



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 11 JANUARY 2018 AT 3.00 PM**

AGENDA

THURSDAY 11 JANUARY 2018

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1	Presentation: Ballyfermot Homeless Forum - Homelessness in Ballyfermot & Chapelizod Presentation to Follow	3 - 10
2	Minutes of meeting dated Thursday 14th December 2017 and matters arising Draft Minutes	11 - 16
3	Chairperson's Business: <ul style="list-style-type: none">• Correspondence• Update on Sub-Groups<ul style="list-style-type: none">○ Condensation: Meeting Tue 6th Feb @ 15:00○ Scheme of Lettings Priorities	
4	Housing Update Reports <ul style="list-style-type: none">○ Homelessness Update○ Housing Supply Report○ DCC Flat Complexes – Regeneration (Verbal Update)○ Traveller Accommodation Update	17 - 48

5 Motion in the name of Cllr. Éilís Ryan

“Dublin City Council (DCC) recognises the urgency of the housing crisis, with just under 20,000 households now on the City Council’s waiting list, and an estimated c650 newly-formed households (net) becoming eligible for social housing each year.

The City Council furthermore recognises that land is by definition in fixed supply. The Development Plan estimates approximately 440 hectares of land is zoned and available for residential development within the DCC boundaries.

The City Council notes the following in relation to land availability in this area:

1. DCC estimates (Council Questions, October 2017) that it owns approximately 120 hectares of land. Assuming a density of 100 units per hectare (DCC generally uses a range from 60-120 units / hectare), DCC-owned land could provide 12,000 units if used exclusively for public housing.
2. This leaves around 320 hectares of land zoned for residential development not owned by DCC. At a density of 100 units per hectare this would yield 32,000 units, delivering around 3,200 units of public housing through Part V requirements.
3. Accordingly, if all DCC-owned land were used exclusively for public housing, and all non-DCC-owned land were developed and delivered 10% of units as Part V, the public housing output would still approximately 15,200 units.

Given this shortfall, the city council adopts the following policy in relation to the land within its boundaries:

- That Dublin City Council institutes an immediate ban on the use of council-owned land for private, for-profit, housing development - whether this is for rent or purchase.
- That Dublin City Council enters into immediate negotiations with all state bodies, semi-state bodies, and NAMA-appointed receivers, who own or control residential land in the Dublin City Council area, in order to increase the required Part V social housing delivery on those sites, with an initial aim of securing the full use of the land for mixed income public housing.

That Dublin City Council commits itself to ensuring a mix of incomes on all sites, but that this should be done through the use of innovative not-for-profit housing methods - such as public cost rental”.

Ballyfermot Chapelizod Homeless Forum

Key points from the local research project

Purpose and role

- Who are we?
- Bring together existing information and data
- Track the type and nature of homelessness
- Identify the underlying issues specific to Ballyfermot/Chapelizod
- Draw up an action plan that would engage local agencies and community organisations

Key findings

Homeless		At Risk	
Rough Sleepers	30	Loss of private tenancy	1,500
Supported Emergency Accommodation	60	Overcrowding	1,000
Private/Standard Emergency Accommodation	170	Addiction/Mental Health	700
		Travellers in temporary accommodation	102
		Mortgage Arrears	250
Total	260	Total	3,552

Key findings

- Private rented is the most 'at risk' sector
- In Ballyfermot/Chapelizod 3,104 people in private rented comprising 1,293 households
- 400 in receipt of rent supplement
- One sixth on low pay
- 18% of 'buy to let' in mortgage arrears
- 'Wishing to sell' property most common cause for loss of tenancy
- 1,500 at risk of Homelessness in Ballyfermot/Chapelizod
- Overcrowding widespread due to returning tenancies

The human story

Important to show how this affects people through a number of case studies

Sharon, a single parent had been renting a house. The landlord said he was selling as he was elderly and had just one other house. She kept the news from her sons, one of whom was about to do the Leaving Cert. She visited Focus point and DRHE in Parkgate St and applied for HAP. She found the whole thing incredibly stressful and was unable to take up training or a CE position. She looked for cheaper rental outside the area but the quality was poor. She eventually found an apartment but asked the landlord to do repairs before moving in. She was told the landlord had a relative coming back from Australia. She saw the same apartment a few weeks later advertised at a higher rent. After complaining to the estate agent, she was finally offered the apartment as unfurnished.

