



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 23 NOVEMBER 2017 AT 3.00 PM**

AGENDA

THURSDAY 23 NOVEMBER 2017

PAGE

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| 1 | Presentation: Apartment Owners Network | 3 - 10 | | | | | | | | | | |
| 2 | 2. Draft Minutes of meeting dated Thursday 26th october 2017 | 11 - 16 | | | | | | | | | | |
| 3 | Chairperson's Business: <ul style="list-style-type: none">• Correspondence – No Update• Update on Sub-Groups<ul style="list-style-type: none">○ Condensation: DCC Housing Stock○ Scheme of Lettings Priorities | | | | | | | | | | | |
| 4 | Housing Update Reports | 17 - 48 | | | | | | | | | | |
| | <table border="0" style="width: 100%;"><tr><td style="padding-right: 20px;">ess Update</td><td>- See attached</td></tr><tr><td>g Supply Report</td><td>- See attached</td></tr><tr><td>lat Complexes – Regeneration</td><td>- Members to be e-mailed in advance of meeting</td></tr><tr><td>o Rented Dwelling – Landlords</td><td>- Members to be e-mailed in advance of meeting</td></tr><tr><td>er Accommodation Update</td><td>- See attached</td></tr></table> | ess Update | - See attached | g Supply Report | - See attached | lat Complexes – Regeneration | - Members to be e-mailed in advance of meeting | o Rented Dwelling – Landlords | - Members to be e-mailed in advance of meeting | er Accommodation Update | - See attached | |
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| er Accommodation Update | - See attached | | | | | | | | | | | |
| 5 | Motion in the name of Cllr Andrew Keegan

This motion calls on Dublin City Council Management to make every effort to ensure that student accommodation in our area and in the City is regulated for the use it was established. That is: for the accommodation of students during the periods of 3 rd level semester and that during the few months of the summer break only international students or out of town students active on summer projects and summer courses | | | | | | | | | | | |
| 6 | Motion in the name of Cllr Teresa Keegan

That the North West Area Committee requests the Manager to draw up a detailed plan for the provision of a number of Senior Citizen Complexes within the committee area which can be used for the purposes of the Financial Contribution Scheme which has been operated so successfully in the past and which is a sustainable solution to the housing problem. Also the Manager prepares a list by | | | | | | | | | | | |

the end of the year with proposed suitable sites.

7 Motion in the name of Cllr Teresa Keegan

That the Manager draws up a list of sites in the North West Area which are suitable for co-op housing and that he begins the process for the delivery of these.

8 Motion in the name of Cllr Alison Gilliland

That Council notes the significant waiting time DCC tenants suffer while waiting for DCC Housing Maintenance to adapt their units so as to accommodate their age or medical related mobility needs or a disability. In some case, tenants cannot come home from hospital until such adaptation is carried out. Therefore, and to support the implementation of the National Guidelines for the Assessment and Allocation Process for Housing Provision for People with a Disability, this Council seeks that a dedicated 'adaptations' unit within the DCC Housing Maintenance Section. This section would be staffed appropriately, would manage all requests from DCC tenants for unit adaptation and carry out all approved adaptations.

9 AOB

Apartment Owners' Network

Representing the owners of apartments and houses in managed estates

Presentation to Housing SPC

Multi-Unit Developments In Ireland

- Census 2016 determined 204,000 occupied apartments in Ireland
- Approximately 500,000 people live in homes in multi-unit developments
- Apartments have increased in number by 85% since 2002, and accounted for 12% of all household types in 2016.
- Apartments now accommodate more people than traditional houses in Dublin city
- New multi-unit development in Dublin will be key to new housing delivery over the next decade

About The Apartment Owners' Network

- Established in 2008 following a meeting of apartment owners convened by Dublin City Council
- Initial purpose to assist apartment owners in the management of their estate via Owners' Management Company (OMC)
- Holds monthly public meetings in DCC offices on Wood Quay
- Contributed to framing of legislation including Multi-Unit Development (MUD) Act 2011 and Property Services (Regulation) Act 2011
- Chaired by Deirdre Fox 2008-2016
- Network of circa 500 developments throughout Ireland

