



MINUTES OF THE HOUSING SPC MEETING

HELD ON THURSDAY 14 DECEMBER 2017

- 1 **Minutes of meeting dated Thursday 23rd November 2017 and matters arising** **3 - 8**
- 2 **Chairperson's Business:**
 - **Correspondence**
 - **Community & Land Co-operative**
 - **Update on Sub-Groups**
 - **Condensation: DCC Housing Stock**
- 3 **Housing Update Reports** **9 - 40**
 - **Homeless Update – Report to follow**
 - **Housing Supply Report**
 - **DCC Flat Complexes – Regeneration – Verbal Update**
 - **Traveller Accommodation Update**
 - **Private Rented Dwellings – Verbal Update**
- 4 **AOB**

Chairperson
Thursday 14 December 2017

Attendance:

Members:

Members:

Members:

Officers

Apologies:

Non-Members:

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 23RD NOVEMBER 2017

ATTENDANCE

Members:

Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Anthony Connaghan
Cllr. Daithi Doolan
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Eilish Ryan
Cllr. Norma Sammon
Cllr. Sonya Stapleton
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

Apologies

Jill Young – Irish Council of Social Housing
Catherine Kenny - Dublin Simon Community
Aideen Hayden - Threshold

Other Cllrs present:

Cllr Greg Kelly
Cllr Michael Mulhoolly
Cllr Mannix Flynn
Cllr Hazel De Nortuin

Others:

Pat Doyle – Peter McVerry Trust
Pat Greene – Dublin Simon Community

1. Presentation by Apartment Owners Network

Discussion followed

Members thanked the AON for presentation

Agreed:. Presentation Noted

2. Minutes of meetings held on Thursday 26th October 2017 and Matters Arising.

Agreed: Minutes agreed.

3. Chairperson's Business:

- Correspondence
 - No Update
- **Sub-Groups Update:**
 - Condensation: DCC Housing Stock – date of next meeting announced under AOB
 - Scheme of Lettings

Cllr Janice Boylan updated attendees in relation to last meeting held.

4. Housing Update Reports:

➤ **Homeless Update:**

Circulated to members prior to meeting.

Members welcomed the Winter Housing Initiative.

Cllr Daithi Doolan highlighted the issue of misinformation and condemned such actions in relation to a leaflet that was distributed in D12 area.

Members also condemned such actions and supported Cllr Doolans' comments.

Cllrs Greg Kelly, Cieran Perry, Janice Boylan, Anthony Connaghan, Pat Dunne, Alison Gilliland, Michael Mullooly, Mannix Flynn & Ray McAdam emphasised the importance of communication/consultation with Cllrs and local resident representative bodies at the earliest possible stage of process in relation to announcing new homeless facilities.

Cllr. Kelly sought an update with regard to the proposed facility on Balfe road.

Cllr. Gilliland condemned the Taoiseach's comments comparing homeless figures to other countries/jurisdictions. She would welcome statistics/analysis as to the reasons that people enter homelessness.

Cllr. Michael Mullooly raised concern that the system of engagement with homeless people may be open to abuse (direct & indirect contact from different agencies)

Cllr. Flynn made the point that Dublin City Council (DCC) don't make people homeless.

Kevin White supported Cllr. Gilliland comments in relation to analysing reasons.

Eileen Gleeson, Director of the Dublin Regional Homeless Executive (DRHE) provided an update for the Walkinstown facility on Balfe road, she explained that Cllrs were briefed and detailed information distributed locally. Service providers will work with homeless to assist them get permanent housing.

She explained that homeless figures change monthly and she briefed members about the Cold Winter Strategy as well as the Cold Winter Initiative.

Eileen stated that a meeting will be arranged with residents adjoining the Cabra facility in the coming days, that DRHE will engage with the residents of Balfe road.

She explained that DCC are actively continuing to seek suitable properties. She explained the difference between HAP & private renting. Eileen informed members that there is a National Quality Framework for service providers that is adhered to and a monitoring team in place to ensure appropriate system of engagement takes place.