The importance of local

- The data is not gathered on a local basis so it doesn't seem important to policy
- For the people in this study where they go to in emergency accommodation or in private or DCC housing is of great importance
- For more vulnerable people, local knowledge and contacts are crucial for everyday life
- Ballyfermot/Chapelizoid is an established area with family and social networks. Having to move out can mean an enhanced isolation.
- Where children are involved this can mean leaving school and friends.
- People relate to people so local agencies and staff can do a better job if they know the person and the context

Our action points

- Build a local response with a real partnership between local community and voluntary organisations and state agencies.
- Get quality training for front line staff in community and voluntary organisations so they can interface with people and provide accurate and up to date information and deal with related issues.
- Provide a 'one stop shop' approach based in the Civic Centre where DCC services can be accessed.
- Support practical initiatives such as food banks, Leap cards and laundering facilities

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 14TH DECEMBER 2017

ATTENDANCE

Members:

Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Daithi Doolan
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Eilish Ryan
Cllr. David Costello
Cllr. Sonya Stapleton
Cllr. Andrew Keegan
Cllr. Ray McAdam
Cllr. Cieran Perry
Kevin White, Alone

Officials Present:

Tony Flynn, Executive Manager
Eileen Gleeson, Director D.R.H.E.
Pat Teehan, Administrative Officer
Mary Hayes, Administrative Officer
Christy McLoughlin, Assistant Staff Officer
Lisa Harpur, Staff Officer

Apologies

Cllr. Anthony Connaghan
Cllr. Criona Ní Dhálaigh
Francis Doherty - PMVT
Jill Young – Irish Council of Social Housing
Catherine Kenny - Dublin Simon Community

Other Cllrs present:

Ardmhéara Mícheál MacDonncha

Others:

Darren Quinn – Dublin Simon Community

1. Minutes of meetings held on Thursday 23rd November 2017 and Matters Arising.

Agreed: Minutes agreed.

2. Chairperson's Business:

- Correspondence
 - Community & Land Co-operative – Cllr. Daithi Doolan briefed members on correspondence received.
- **Sub-Groups Update:**
 - Condensation: DCC Housing Stock – date of next meeting announced & Tony Flynn, Executive Manager informed members of progress to date.

3. Housing Update Reports:

➤ **Homeless Update:**

Circulated to members prior to meeting.

Eileen Gleeson, Director of the Dublin Regional Homelessness Executive (DRHE) updated members about the report.

Cllr. Doolan raised a query in relation to the role of HAP (Housing Assistance Payment) Finders.

Cllr. Alison Gilliland acknowledges the report outlining reasons for Homelessness and Notice to Quit (NTQ) data. She sought clarification about "Rent-A-Room" & HAP.

Cllr. Ray McAdam checked if DCC (Dublin City Council) are sourcing other potential locations/units that can be used for homelessness purposes.

Kevin White, Alone Organisation also raised the issue in relation to breaking down data further to gain more information about single people and elderly people.

Cllr. David Costello commented on a mediation service to protect people from becoming homeless.

Cllr. Andrew Keegan checked if DCC are in contact with other stakeholders/Agencies to ascertain if they have properties that the council can utilise.

Aideen Hayden stressed the importance of early intervention.

Eileen Gleeson stated that the Place Finders initiative and HAP tenancies have been a success to date. She explained that DCC have service level agreements and National Quality Standards in place to ensure providers adherence.