Assisting Apartment Owners in Estate Management

- Owners' Management Company (OMC) established as a condition of planning permission
- Property Management Agent (PMA) typically hired by OMC to manage daily activities of OMC
- Owners required to step forward as OMC directors in order to provide corporate governance and determine company strategy
 - Directors typically not paid – civic-minded community volunteers with no professional expertise in property management
- Directors have ultimate responsibility to ensure OMC complies with all legislation and is in a sound financial condition

OMC Director Responsibilities

- Financial Management
 - Budget setting – both annual recurrent costs and long-term refurb projects
 - Service charge collection
- Ensuring resident/owner compliance with lease e.g. House Rules
 - Dealing with anti-social behaviour issues
- Insurance
- Health & Safety compliance
- Construction defects
- Conduct Annual/Extraordinary General Meetings

Challenges Facing the Multi-Unit Development Sector

- High levels of service charge arrears
- Building construction defects, fire safety standards
- Poor awareness of future refurbishment costs
 - e.g. lifts with an average life of 25 years and €50,000 replacement cost, a typical mid-size OMC with 250 units and 14 lifts needs a fund of €700,000
 - €700,000 is roughly double the budget of a mid-size OMC
 - Celtic Tiger developments now 15 years old, will required funds be in place in 10 years' time?
 - If not, what are the consequences for apartment residents and apartment values?
 - Will the state or local authorities be required to supply funding?
 - Academic studies have found that circa 40% of OMCs have no sinking fund
- Poor corporate governance standards of OMCs – no effective regulation for breaches of MUD Act

AON Initiatives 2016/17

- Agreed by membership that more than a “self help” group required
- AON required to be established on a full-time professional basis to represent the sector and lobby for necessary change
- Engagement with key stakeholders required to advise of pending crisis in the sector – meetings with Dept. of Housing, Housing Agency, Dublin Local Authorities, political parties, Property Services Regulator, academics, industry professionals, international equivalent bodies
- Working group with Housing Agency and Cluid to undertake study of the sector e.g. establish a register of Irish OMCs
- Member of current Dept of Housing working group on affordable & sustainable apartment delivery.

AON 2018 and beyond....

- Achieve necessary funding to establish full-time professional body
- Provide OMC director training, support and advice
- Lobby for improvement to Multi-Unit Development Act
- Work with government agencies to establish OMC Regulator
- Establish best practice for the industry by engaging with international peers
- Work with PSRA to improve standard of Property Management Agents
- Educate all stakeholders on the importance of OMC finances and strong planning framework to ensure all future costs can be met.

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 26TH OCTOBER 2017

ATTENDANCE

Members:

Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Anthony Connaghan
Cllr. David Costello
Cllr. Patrick Costello
Cllr. Daithi Doolan
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Andrew Keegan
Cllr. Criona Ni Dhalaigh
Cllr. Eilish Ryan
Cllr. Norma Sammon
Cllr. Sonya Stapleton
Aideen Hayden
Kevin White
Jill Young

Officials Present:

Brendan Kenny Assistant Chief Executive
Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Eileen Gleeson, Director D.R.H.E.
Pat Teehan, Administrative Officer
Frank D'arcy, Senior Executive Officer
Mary Hayes, Administrative Officer
Christy McLoughlin, Assistant Staff Officer
Lisa Harpur, Staff Officer

Apologies

Cllr. Ray McAdam
Cllr. Noeleen Reilly
Francis Doherty

Other Cllrs present:

Ardmhéara Mícheál MacDonncha
Cllr. John Lyons

Others:

MacDara Doyle - ICTU
Patricia King – ICTU
Sheila Nunan - ICTU
N. Dunne – Dublin Simon Community
Olivia Kelly – Irish Times

1. Presentation by ICTU

Discussion followed

Members thanked the ICTU for presentation

Agreed: ICTU presentation first on the agenda.

2. Minutes of meetings held on Thursday 28th September 2017 and Matters Arising.

Agreed: Minutes agreed.

3. Chairperson's Business:

- Correspondence
 - No Update
- **Sub-Groups Update:**
 - Condensation: DCC Housing Stock – members updated as to date of next meeting.
 - Scheme of Lettings

Mary Hayes, Administrative Officer updated attendees in relation to last meeting held.