Pat Doyle congratulated the DRHE on the Winter Strategy Initiative and acknowledged the difficulties around the issue of consultation within the community and securing places/facilities.

Cllr. Burke suggested that the Gardai are given the details of the Freephone number to assist the homeless should they need to move them on.

Members thanked the DCC staff associated with Homelessness.

Agreed: Report Noted

➤ **Housing Supply Report**

Reports circulated to members prior to meeting.

Cllr Doolan thanked Mgmt for the report and mentioned the Rabid Build development in Cherry Orchard, D10. He requested a status update with regard to the Rapid Build project in Drimnagh.

Cllr Kelly sought update on the Jamestown Court Inchicore (Alone)

Cllr Gilliland raised a query about the Rapid Build site in Belcamp regarding revised footpath/road layout. She also enquired about DCC following up with the DHPLG (Approval system/Funding).

Cllr McAdam looked for status updates regarding the following projects/developments, Oaklee – Poplar Row, Local Authority Housing on North King St, Túath scheme Ellis Court & Arbour Hill/Stoneybatter planning application.

Tony Flynn, Executive Manager explained the context of the Housing Supply Report and the funding streams available for Capital, Current Programmes & Social Housing Current Expenditure Programme (SCHEP) He provided programme updates for the Rapid Build sites at Knocknarea Court in Drimnagh, Belcamp (Lots 1 & 2, Blocks 3,4,5 &6).

Tony gave an update about projects on Poplar Row, North King St. & Infirmary Rd.

He briefed members about funds being drawn down from the Social Housing Investment Programme (SHIP) and the Social Housing Current Expenditure Programme (SHCEP).

He updated members about development at Jamestown Court (legal issue).

Agreed: Mgmt.to provide SPC member of the new action targets received from the Dept. of Housing Planning & Local Government (DHPLG) once received.

➤ **DCC Flat Complexes – Regeneration**

Brendan Kenny provided members with an update.

Agreed: Comprehensive report to be submitted to the Housing SPC for February/March meeting.

➤ **Private Rented Dwellings Update**

Brendan Kenny, Assistant Chief Executive gave an update and briefed members on the establishment of a Private Rented Unit and allocated resources to such. He referred to different legislation affecting PRD.

Colm Smyth, Principal Environmental Officer also provided members with an update.

➤ **Traveller Accommodation Update:**

Circulated to members prior to meeting.

Cllr Flynn checked if the 1 stage new Capital Works Framework would be suitable for Traveller sites.

Tony Flynn briefly spoke about Traveller Accommodation Plan to address the CWMF query.

Agreed: Report noted

Agreed: Mgmt. to write to local residents groups to clarify a reply to a City Council Motion by Cllr Hazel De Nortuin.

5. Motion in the Name of Cllr. Andrew Keegan

Agreed: *Motion Noted*

6. Motion in the Name of Cllr. Teresa Keegan

Agreed: *Motion noted*

7. Motion in the Name of Cllr. Alison Gilliland

Cllr. Gilliland explained context of Motion.

Discussion followed

Agreed: Motion Noted

Agreed: DCC tenant housing adaptation times report to be submitted to Cllrs.

8. A.O.B.

Condensation Sub Group update given by Tony Flynn

Agreed: Condensation Report to be circulated to Housing SPC Members

Chair thanked all for their attendance.

Cllr. Daithi Doolan

CHAIRPERSON



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 14th December 2017

Item No. 4

Housing Supply Report

Housing Supply Report December 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	601	1699
Part V		25	56	81
Buy and Renew Scheme			3	3
Rapid Home Delivery		22	130	152
Voids Restored	1012	975	813	2800
HAP Tenancies, Homeless (Dublin Region)	112	915	1223	2250
HAP Tenancies (General)			841	841
Outturn	1689	2470	3667	7826