Eileen informed attendees that DCC continuously look to source alternative suitable units and explore options. She explained that DCC have contacted other agencies to discover possible solutions.

She addressed the mediation query and described how DCC assist people and she acknowledged the importance of local intervention.

Members thanked the DCC staff associated with Homelessness.

Agreed: Report Noted

Agreed: The DRHE shall revert back to Cllr. Gilliland in relation to Rent-A-Room/HAP enquiry.

Agreed: SPC to invite Ballyfermot Homeless forum to make a presentation at a future meeting.

➤ **Housing Supply Report**

Reports circulated to members prior to meeting.

Tony Flynn briefed members about the following Rapid Build schemes, Knocknarea Court, Belcamp and Buttercup Park.

Cllr. Janice Boylan made an enquiry about Oscar Traynor Road site project and sought an update on the Ayrfield development progress.

Cllr. Gilliland asked about the Rapid Build Phase II Volumetric build part of the Housing Supply Report and enquired as to what will happen to Woodville House at Kilmore road.

Cllr. Doolan looked for a progress updates for the developments at O'Devaney Gardens and Oscar Traynor Road.

Cllr. McAdam checked if the targeted completion timeframe for the Liffey Trust scheme was realistic and looked for clarification around the Part 8 for St. Finbar's Cabra and Dorset Street flats redevelopment.

Cllr. Keegan queried Oscar Traynor development start timeframe.

Tony Flynn provided updates and clarification for the following schemes, Oscar Traynor site, O'Devaney Gardens and Ayrfield Social Housing PPP Bundle 1.

He acknowledged Emergency Planning issues that Cllr. Costello raised. He stated that there would be houses included in the phase II and stated that Woodville House is a protected structure.

He indicated that the report with regard to the Liffey Trust will have to be amended.

He furnished updates about the Part 8 – St. Finbar's and Dorset Street Flats proposal.

Based on Cllr. Dunne's observations, he acknowledged lessons have been learned in relation to Rafter's Lane.

Agreed: Report Noted.

Agreed: Write to Chief Executive with regard to Emergency Planning procedure.

➤ **DCC Flat Complexes – Regeneration**

Tony Flynn provided attendees with a short update.

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

➤ **Traveller Accommodation Update:**

Circulated to members prior to meeting.

Patrick Teehan, Administrative Officer updated members.

Cllr. Gilliland sought clarification in relation to illegal occupation of Belcamp lands.

Tony Flynn addressed query and explained that alternative accommodation for families would be offered and consultation process would be undertaken.

Cllr. Keegan looked for clarification about the proposed Super Depot to be located in D11 and the affect it may have on local travelling community within the area.

Tony updated Cllr. Keegan about the steps DCC can take to assist local community.

Agreed: Report noted

➤ **Private Rented Dwellings Update**

Verbal update given by Tony Flynn.

Agreed: Brief report to SPC for the February meeting.

4. A.O.B.

Agreed: A report from Disability group to be brought to a future Housing SPC meeting. Timeframe to be confirmed.

Chair thanked all for their attendance and acknowledged the role played by all concerned within the SPC.