4. Homeless Update:

Circulated to members prior to meeting.

Cllr. Christy Burke enquired as to when the Winter Initiative will begin.

Cllr. Cieran Perry sought an update about the Mater Dei and Clontarf Family Hubs.

Cllr. David Costello enquired about the role of the "Placefinders".

Cllr. Criona Ní Dhálaigh checked if there is a contingency in place when people are being asked to leave hotels over the bank holiday weekend.

Cllr. John Lyons looked for an explanation as to the delay for the Family Hub located at Greencastle and checked if the October schedule for the units in Clontarf was realistic.

Eileen Gleeson, Director of the Dublin Regional Homeless Executive (DRHE) updated members about the Winter Initiative, currently in planning, long-term beds to announced in the coming weeks.

She explained the "Placefinders" role and process and provided an update on the Mater Dei and Clontarf Family Hubs. Eileen explained the reason for the delay

regarding the Hub in Greencastle road and provided an update about the Hub located on St. Laurence road, Clontarf.

Members thanked the DCC staff associated with Homelessness.

Agreed: Report Noted

5. Housing Update Reports:

Reports circulated to members prior to meeting.

➤ Maintenance Update:

Cllr. Janice Boylan requested a breakdown of "Outdoor Staff" Joiners and Choke Car personnel and enquired as to how much work is contracted out. She also checked if Dublin City Council (DCC) could recruit their own staff.

Cllr. D. Costello raised a query about Tender stipulations regarding refurbishment turnaround times and asked about window replacement statistics.

Cllr. Ní Dhálaigh checked if tenants in flat complexes could have the opportunity to recycle, she sought information in relation to new windows for flat complexes where needed. She asked if Value for Money check done for major refurbishment works.

Cllr. Perry had a query in relation to some drain structures and with regard to the Window Replacement Scheme, checked about the evaluation process for people on the list. He queried if there will be an increase in maintenance staff for works scheduled in 2018.

Cllr. Alison Gilliland checked if there are post work inspections carried out after work is completed by a subcontractor.

Cllr. Burke enquired about budget in relation to dampness and sought clarification about demolition works in Croke Villas scheme.

An update relating to Housing maintenance section was circulated. Frank d'Arcy stated that voids are refurbished both by Contractor and Direct Labour and inspections are carried out prior to completion. He explained that there is a backlog in the Joinery workshop and provided member with statistical information. A framework is being put in place to deal with this backlog and funding has been secured to deal with the same. In relation to dampness query he informed members that a Condensation Sub Group has been established and recommendations will be considered by Housing Management. A planned programme for upgrading of steps in various complexes is being put in place. He provided an update on extension programme. Members sought detail in relation to staff figures for Joinery and Choke Car personnel and this to be provided.

Agreed: Update on Choke Car resources to be made available for the November SPC.

Agreed: Update regarding Window Framework will be sent to Members.

Tony Flynn, Executive Manager, explained the context of actions that were undertaken for the 4 houses in Croke Villas.

- Programme of works for City Council flat complexes: Preliminary report.

Brendan Kenny, Assistant Chief Executive, explained the context of the initial document.

Agreed: Flat complex information to be included on the Housing SPC agenda going forward.

- Housing Supply Report

Circulated prior to meeting.

Cllr. Daithi Doolan required updates on Rapid Build projects and enquired as what may alleviate any potential hold-ups. He asked for information about Jamestown Court build.

Cllr. Perry asked if the if the allocations previously agreed for Prospect Hill be adhered to.

Cllr. Pat Dunne enquired if the Dept. of Environment has currently blocked local authorities procuring properties.

Cllr. Alison Gilliland sought assurances about the road in Buttercup Park.

Cllr. Anthony Connaghan enquired if consultation has taken place with local residents regarding the two Rapid Build projects in Finglas South. (Woodbank & Virginia sites).

Cllr. Sonya Stapleton looked for an update concerning Bethany House.

Cllr. Gilliland asked if the apartment building viability study was carried out for the Oscar Traynor site.