Projected Delivery to 2020			2017	2018	2019	2020	Total
Units Under Construction			19	235	98		341
Units currently being acquired			193	175	107		475
Buy & Renew			11				11
Repair & Lease			12				12
Part V Units			2	52	104		158
Units at Tender Stage				23	292	136	451
Capital Appraisals Submitted to Department				104	60	238	402
Units at Preliminary Planning/Design					148	335	483
Potential Units from Vacant Council Lands					0	493	493
Sites for Social housing PPP Bundle 1						220	220
Projected Acquisitions			0	100	100	100	300
Rapid Home Delivery			17	125	250	379	771
Voids			87	800	800	800	2487
HAP			150	1300	2000	2000	5450
HAP Homeless			85	1000			1085
Total Delivery of Units			576	3914	3959	4701	13150

**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	146
North Central/General Needs	DCC	Buttercup, Darndale, Dublin 17	LA housing	21
South Central/ North Central	DCC	Buy and Renew Scheme	B&R	3
		Total Acquisitions & Constructions		170
South East	DCC	Charlemont, Dublin 2 (Block 3)	PPP	79
		Total PPP		79
North West	DCC	St. Helena's, Finglas.	Rapid Build	39
South Central	DCC	Cherry Orchard, Ballyfermot	Rapid Build	24
North Central	DCC	Belcamp	Rapid Build	38
South Central	DCC	Mourne Road	Rapid Build	29
		Total Rapid		130
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 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
	AHB	Various	CALF/Leasing	255
	AHB	Various	CAS	100
		Overall Total Completions		790

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	14	10 units handed over to date. Further 19 units to be handed over by end Dec 2017 with remaining 6 units by Q1 2018	Completion of Scheme	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	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, D10 (CHI)	CALF	72	On site	Completion of Works	Q1 2019
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	On Site	Completion of works.	Q3 2018
	Total			341			

Units Currently Being Acquired – DHPLG 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)	96	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	AHB's/General Needs & Special Needs	Leasing	282	In Progress		
All Areas	AHB	AHB's/General Needs & Special Needs	CAS	29	In Progress		
	GRAND TOTAL	Units being acquired		475			

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 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 to be completed and submitted to DHPCLG for approval. CBA to be completed. Main Contract and PIP contract to be tendered.	Q4 – 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 returns 17th Dec.	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.	Outline design to be completed. 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.	Outline design to be completed. Seek Stage 3 (approval to go to tender)	Q3 2019
North West Special Needs	AHB	Wad River Close, Ballymun (Cluid)	CALF	9	Planning Permission issued November 2017	Final Grant to Issue	Q1 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Transfer to be completed	Commence on site 8th January 2018	2019
Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF	80	Commence on site week beginning 4th December 2018	Complete Construction	2020
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	Contractor in place	Commence on site	Q2 2019

Schemes at Tender Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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.	Commence on site	2018
Central	AHB	North King Street 84 (Co-operative Housing Ireland)	CALF	30	Tenders being assessed	Appoint Contractor. On site Q2 2018	Q2 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 DEPARTMENT

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 approved at November Council meeting. CBA submitted. Revised cost plan being repaired.	Prepare tender for issuing March 2018	Q2 2020
Central General Needs	Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan being 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 submitted to December Council meeting. Cost Benefit Analysis being prepared. Demolition of 3 blocks commenced September 2017. Revised cost plan being prepared.	Complete demolitions. Preparation of tender documents. Revised cost plan to enable completion of CBA. Seek stage 2 approval.	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	CAS funding application to be submitted	Funding application to DHPLG	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 DEPARTMENT

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 made to grant	Final 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. Approved	Submission of Stage 2 application	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
Grand total				402			

Schemes at Preliminary Planning/Design

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North West Area	Dublin City Council	St. Finbar's, Cabra	LA Housing	35	Feasibility/review to be completed end of December 2017	Part 8 end of September 2018	Q4 2020
Central	Dublin City Council	Redevelopment of Dorset St Flats		115	Stage 1 application submitted to DHPLG	Stage 1 approval	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
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.	
South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020
North West – General Needs	Dublin City Council	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. Title issues resolved.	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

