



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,
ON WEDNESDAY, 22 JUNE 2016 AT 2.30 PM**

AGENDA

WEDNESDAY, 22 JUNE 2016

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2 Chairperson's Business	
<ul style="list-style-type: none">• <i>Create sub-committee to develop Terms of Reference for Study on Social Integration/Tenure Diversity</i>• <i>Update on 2016 Action Plan of Dublin City Local Economic and Community Plan 2016-2021</i>	
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Motion Cllr Patrick Costello

That the management agree that all housing development by Dublin City Council, including those built by tender, Public Private Partnership or other such arrangement will be of passive house standard or equivalent.

This motion aims to have Dublin city council follow international best practice in aiming for

passive house standard or equivalent in new buildings. One international example is Exeter City Council, who at no extra cost procured passive house standard social housing with 90% energy savings for residents. This energy efficiency ended fuel poverty among residents and, due to these cost savings to residents, reduced rent arrears.

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AOB

HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 6TH MAY 2016

MINUTES

1. Homeless Update:

Booklets handed out to members at the meeting. Cathal Morgan, Director Dublin Region Homeless Executive and Karl Mitchell, Senior Executive Office advised of introduction of new set of guidelines for providers of private emergency accommodation to ensure consistent standards across all operators. It will address rules and responsibilities of those staying in emergency accommodation and also look at complaints procedure. It was advised that this is a work in progress and feedback was welcomed.

Housing SPC members present welcomed these guidelines and discussion followed. Cllr Christy Burke said that some facilities used to provide private emergency accommodation are unsuitable and called for a move away from using hotels, B&Bs and hostels. Cllr Pat Dunne welcomes engagement with the service providers of emergency accommodation. Tenants of emergency accommodation have rights and need to be aware of the conditions, rules and regulations of their stay. He also stated that the lack of security around a temporary stay can be used as a threat against those making a complaint. Cllr Mannix Flynn welcomed the guidelines but asked how it will be monitored. He advocated one agency to take over complete control of emergency accommodation.

Karl Mitchell advised that DRHE welcome any discussion that will protect the general wellbeing of clients and want to hear about issues in any of the emergency facilities. Feedback to DRHE is encouraged. Cathal Morgan advised that 20% of those in emergency accommodation have never experienced homelessness before. Ideal situation would be a Housing First approach where homes are provided with supports with a small supply of emergency accommodation available for exceptional cases. This needs a supply of available housing.

An tArdmhéara Críona Ní Dhálaigh asked about homeless persons with special needs. What is the protocol here? Is there a priority list within the homeless priority list?

Cathal Morgan advised that DRHE try to match accessible accommodation to an individual's needs in these circumstances, but said that this is difficult. Key workers are assigned to work with an individual to create a care plan around their needs.

The Chair suggested that Housing SPC members visit emergency accommodation. Cllr John Lyons said that he is not in agreement with mass visit to facilities as he feels that if Cllrs wish they should visit them themselves. Cllr Tina MacVeigh said she tried to contact management to arrange visit to Bru Aimsir and has heard nothing back. An tArdmhéara Críona Ní Dhálaigh advised that a visit was previously organised when she was Chair of the Housing SPC that was poorly attended. She would however favour an arranged visit rather than different Councillors going to these facilities on different times. Cllr Pat Dunne said that he would visit emergency accommodation if invited by a resident and asked for protocol if a Cllr is refused entry here.

Cathal Morgan advised that visits can be managed to facilities that will not cause too much of an impact on residents. He drew attention to www.homelessdublin.ie where a list of all emergency facilities and contact details can be found.

Cathal Morgan gave an update on emergency accommodation at John's Lane West which is owned by Focus Oreland and jointly managed by them and Peter McVerry Trust. Focus Ireland have planning permission to develop homes on this site and the facility will close. 44

beds here will be replaced. The Bru Aimsir facility at the Digital Hub is a short term facility as part of the cold weather initiative. The board of the Digital Hub, as part of the Department of Communications, own this building and granted a temporary lease to the end of April, which has been extended to the end of May. DRHE are looking for alternative facilities to replace the loss of beds here.