Tony Flynn provided hand-over dates for Rapid Build schemes. He informed attendees that consultation took place with local residents, he provided updates about Jamestown Court (Title Issue) and Prospect Hill. He clarified Prospect Hill allocations policy. He mentioned that funding is in place for acquisitions of properties. With regard to Buttercup Park, he explained that major restructuring of carriageway is needed.

Eileen Gleeson provided an update about the Blindcraft building/site on Davitt Road (HSE) to members.

She stated that Hub on Sarsfield road is scheduled for the end of November and a Service Level Agreement is currently being addressed with the operator.

Mary Hayes addressed the main points of the Financial Contribution report submitted to members prior to the meeting.

Cllr. Connaghan and Cllr. Perry sought clarification about eligibility under point 3 of report.

Cllr. Perry looked for clarification about the previous scheme that was in place.

Cllr. Gilliland asked if there will be a parallel senior citizen build scheme.

Cllr. Dunne enquired if DCC are in a position to accept new applicants under the Financial Contribution Scheme and if so, can applicants be matched to areas similar to the general allocations scheme.

Mary Hayes explained the context of point 3 under eligibility criteria and shall explore the rewording of eligibility section. She outlined the differences from the previous scheme.

Mary explained that the scheme would be different to the general allocations scheme in that it will allow an applicant to specify a specific complex within the overall area.

Tony Flynn explained overarching themes in Housing Dept. to assist with the provision of the scheme. Units being delivered in such schemes as Armagh Road, Raleigh Sq. and Dolphin Park. He briefed members on a planned programme to existing senior citizen complexes/developments.

6. Traveller Accommodation Update:

Circulated to members prior to meeting.

Cllr. Connaghan wanted clarification on aspects of the report (illegal caravans).

Pat Teehan, Administrative Officer, explained the context of the report and stated that DCC are actively seeking new sites to alleviate ongoing issues.

Cllr. Connaghan expressed concerns about the report.

Pat stated that illegal caravans would have to be removed as each caravan or mobile is a fire hazard due to lack of space and illegal electrical connections.

Agreed: *Report noted*

7. Motion in the Name of Cllr. Andrew Keegan

Agreed: *Motion Noted*

8. Motion in the Name of Cllr. Anthony Connaghan

Agreed: *Motion noted*

9. Motion in the Name of Cllr. Dermot Lacey

Cllr. Gilliland explained context of Motion.

Discussion followed

Agreed: Motion Noted

10. Motion in the Name of Cllr. Greg Kelly

Cllr. Doolan explained context of Motion

Agreed: Motion Noted

11. Motion in the Name of Cllr. Daithi Doolan

Cllr. Doolan explained context of Motion

Agreed: Motion Noted

Agreed: Motion to be forwarded to the City Council meeting for discussion.

12. A.O.B.

Chair and members thanked Céline Reilly, Executive manager for her contribution to the Housing SPC over the last few years and wished her well in her new role.

Chair thanked all for their attendance.

Cllr. Daithi Doolan
CHAIRPERSON



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 23rd November 2017

Item No. 4a

Housing Supply Report November 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

Delivered	2015	2016	2017	Total 2015 to 2017
Units Completed to date	565	533	613	1711
Voids Restored	1012	975	720	2707
Part V		25	56	81
HAP Tenancies, Homeless (Dublin Region)	112	915	1223	2250
HAP Tenancies (General)			841	841
Buy and Renew Scheme			3	3
Outturn	1689	2448	3456	7593

Projected Delivery to 2020			2017	2018	2019	2020	Total
Units Under Construction			19	235	98		352
Units currently being acquired			240	87	107		434
Buy & Renew			11				11
Repair & Lease			13				13
Part V Units			28	26	104		158
Units at Tender Stage				23	292	136	451
Capital Appraisals Submitted to Department				121	60	238	419
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	300	503
Rapid Home Delivery			84	125	250	379	838
Voids			180	800	800	800	3005
HAP			150	1300	2000	2000	5450
HAP Homeless			85	1000			1085
Total Delivery of Units			813	3864	3970	4786	13433