Schemes at Preliminary Planning/Design

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 December 2017	Lodge planning application.	2019
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. Sent to DHPLG	Stage 1 application to be lodged	Q1 2019
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received. Protected structure.	Review proposal.	2019
South Central	AHB (Circle)	Coruba House lands, Dublin 12	CALF	20	FS study received from Circle	Circle to review Feasibility Study	2019
TOTAL				483			

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
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 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	Part 8 approved at December Council meeting	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
HSE Lands Ballyfermot	53	Contract Awarded	Contractor on site October	Q4 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	70			

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	Part 8 initiated	Q4 2018
Bunratty Road	66	Assessment of tenders completed - Framework in place	Part 8 initiated	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
Slademoire 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	1	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:			12				

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. Anthonys 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: Thursday 14th December 2017

Item No. 4

Traveller Accommodation Update – December 2017

Traveller Accommodation Update – December 2017

UNITS	DESCRIPTION OF WORKS	STATUS	December 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. Stage 1 application sent to Department.	€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.	€1.7million
STAGE 2 - DETAILED DESIGN			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	CAS - Clúid have appointed design team. Pre Part 8 presentation to Area Committee in early 2018. Residents agree changes in December.	€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	Special Needs Adaptation: Belcamp Crescent	Stage 4 application approved. Completed by end December.	€98,277.18
New Departmental Initiatives			
1	Voids	Agreed with Department 100% recoupment on any allocated Traveller Specific Voids – 5 voids to be claimed to date.	
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 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. Claims totalling € 456,313.11 sent to Department to date for 2017.			
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	Complete	

	Adaptation: [House No] Cara Park		
1	Special Needs	Complete	
	Adaptation: [House No] Labre		
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	
6	Yard resurfacing	Complete	
1	Overcrowding Extension	Complete	
NOT STARED - Pending Internal Survey etc			Proposed Budget
1	Avila Park: Community Centre	Single stage application to Department approved in principle.	€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	Single Stage application to Department to include meter room, wall and Community centre demolition approved in principle.	€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
3	Yard resurfacing under H&S Feasibility Studies	Project to be completed by mid December 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

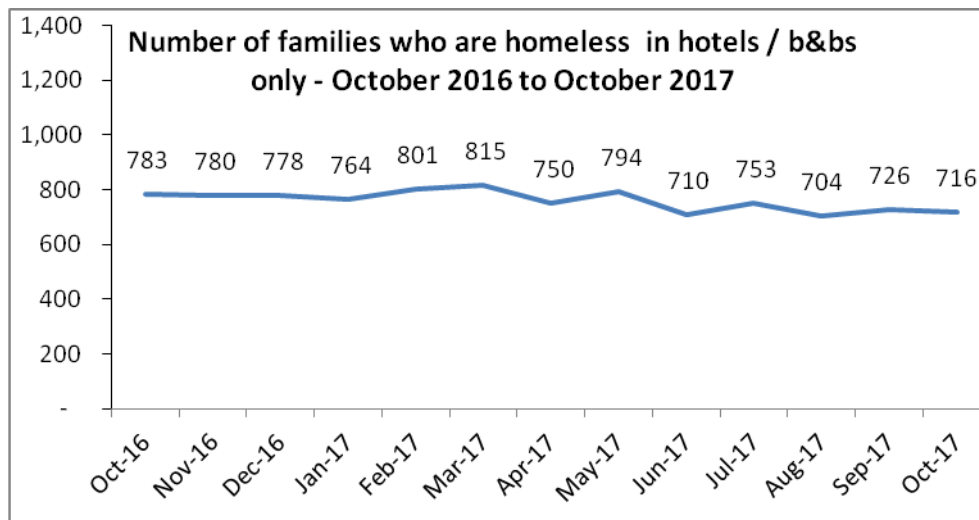
1. Emergency Accommodation Usage in the Dublin Region