Cllr. Daithi Doolan
CHAIRPERSON



Homelessness Update

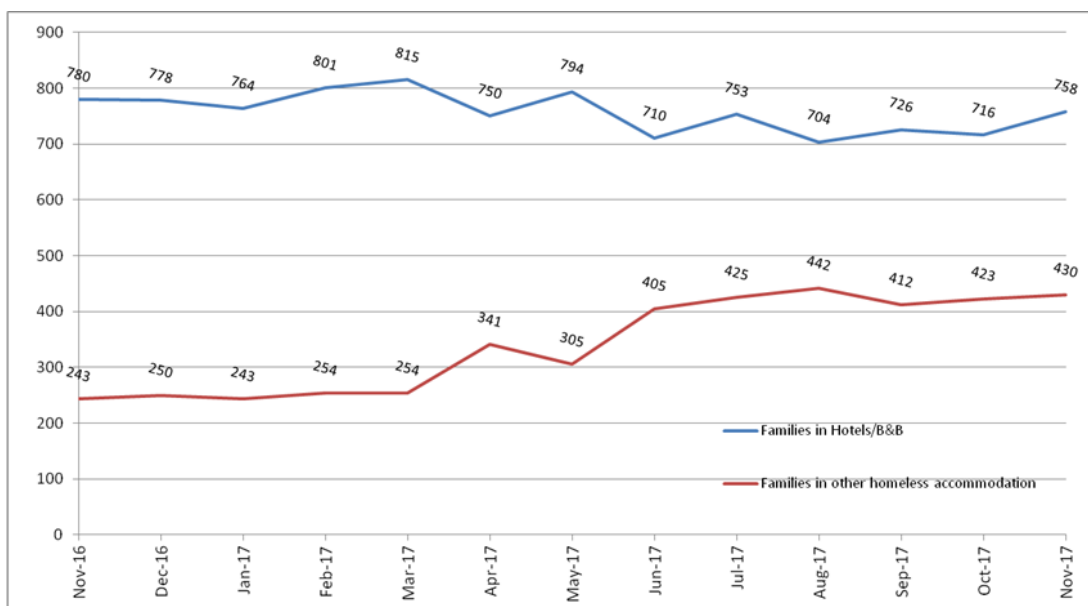
1. Emergency Accommodation Usage in the Dublin Region

In November 2017 a total of 3,691 adults and 2,533 dependents accessed emergency accommodation in the Dublin Region, broken down as follows:

Total Adults (incl. singles & adults in family units)	Total Singles	Families	Dependents
3,691	2,059	1,188	2,533

1.1 Emergency Accommodation Usage - Families with dependents

The chart below illustrates the numbers of families in Emergency Accommodation including hotels / b&b's and other homeless accommodation from November 2016 to November 2017:



However on the last night of November 2017, there were 722 families residing in commercial hotels. During November a total of 85 new families presented to homeless services and entered emergency accommodation. In addition, there were 79 families who were prevented from entering homeless accommodation as they were placed directly into tenancies mainly through the HAP scheme. 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 November 2017 is set out in the table below.

The number for November includes 79 families that were prevented from entering homelessness by taking up tenancies.

All households (Singles and Families) *prevented* from entering homelessness: Jan – Nov 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
Nov-17	101	14	0	115
Total	1051	142	1	1194

3. Exiting from homelessness in 2017

In November 2017, 234 tenancies were created for families and singles, exiting them from homelessness. The breakdown of the number of tenancies created from January to November 2017 is set out in the table below:

All tenancies (Singles and Families): Jan – Nov 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
Nov-17	160	68	6	234
Total	1524	909	49	2482

3.1 Exiting from Homelessness in 2017 – Families only

During the month of November there were 151 families who were supported in moving to tenancies. In addition to the 79 families that were prevented from entering homelessness by taking up tenancies mentioned above, there were 72 families who were supported to leave emergency accommodation to take up tenancies in the region.

All tenancies for all families only: Jan - Nov 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
Nov-17	108	43		151
Total	958	598	1	1557

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 (Support to Live Independently) which provides general support for a period of six months.

3.2 Social Housing:

A record number of homeless households were housed in 2017. This was largely due to the provision of 130 Rapid Builds across four sites in Dublin. A sustainable approach was agreed to the new developments which allowed a tenancy mix in the new builds. At the end of 2017 a total of 455 (313 families and 172 singles / couples) were housed in 2017 as set out below.