**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	No. of Units
General Needs	DCC	General Acquisitions	LA housing	134
	DCC	Buttercup, Darndale, Dublin 17	LA housing	10
	AHB	Various	CALF	234
	AHBs/Special Needs	Various	CAS	90
	DCC	Buy and Renew Scheme	B&R	3
			Total	471
South East	DCC	Charlemont, Dublin 2 (Block B)	PPP	79
			Total PPP	79
North West	DCC	St. Helena's, Finglas.	Rapid Build	39
South Central	DCC	Cherry Orchard, Ballyfermot	Rapid Build	24
			Total Rapid Build	63
			Overall Completions	613
South Central	DCC	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
North West	DCC	2 Hamilton Walk, Dublin 15	LA Part V Housing (Acquisitions)	1
South East	DCC	53 Units at Shelbourne Plaza, Charlotte Quay, Dublin 4, in lieu of units on site D4 Hotel Site	LA Part V Housing (Acquisitions)	53
		Total Part V		56

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	10 units handed over to date. 25 units to be completed. Further 19 units to be handed over by end Dec 2017 with remaining 6 units by Q1 2018	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 Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Construction ongoing	Complete construction Phase 1	Q2 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contractor on site.	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 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
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	Contractor on site	Completion of works.	Q3 2018
	Sub total			352			

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)	97	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	410	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	24	In progress		
	GRAND TOTAL	Units being acquired		434			

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 18/10/2017	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. Stage 3 approval received. Tender issued 13/11/17	Assessment of Tenders	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. Bill of Quantities to be prepared. Stage 3 application for approval to go to tender submitted 02/10/2017	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	1. Complete site transfer 2. Award contract.	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. Letter of interest issued. Board to approve executing contracts for sale. FOLD to reply.	1. Complete site transfer 2. Award contract.	Q2 2019
Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Stage 4 application approved. Successful tenderer not proceeding. Acceptance of next lowest tender recommended. Approved by Dept.	Contractor to be appointed.	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 4: Tender being examined	Submit tender report	2019
	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. Approved at November City Council meeting.	Tender release March 2018.	Q2 2020
Central General Needs	Dublin City Council	Infirmery 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 - Sackville Ave. completed. Part 8 - Main construction and new boulevard lodged Sept 17. Approved at November Council meeting. Cost Benefit Analysis being prepared. Demolition of 3 blocks commenced September 2017.	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. Completed Feasibility Study to be put to Steering Group. No final decision on finance and funding	Submission of completed Feasibility Study to Steering Group for assessment	2020
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Planning application lodged 5/10/17 - 3991/17	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 - 3885/17	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	Arbour Hill (Dublin Simon)	CAS	18	Stage 1 application submitted to DHPLG	Decision on Stage 1	2019
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Preliminary design received. Cost plan received. DCC awaiting further information re costs.	Review costs.	2019
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 approved	Submission of Stage 2 application	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
Capital Appraisals Submitted to DHPLG							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central/Special Needs	AHB	Earls Court, Reuben Street, Dublin 8 (ALONE)	CALF	17	ALONE in process of purchasing 17 units.	Acquire units	Q1 2018
Grand total				419			

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.	
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
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 Planning Permission Dec 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	Design team appointed	Lodgement of planning application	2019
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Revised design submitted 19/9/17. Reviewed by DCC and comments sent to AHB.	AHB to submit Stage 1 application.	Q1 2019

South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Preliminary design received. Cost plan received. DCc awaiting further information re costs.	Review costs.	2019
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received. Protected structure.	Review proposal.	2019
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.	Q1 2018
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF	84	On site	Iveagh Trust to acquire units once complete	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
PART V							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North West	Dublin City Council	Pelletstown, Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Unit 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	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
South Central - General Needs		
Total		1645
		493

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - North West - General Needs	Lodgement of Part 8 planning 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	Completion 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	Contractor on site	Completion and handover of units	Q2/Q3 2018
Woodbank Drive	4	Contractor on site	Completion and handover of units	Q4 2017

Rathvilly Park / Virginia Park	13	Contractor on site	Completion and handover of units	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 Scheme

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
South Central	AHB	Kylemore Road, Ballyfermot	1	Pending schedule of works/costs	Approve costs	AHB	Q4 2017
South Central	Private owner	Benbulbin Road, Drimnagh	1	Inspection scheduled	Schedule of works to be completed	DCC	Q4 2017
Total:			13				

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	Tenanted.	Complete
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. Tender to be issued for refurbishment.

