street	40	Prepare Draft Design	2020
Bridgefoot Street	58	Feasibility Study and Design in place	2020
Total	629		

Repair and Lease

Committee Area	Provider	Scheme/ Property Address	No . of Units	Status	Next Milestone	Refurb work to be completed by	Expected Closing Date
Central	Private owner	Richmond Crescent, North Circular Rd., Dublin 1	1	Inspected	Owner to submit requested documentation	DCC	Q4 2017
Central	Private owner	Ormond Place, Dublin 1	1	Inspected	Owner to submit schedule of works	DCC	Q4 2017
Central	AHB	Alexander Terrace, North Wall, Dublin 1	1	Inspected	Waiting update from AHB	AHB	Q4 2017
North West	Private owner	Gallaun Road, Poppintree, Dublin 11	1	Inspected	Jointly owned, owner to complete joint owner application form or proof of sole ownership	DCC	Q4 2017
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	2	Documents pending	Owner to submit schedule of works	DCC	Q4 2017
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	1	Documents pending	Owner to submit schedule of works	DCC	Q4 2017
Central	Private owner	Capel Street, Dublin 1	3	Inspected	Owner to submit schedule of works	DCC	Q4 2017
Central	Private owner	Russell Street, Dublin 1	1	Inspection scheduled	Inspection. Schedule of works to be completed.	DCC	Q4 2017
Total:			11				

Buy and Renew Scheme/Derelict Sites					
Committee Area	Scheme/Property Address	No. of Units	Cost of Refurb. works	Current Status	Next Milestone
South Central	Downpatrick Road, Crumlin, Dublin 12	1	To be confirmed	Tenanted.	Complete
North Central	Elm Mount Drive, Beaumont, Dublin 9	1	To be confirmed	Refurbishment completed.	Tenanted.
Central	Nelson Street, Dublin 7	1	To be confirmed	Design stage.	Refurbishment
North West	Oakwood Avenue, Dublin 11	1	To be confirmed	Title Acquired	Legal
South Central	Reuben Avenue, Dublin 8	1	To be confirmed	Design stage.	Refurbishment
South Central	St. Anthony's Road, Rialto, Dublin 8	1	To be confirmed	Design stage.	Refurbishment
South Central	Cashel Avenue, Crumlin, Dublin 12	1	To be confirmed	Tenanted.	Complete
Totals:		7			



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 26th October 2017

Item No. 6

Traveller Accommodation Update

Traveller Accommodation Update – October 2017

UNITS	DESCRIPTION OF WORKS	STATUS October 2017	Proposed Budget
OUTLINE PROPOSALS TO DHPCLG			
23	St. Dominic's Park - refurbishment of bays and electrical works.	Recommend complete rebuild of Day houses to include electrical metering upgrades. Tentative agreement from residents to timeline. Project delayed due to further encroachment on site. New proposal to be drawn up.	€2 million
STAGE 1 - APPROVAL IN PRINCIPLE			Proposed Budget
1	[House No] Bridgeview, Cloverhill Road	Stage 2 approval received. Part 8 Planning application complete. Compiling documents for tender.	€263,034.74
1	[House No] Avila Park, Cappagh Road	Stage 2 approval received. Part 8 Planning application complete. Compiling documents for tender.	€254,307.87
24	Labre Park: Re-development (Phase 2 & 3)	CAS - Clúid have appointed design team. Expect proposal by end July with pre Part 8 presentation ready for October Area Committee.	€12.5 million
4	Grove Lane – Stage 1	Phase 1 will consist of 4 houses for current tenants.	€1.25 million
7	Grove Lane – Stage 1	Phase 2 will consist of 1 house and 6 bays to address Traveller Accommodation issues locally.	€1.75 million
10	Tara Lawns - Site Redevelopment	Recommend complete rebuild of Day houses to include electrical metering upgrades. New proposal to be drawn up. On site meeting to be set up with residents to agree proposals.	€700,000
6	Pigeon House Road - Redevelopment of site	Project not viable under TAP Programme. Site to be returned for Housing stock allocation.	
STAGE 2 - DETAILED DESIGN			Proposed Budget
30	St. Margaret's Park Dayhouse Upgrade	Architects appointed. Stage 3 information currently being compiled. Onsite meetings to be held in October to agree plan for implementation. Options for temporary bays agreed. Site survey completed. Stage 2 approved.	€2,566,095.75
STAGE 4 - IMPLEMENTATION			Proposed Budget
1	Overcrowding Extensions: [House No] Cara Park GH	Stage 4 application approved. Project completed.	€44,148.10
1	Special Needs Adaptation: Belcamp Crescent	Stage 4 application approved. Start date week beginning 18 th Sept. 12 week project to be completed by December.	€98,277.18
New Departmental Initiatives			
1	Voids	Agreed with Department 100% recoupment on any allocated Traveller Specific Voids	
1	Stage Claims	Agreed with Department that single stage application process can be used with Traveller Specific Projects under €2 million costs in total.	

COMPLETE			
3	Labre Park Rebuilds: 3 Houses Rebuilds (Phase 1)	Complete	
1	Removal of pyrite: [House No] Avila	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	
4	Bathroom upgrades.	Complete	
1	Labre Park: Temporary Bay	Complete	
3	St Josephs: 3 Dayhouse refurbishment	Complete	
NOT STARED - Pending Internal Survey etc		Proposed Budget	
1	Avila Park: Community Centre	Stage 1 application sent to Department to demolish Community Centre and build 2 houses. May use single stage application to progress project faster.	€515,000
1	Northern Close: Rebuild of House	Legal Issues to be resolved.	€1,500,000
15	St Oliver's: Electrical Upgrade	Compiling information for single Stage application to Department including new meter room.	€15,000
15	St Oliver's: Dayhouse Upgrade	Compiling information for single Stage application to Department using St Margaret's template.	€980,000
14	St Joseph's: Electrical Upgrade	Compiling information for single Stage application to Department to include meter room, wall and Community centre demolition.	€80,000
14	St Joseph's: Dayhouse Upgrade	Compiling information for single Stage application to Department using St Margaret's template	€980,000
9	Yard resurfacing under H&S	Propose to apply for this project under single stage application to the Department as outlined below. Further yards identified and project expanded.	
8	Cara Park/Close	Demolish Centre and build 8 houses	€2 million
3	Naas Road Feasibility Studies	Build 3 Traveller Specific Houses on new site Survey various sites regarding suitability for Traveller Specific Accommodation	€650,000
	Sanitation Framework	Complete Framework for supply on Sanitation Units to four Dublin Local Authorities.	€100,000