- 189 - Casual Vacancies
- 83 - Rapid
- 183 - Voluntary Housing
- 7 - Long Term Leasing
- 21 - Housing Agency Acquisitions
- 2 - RAS

4. 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.	11 Family Rooms	Respond	Operational from 11 th December 2017
Clonard Road, Crumlin, Dublin 12.	25 Family Rooms	Salvation Army	Operational from 11 th December 2017
Mater Dei, Clonliffe Road, Dublin 3.	50 Family Rooms	Crosscare	Operational with 29 units in use. 21 additional units completed & becoming operational week Jan 8 th 2018
63 / 64 O'Connell Street, Dublin 1.	38 Family Rooms	Lease agreement with PEA	Some internal works to be finalised – operational 18 th January 2018
Sarsfield House, Ballyfermot, Dublin 10.	12 Family Rooms	Sons of the Divine Providence	Opening week of 8 th January 2018
Green Castle Parade, Coolock, Dublin 5.	28 Family Rooms	Salvation Army	Works ongoing – to be completed in March
Total	164		

5. Reasons for family homelessness July to September 2017

From July to September 2017, a total of 290 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. Data as available for 277 of the 290 families and the overall the breakdown for Q3 2017 reasons for family homelessness is as follows:

- 50% of families (n=138) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- 46% of families (n=127) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- 4% of families (n=12) left their accommodation for other reasons including no income source, victim of anti-social behaviour, etc.

It must be noted that this information is gathered from administrative data that captures a single reasons for homelessness. In reality, the picture is often more complex. Qualitative research undertaken at the end of 2015 indicated that families leaving private rented accommodation may return to family and friends for a period of time before presenting to homeless services, therefore leading to a possible under-reporting of the number of families experiencing difficulties sustaining tenancies in the private rented sector. Link to reports - <http://www.homelessdublin.ie/publications>.

7. 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 has been 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 has been 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.

Furthermore the DRHE have additional contingency measures that are triggered during more extreme weather such as the recent cold spells. Extreme weather facilities will remain in place at least until the additional permanent places come on stream. 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. In addition the DRHE is funding 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
Drumcondra D 9	PMVT	STA	30	Operational
Clonskeagh D 6	Dub Simon	STA	13	Operational
Cabra Road, D 7	PMVT	STA	60	Operational
Little Britain St D 7	Depaul	STA	26	Operational
Longfields D 2	Dub Simon	STA	30	Operational
Balfe Road D 12	PMVT	STA	31	Operational
Ellis Quay D 7	PMVT	STA	10	Mon 8 th Jan 2018
Total			200	

8. Engagement with people that are sleeping rough:

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. Data up to 21st December 2017 reports that 176 individuals have been allocated Housing First tenancies across the Dublin region and 158 also have not re-entered homelessness.

Eileen Gleeson
Director of Dublin Region Homeless Executive
4th January 2018



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 11th January 2017

Item No.4

Traveller Accommodation Update – January 2018

Traveller Accommodation Update – January 2018

UNITS	DESCRIPTION OF WORKS	STATUS January 2018	Proposed Budget
Single Stage Approval in Principle			
14	St Joseph's: Electrical Upgrade	Single Stage application to Department to include drainage rerouting, meter room, wall and Community centre demolition approved in principle.	€80,000
2	Avila Park: Community Centre	Demolish entre and build 2 new housing units. Single stage application to Department approved in principle.	€515,000
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.	€2.9 million
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 to 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. Options for temporary bays agreed. Stage 2 approved. Onsite meeting to be held with residents Jan 2018.	€2,566,095.75
STAGE 4 - IMPLEMENTATION			Proposed Budget
1	Special Needs Adaptation: Belcamp Crescent	Completed by end January 2018.	€98,277.18
New Departmental Initiatives			
1	Voids	Agreed with Department 100% recoupment on any allocated Traveller Specific Voids – 6 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.	
COMPLETE			
3	Labre Park Rebuilds: 3 Houses Rebuilds (Phase 1)	Complete	
1	Removal of pyrite: [House No] Avila	Complete	
2	House Rebuilds: Bridgeview	Complete	
1	Special Needs Adaptation: [House No] Belcamp	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	
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	
19	Sanitation units refurbished Labre Park	Complete	
10	Yard resurfacing	Complete	
1	Cara Close: Overcrowding Extension	Complete	