South Central	St. Anthony's Road, Rialto, Dublin 8	1	To be confirmed	Design stage.	Refurbishment. Tender to be issued for refurbishment.
South Central	Cashel Avenue, Crumlin, Dublin 12	1	To be confirmed	Tenanted.	Complete
Central	Lower Rutland St, Dublin 1	1	To be confirmed	Vested	Structural inspection
Central	Kingsland, Dublin 7	1	To be confirmed	Vested	Structural inspection
North West	Barry Avenue, Dublin 11	1	To be confirmed	Vested	Structural inspection
South East	Creighton Street, Dublin 2	1	To be confirmed	Vested	Structural inspection
Totals:		11			



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 23rd November 2017

Item No. 4e

Traveller Accommodation Update – November 2017

Traveller Accommodation Update – November 2017

UNITS	DESCRIPTION OF WORKS	STATUS	November 2017
OUTLINE PROPOSALS TO DHPCLG			Proposed Budget
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. New proposal to be drawn up. Feasibility study on surrounding area for site redevelopment and connections from pumping house to main drains by gravity feed. Tentative agreement from Parks to access lands by way leave.	€2 million
STAGE 1 - APPROVAL IN PRINCIPLE			Proposed Budget
10	Grove Lane – Stage 1	Phase 1 will consist of 4 houses for current tenants. Phase 2 will consist of 1 house and 5 bays to address Traveller Accommodation issues locally.	€2.75 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
STAGE 2 - DETAILED DESIGN			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	CAS - Clúid have appointed design team. Pre Part 8 presentation ready for December Area Committee. Residents meeting to proposed changes in Nov.	€12.5 million
STAGE 3 – TENDER STAGE			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
30	St. Margaret's Park Dayhouse Upgrade	Architects appointed. Stage 3 information currently being compiled. Onsite meetings 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.	
Issues			
Letters will be issued to all sites and tenants who contravene Fire Safety regulations, Health & Safety regulations and Planning regulations in relation to mobile home/caravans on our properties. Recommendations will be made to satisfy all regulations and non compliance will be dealt with accordingly. There are approximately 126 infringements to date.			
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	
8	Sanitation Units Cara Park	Complete	
20	Sanitation Units purchased Labre Park	Complete	
15	Sanitation units refurbished Labre Park	Complete	
3	Yard resurfacing	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	Seeking agreement with residents to redevelop area.	€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
3	Naas Road	Build 3 Traveller Specific Houses on new site. Suggest collaborative project with CENA	€650,000
8	Cara Park/Close Sanitation Framework	Demolish Centre and build 8 houses Complete Framework for supply on Sanitation Units to four Dublin Local Authorities.	€2 million €100,000
6	Yard resurfacing under H&S Feasibility Studies	Project to be completed by end November 2017. Compiling claims to Dept for payment. Survey various sites regarding suitability for Traveller Specific Accommodation	
2	New sanitation Units Labre Park	New units required to comply with H&S and fire safety regulations. Families have agreed spaces in redevelopment.	



Homelessness Update

Emergency Accommodation Usage in the Dublin Region – September 18th-25th, 2017

Over the week September 18th – 25th, 2017, a total of 3,537 adults and 3,124 dependents accessed emergency accommodation in the Dublin Region. The number of families accounted for within these figures is 1,138, this is a decrease of 8 on August 2017.

Adults (incl. adults in family units)	Families	Dependents
3,537	1,138	3,124

Prevention

The Prevention team continued to engage with families and singles presenting as homeless to explore options to prevent an episode of homelessness taking place. Furthermore work is continuing on securing Homeless Housing Assistance Payment tenancies in the Dublin Region. The number of households (adults & families) prevented from entering homelessness from January 2017 to September 2017 is set out in the table below.