In October 2017 a total of 3,536 adults and 2,425 dependents accessed emergency accommodation in the Dublin Region, broken down as follows:

Total Adults (incl. singles & adults in family units)	Total Singles	Families	Dependents
3,536	1,975	1,139	2,425

1.1 Emergency Accommodation Usage - Families with dependents

The chart below illustrates a small downward trend in the number of families in Commercial facilities:



On the last night of the month there were 676 families residing in commercial hotels. During October a total of 88 new families presented to homeless services and entered emergency accommodation. In addition, there were 76 families who were prevented from entering homeless accommodation as they were placed directly into tenancies, through HAP in the main. *The final allocations to our new Rapid Build Homes and completion of new Family Hubs before the end of the year will further reduce the number of families in commercial facilities.*

2. Prevention

The Prevention team continues 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 through our Place- Finding Team.

The number of households (adults & families) **prevented** from entering homelessness from January 2017 to October 2017 is set out in the table below.

The number for October includes 76 families that were prevented from entering homelessness by taking up tenancies.

All households (Singles and Families) **prevented** from entering homelessness: Jan – Oct 2017

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
Oct-17	105	10	0	115
Total	950	128	1	1079

3. Exiting from homelessness in 2017

In October 2017, 227 tenancies were created for families and singles, exiting them from homelessness.

The breakdown of the number of tenancies created from January to October 2017 is set out in the table below:

All tenancies (Singles and Families): Jan – Oct 2017

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
Oct-17	150	75	2	227
Total	1364	841	43	2248

3.1 Exiting from Homelessness in 2017 – Families only

During the month of October there were 150 families who were supported in moving to tenancies. In addition to the 76 families that were prevented from entering homelessness by taking up tenancies mentioned above, there were 74 families who were supported to leave emergency accommodation to take up tenancies in the region.

All tenancies for all families only: Jan - Oct 2017

Month	HAP	LA/AHB/LTA/Housing Agency Acquisition	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	98	66		164
Sep-17	75	71		146
Oct-17	94	56		150
Total	850	555	1	1406

To ensure families who 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.

3.2 Social Housing:

To date in 2017 Dublin City Council has housed 267 families (including a total of 400 children) and 160 singles and couples including vulnerable rough sleepers from DCC stock.

4. Reasons for family homelessness June to August 2017

From June to August 2017, a total of 279 families were accommodated in emergency accommodation (EA) in the Dublin Region who had no active or previous record in homeless services i.e. they were 'new' to homelessness.

A review of initial assessments conducted with these families upon their presentation reveals two primary reasons for homelessness; (1) leaving private rented accommodation on foot of a Notice to Quit (NTQ) and (2) leaving family or friends' accommodation due to relationship breakdown or overcrowding. A small number of families reported 'other' reasons for their presentation to homeless services.

- 46% of families stated that the primary reason for their homelessness related to a loss of or inability to secure private rented accommodation
- 49% of families stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situation, relationship breakdown and general family circumstance.
- The remaining 5% were for other reasons including: no income source, victims of anti-social behaviour etc.

Qualitative research that was undertaken in November and December 2015 revealed that a significant number of those presenting from the home of family or friends had previously been accommodated in private rented accommodation but were forced to leave and temporarily shared accommodation while they continued to search for alternative accommodation.

They consequently presented to homeless services as they were unable to source affordable accommodation in the region. The administrative data reviewed will not capture the true progression path from private rented accommodation to homelessness as it captures only the circumstances at time of presentation.

Therefore, the figures presented overstate relationship breakdown and overcrowding and understate numbers presenting from private rented accommodation.

- During the ten month period, May 2016 to February 2017, a total of 677 new families were accommodated in emergency accommodation in the Dublin Region.

- 279 families left private rented accommodation, primarily because notices to quit were issued while family circumstances caused 312 families to present to homeless services.
- These findings are in line with previous analysis conducted in August 2015, Sept 2015 and January 2016.

We will send a copy of this full report to all Members of the SPC this week.