NOT STARTED - Pending Internal Survey etc			Proposed Budget
23	St. Dominic's Park - refurbishment of bays and electrical works.	Complete rebuild of Day houses to include electrical metering upgrades and fire safety changes. New proposal to be drawn up based on St Margarets template. 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
10	Tara Lawns - Site Redevelopment	Complete rebuild of Day houses to include electrical metering upgrades. New proposal to be drawn up based on St Margarets template. On site meeting to be set up with residents to agree proposals.	€1.7million
1	Northern Close: Rebuild	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: 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. Clarification meeting pre final approval and unit inspection to be held in Jan 2018.	€2 million €1,050,000
	Feasibility Studies	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 within the redevelopment.	

Issues

Letters have been issued to all sites and tenants with regard to Fire Safety and Planning regulations. Recommendations will be made to satisfy all regulations and non compliance will be dealt with accordingly. There are approximately 126 infringements to date. Inspections begin Jan 2018.
Claims totalling €745,507.13 sent to Department for 2017.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 11th January 2018

Item No.

Housing Supply Report January 2018

Housing Supply Report January 2018

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	511	634	1710
Part V		25	56	81
Buy and Renew Scheme			3	3
Rapid Home Delivery		22	130	152
Voids Restored	1012	975	879	2866
HAP Tenancies, Homeless (Dublin Region)	112	934	1579	2625
HAP Tenancies (General)			1040	1040
Outturn	1689	2467	4321	8477

Projected Delivery to 2020			2017	2018	2019	2020	Total
Units Under Construction				246	98	80	424
Units currently being acquired				368	107		475
Buy & Renew				11			11
Repair & Lease				12			12
Part V Units				54	104		158
Units at Tender Stage					238	129	367
Capital Appraisals Submitted to Department				67	97	274	438
Units at Preliminary Planning/Design					114	435	549
Potential Units from Vacant Council Lands						493	493
Sites for Social housing PPP Bundle 1						220	220
Projected Acquisitions				100	100	100	300
Rapid Home Delivery				141	250	379	770
Voids				800	800	800	2400
HAP				1300	2000	2000	5300
HAP Homeless				1000			1000
Total Delivery of Units				4099	3908	4910	12917

**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	162
North Central/General Needs	DCC	Buttercup, Darndale, Dublin 17	LA housing	26
South Central/ North Central	DCC	Buy and Renew Scheme	B&R	3
		Total Acquisitions & Constructions		191
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	266
	AHB	Various	CAS	101
		Overall Total Completions		823

Schemes Under Construction - DHPLGH 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	9	10 units handed over to date. Further 16 units handed over Dec 2017 with remaining 9 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	Q4 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
Central/General Needs	AHB	St. Mary's Mansions (Clúid)	CALF	80	On site	Completion of works	2020

Schemes Under Construction - DHPLGH CWMF Stage 4							
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	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			424			

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)	106	With Law Department	Closing of Acquisitions ongoing	2018
North West Area	DCC	Turnkey Prospect Hill - Block B	LA Housing	58	Snagging Process commenced	Closing of Acquisitions	2018
Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	DHPLG has approved proposal	Authorisation finalised with DHPLG, progressing with completing agreements. To be delivered as units become vacant.	2018
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	271	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	30	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	54	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. Cost submission Stage 3 issued to Department Aug 2017. Part 8 initiated, 4 additional houses and increased park. SCA meeting 18/10/2017. CBA completed.	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. 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. Tenders returned 15 th Dec 2017	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 Q1 2018	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	Decision to grant planning permission made 27/11/2017	Final Grant to Issue	Q1 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Transfer to be completed. Commence on site 8/1/18	Commence on site	2019
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	To commence on site January 2018	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	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 report received	DCC to review tender report	2019
	GRAND TOTAL			367			