Month	HAP	LA/AHB/LTA/Housing Agency Acquisition	Private Rented	TOTAL TENANCIES
Jan-17	12	6	0	18
Feb-17	26	16	0	42
Mar-17	158	23	0	181
Apr-17	121	11	0	132
May-17	112	10	0	122
Jun-17	90	11	0	101
Jul-17	111	18	0	129
Aug-17	114	14	1	129
Sep-17	101	9	0	110
Total	845	118	1	964

Prevention – Families

In September a total of 89 new families presenting to homelessness services in the Dublin Region entered emergency accommodation. In addition, there were 60 families who were prevented from entering homeless accommodation as they were placed directly into tenancies.

Supports provided when in Emergency Accommodation

When a person enters emergency accommodation it is essential that they continue to be supported as appropriate. This entails being provided with a key worker, who works with each individual to prepare a support plan and access to appropriate supports. The table below outlines the number of people accessing services along with the number of people with a support plan for Quarter 3 2017.

	Number of Adults accessing services Q3 2017	Number with a Support Plan
Supported Temporary Accommodation (Service Provider on-site 24 hours)	1,875	1,244
Supported Temporary Accommodation (Service Provider on-site night-only)	1,108	524
Temporary Emergency Accommodation (Service Provider on-site: low support needs)	112	103
Private Emergency Accommodation: Hotel / B&B (Visiting Support Homeless Action Teams)	2,242	817
Detox/Residential Alcohol Services	82	65

Exiting from homelessness in 2017

In September 2017, 223 tenancies were created for families and singles, exiting them from homelessness. The breakdown of the number of tenancies created from January to September 2017 is set out in the table below.

Month	HAP	LA/AHB/LTA/Housing Agency Acquisition	Private Rented	TOTAL TENANCIES (households)
Jan-17	34	29	5	68
Feb-17	61	55	4	120
Mar-17	225	96	7	328
Apr-17	182	104	5	291
May-17	144	89	4	237
Jun-17	125	84	7	216
Jul-17	150	105	4	259
Aug-17	164	112	3	279
Sep-17	129	92	2	223
Total	1214	766	41	2021

Exits - Families

To ensure families that take tenancies are able to sustain those tenancies and avoid returning to homeless services, a range of visiting supports are available including HAIL for persons with mental health issues or SLI which provides general support for a period of six months. During the month of September there were a total of 146 families who were supported to move to tenancies. In addition to the 60 families who were prevented from entering homelessness by taking up tenancies (mentioned above) there were 86 families who were supported to leave emergency accommodation to take up tenancies; 45 families left hotels and 41 families left supported emergency accommodation.

Temporary Accommodation for Families Experiencing Homelessness

Work is continuing on the development of family hub facilities which will provide more appropriate and suitable temporary accommodation for families experiencing homelessness. An update on the facilities in the DCC area is included in the table below.

Location	Detail	Operator	Update
19 / 20 St. Lawrence Road, Clontarf, Dublin 3.	13 Family Rooms	Respond	Works nearing completion - expected to open in early December 17
Clonard Road, Crumlin, Dublin 12.	30 Family Spaces	Salvation Army	Works nearing completion – will be open by end November 17
Mater Dei, Clonliffe Road, Dublin 3.	50 Family Rooms	Crosscare	Operational with 29 units in use. 23 additional units to be completed Dec 17
63 / 64 O'Connell Street, Dublin 1.	45 Family Rooms	Lease agreement with private operator	Works ongoing – to be completed December 17
Sarsfield House, Ballyfermot, Dublin 10.	12 Family Rooms	Sons of the Divine Providence	Works ongoing – to be completed December 17
Green Castle Parade, Coolock, Dublin 5.	40 Family Rooms	Salvation Army	Works ongoing – to be completed February 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:-

- The pilot art & craft project for children was successfully completed in the Capuchin Day Centre. Consideration is being given to this project becoming permanent.
- Relationship building in the community has resulted in a collaboration with North West Partnership, North Side Partnership and Dublin North Bay Housing Crisis Community
- Research on Health & Nutrition Programme with a view to running a pilot programme in one of the family hubs – awaiting funding approval.

Cold Weather Strategy 2017

The Cold Weather Strategy 2017 will be operational from November 2017 to April 2018. This strategy also encompasses the introduction of additional bed capacity that will remain open after the winter ends and additional enhanced support services which will be available throughout the cold weather period. A separate information document will be issued detailing the Cold Weather Strategy 2017.