5. 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	Opening week of 11 th December 2017
Clonard Road, Crumlin, Dublin 12.	30 Family Spaces	Salvation Army	Opening week of 18 th December
Mater Dei, Clonliffe Road, Dublin 3.	50 Family Rooms	Crosscare	Operational with 29 units in use. 23 additional units completed and they will be open before year end.
63 / 64 O'Connell Street, Dublin 1.	45 Family Rooms	Lease agreement with PEA	Will part open by 18 th December
Sarsfield House, Ballyfermot, Dublin 10.	12 Family Rooms	Sons of the Divine Providence	Opening week of 18 th December
Green Castle Parade, Coolock, Dublin 5.	40 Family Rooms	Salvation Army	Works ongoing – to be completed in February.

6. Cold Weather Strategy 2017 and Expansion of Emergency Accommodation

The DRHE is fully cognisant of the potential impact of severe weather to people who are rough sleeping and every possible effort is being made to ensure that there is enough emergency accommodation provision for those that need it and to ensure that no person is forced to sleep rough. Capacity is currently being expanded by 200+ permanent bed spaces with an additional 50 temporary bed spaces available for the winter period (see below table). Due to this expansion, the provision of Emergency Accommodation has been steadily increasing since mid November 2017 and is expected to finalised on the week of the 18th December 2017.

Furthermore the DRHE have additional contingency measures that are triggered during more extreme weather such as the current cold spell. Extreme weather facilities will remain in place at least until the additional permanent places come on stream. 50 extra spaces are available along with a number of communal spaces across a range of existing services that will provide temporary shelter for those that need it and who are willing to accept it.

During the cold weather period the Housing First Intake Team operate from 7 a.m. – 1 a.m. every day, allowing flexibility according to the need presenting on any given night.

Furthermore the DRHE has agreed to fund an increase in the staffing level of the Intake Team during the cold weather period, to enable broader engagement with persons sleeping rough across the entire Dublin Region.

Additional capacity for singles and couples				
Premises	Operator	Type	Capacity	Date
Ellis Quay D 7	PMVT	STA	10	18/12
Little Britain St D 7	Depaul	STA	24	20/12
Kilrainy, Tallaght (SDCC)	PMVT	STA	15	tbc
Clonskeagh D 6	TBC	LTA	13	18/12
Longfields D 2	Dub Simon	STA	40	18/12
Cabra Road D 7	PMVT	STA	60	18/12
Balfe Road D 12	TBC	STA	40	18/12
Total			202*	

In addition 20 temporary beds have been established at the Civil Defence premises at Wolfe Tone Quay. We are also continuing to pursue other possible facilities.

7. Winter Count 2017

The DRHE has been responsible for the delivery of rough sleeping counts in Dublin since 2007. Such a count was carried out in early November.

Of the 184 persons discovered sleeping rough:

- 102 persons had previously accessed homeless services , 11 persons had not accessed such services, and of the remaining 71 there was insufficient details available to ascertain whether they had accessed services;
- 80 persons were Irish nationals, 53 were non-Irish nationals, and the nationality of 51 individuals could not be identified on the night.
- 70% of persons were discovered in Dublin Inner City (North and South), and the remaining 30% were found in the outskirts and in Fingal, South Dublin and Dun Laoghaire.

8. Engagement with Rough Sleepers:

The Housing First Intake team which is funded by the DRHE works with our Central Placement Service and the HSE funded Safety- Net service to provide accommodation options, street level healthcare and prioritisation for accommodation under the Housing First programme.

The DRHE has increased the staffing in the team to allow them develop a patch approach in order to further build relationships with rough sleepers. The Housing First Team responded to 189 rough sleeper alerts across the Dublin region in November alone.

162 individuals have been allocated Housing First tenancies across the Dublin region and 146 have not re-entered homelessness.

9. 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 and 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 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.
- Community Liaison for local areas regarding Emergency Accommodation facilities.

Eileen Gleeson
Director of Dublin Region Homeless Executive
14th December 2017