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 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	Infirmiry 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. CBA completed. Stage 2 application submitted to DHPLG	Complete demolitions. Preparation of tender documents.	Q2 2020
South East General Needs	Dublin City Council	Moss Street, Dublin 2	LA Housing	22	Proposal to acquire 22 units in exchange for transfer of development site approved	Legals to be completed	2020
North West Aread	Dublin City Council	St. Finbar's Cabra	LA Housing	35	Stage 1 Application submitted to DHPLG. Approval received December 17	Prepare Cost plan for Stage 2 approval	2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	CAS funding application submitted to DHPLG December 2017	Approval to issue from 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 to grant PP made 29/11/2017	Final decision on planning application.	2019

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 made to grant PP	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.	2019
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	2019
South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Stage 1 approved January 2017. Agreed to transfer site to DCC	Complete transfer of site to DCC	2019
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	2019
Grand total				438			

Schemes at Preliminary Planning/Design

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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.	
North West Area	Dublin City Council	Lands at Kildonan	LA Housing		Feasibility/review to be completed		
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. Title issues resolved.	2020

Schemes at Preliminary Planning/Design

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	Dublin City Council	Bow Lane West, James's Street	LA Housing	4	DCC owns site. Title issues. Feasibility study received from PMcVT. On hold.	Resolve title issues.	2019
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	2020
South Central	AHB (Circle)	Coruba House lands, Dublin 12 (Circle)	CALF	20	FS study received from Circle	Circle to review Feasibility Study	2019
North West	AHB	High Park, Grace Road (Respond)	CALF	101	At Planning Stage	AHB to submit revised proposal to An Bord Pleanála	2020
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Revised Design submitted.	Stage 1 application to be lodged	Q1 2019

Schemes at Preliminary Planning/Design							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received. Protected structure. AHB to update drawings. Suitable for discussion with Fire Officer	Submit Stage 1 application to DHPLG	2019
TOTAL				549			

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 commenced on site November 2017	Q4 2018
Woodbank Drive	3	Contract Awarded	Contractor commenced on site November 2017,	Q2 2018
Rathvilly Park / Virginia Park	13	Contract Awarded	Contractor commenced on site November 2017	Q2 2018
Total	69			

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. Propose to initiate Part 8 March 2018	Part 8 initiated	Q4 2018
Bunratty Road	66- tbc	Assessment of tenders completed - Framework in place. Propose to initiate Part 8 March 2018	Part 8 initiated	Q3 2019
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

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	Additional information required from owner	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	Additional information required from owner	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 completed	Owner to confirm decision	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	Documents pending	Owner to submit schedule of works	DCC	Q4 2017
Total:			12				

Buy and Renew Scheme/Derelict Sites						
Committee Area	Scheme/Property Address	No. of Units	Cost of Refurb. works	Refurb. work to be completed by..	Current Status	Next Milestone
South Central	Downpatrick Road, Crumlin, Dublin 12	1	To be confirmed	DCC	Tenanted.	Complete
North Central	Elm Mount Drive, Beaumont, Dublin 9	1	To be confirmed	DCC	Tenanted.	Complete
Central	Nelson Street, Dublin 7	1	To be confirmed	DCC	Design stage.	Refurbishment
North West	Oakwood Avenue, Dublin 11	1	To be confirmed	DCC	Title Acquired	Legal
South Central	Reuben Avenue, Dublin 8	1	To be confirmed	DCC	Design stage.	Refurbishment. Tender to be issued for refurbishment.
South Central	St. Anthonys Road, Rialto, Dublin 8	1	To be confirmed	DCC	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	DCC	Structural inspection	Design option to be considered
Central	Kingsland, Dublin 7	1	To be confirmed	DCC	Structural inspection	Design option to be considered
North West	Barry Avenue, Dublin 11	1	To be confirmed	DCC	Design stage.	Design option to be considered
South East	Creighton Street, Dublin 2	1	To be confirmed	DCC	Design stage.	Design option to be considered
Totals:		11				