All Housing SPC members present expressed their support to keep facility at Bru Amisir open and asked about beds at John Lanes West. The Chair said that he was very impressed with the facilities at Bru Amisir and he called for a meeting with Owen Keegan, DCC Chief Executive and the Chief Executive of the Digital Hub to look at ways of preventing closure here. Cllr Christy Burke said he would support the Chairs request for a meeting with relevant personnel to request that Bru Aimsir remain open. An tArdmhéara Críona Ní Dhálaigh asked about tenancies at John's Lane West when new units are constructed. Will the persons there already get priority to move into long term leases. She also stated her support for Bru Amisir and said that there is no alternative if this facility closes as there aren't an additional 100 beds available. Cllr Pat Dunne supported calls for a meeting to discuss the future of Bru Aimsir. Cllr Tina MacVeigh said there needs to a continuous dialogue with the Minister for the Environment regarding these issues. She also said that loss of 44 beds at John Lane West will need to be replaced. Pat Doyle said that the closure of John Lane West is disappointing. The Peter McVerry Trust will provide 20 additional beds as a temporary measure. He welcomes any move to extend the life of Bru Aimsir. He also advised that Peter McVerry Trust have a full-time procurement officer looking for suitable buildings that could be used for accommodation. There was also a meeting with the construction federation to explore options and available buildings that could be used by homeless services, even on a temporary basis. Cllr Cieran Perry said that the number of homeless agencies would appear to in completion with one another and he called for a public housing building programme.

Cathal Morgan advised that clarity will be sought on the tenancies at John's Lane West. He said that the board of the Digital Hub and the Department of Communications are supportive of Bru Aimsir. He said that Bru Aimsir was a short term facility under the cold weather initiative and it is not within the control of DCC to keep it open any longer than lease allows. He advised that DRHE are looking for facilities that would be suitable for accommodation in the short term.

The Chair advised that he and the Lord Mayor will seek a meeting with Owen Keegan, DCC Chief Executive, the Chief Executive of the Digital Hub and Minister to discuss the future of Bru Aimsir.

Agreed: To organise visit to emergency accommodation.

2. Land Initiative:

Report circulated to members prior to meeting. Tony Flynn, Executive Manager advised that number of participants who expressed an interest to be involved are listed by sector. They were then invited to participate in a Technical Dialogue. The Implementation Board dealt with procurement and tender process and complied documents, etc. Masterplans for areas were reviewed and recommendations made. There is a brief ready for portion of lands at Oscar Traynor but unfortunately the report for St. Michael's Estate will not be ready. Brief for O'Devaney Gardens will be presented to the joint Housing/Planning SPC meeting; date to be decided.

Cllr Pat Dunne said he is opposed to Land Initiative. Finance should be made available to DCC to develop lands. Housing Finance Agency (HFA) Report states that money is available for Local Authorities to borrow and develop and he asked why this source of funding is not used. Cllr John Lyons requested names of companies involved in expressions of interest. He asked for minutes of these meetings to be provided to elected members. He asked why masterplans are indicative and not statutory. He said that for brief for O'Devaney Gardens needs to be sent prior to the joint Housing/Planning SPC. Cllr Éilis Ryan requested minutes from meetings. She also asked for agreement on how far in advance brief for O'Devaney Gardens can be circulated to SPC members and Councillors before meetings. She also

asked for date of joint Housing/Planning SPC. Cllr Ray McAdam asked how quickly plans can be advanced after the joint Housing/Planning SPC and he also asked how much community engagement there will be. An tArdmhéara Críona Ní Dhálaigh said that the Local Authority can seek approval from Dept. of Finance to borrow money to build once loan is repaid. She asked why DCC don't do this. Cllr Christy Burke said the decision to dispose of DCC lands lies with the elected members. He asked for an update on issues he raised with the Manager from residents at Montpellier. He also asked for an update on masterplan for O'Deaveny Gardens. Cllr Mannix Flynn said he was disappointed with Report. Cllr Janice Boylan asked for clarity on whether DCC can borrow money to build. She said that community engagement is needed when developing plans in areas.

The Chair advised that he supported the Land Initiative because there were no other options in getting houses build due to lack of funding available to Local Authorities. He would welcome other options to access funding to build and asked if DCC can borrow to build. He also said that there is an assumption that land is being given away to private developers who will make a profit and he asked for clarity here.

The Manager advised that Land Initiative is an option available to facilitate the building of homes. Any monies borrowed by a Local Authority will impact on government balance sheet and have to be paid back. Tony Flynn advised that for DCC to borrow for purposes of building there needs to be a scheme in place from the Dept. of Finance, and there is currently no such scheme in place. He advised that Development Plan is a statutory document, as are Local Area Plans. Masterplans are non-statutory and as such can be adapted. Names of participants involved in the Technical Dialogue cannot be revealed because of procurement process. Report issued in 2015 summarised the Technical Dialogue, which should address the request for minutes. He advised that that meeting is take place with HFA and queries raised here regarding ability of DCC to borrow money can be discussed. The Manager said that the dialogue process was an exercise to test the market and is not a tender or disposal process but rather a request for information to see what can be developed on DCC lands. It was agreed that Report will issue 5 days in advance of Joint Housing and Planning SPC.

Agreed: Joint Housing and Planning & International Relations SPC to be held. Date to be confirmed.

Agreed: Report to be circulated to Housing and Planning SPC members and Councillors 5 days in advance of meeting

3. Financial Contribution:

Report circulated to members prior to meeting. Céline Reilly, Executive Manager advised that the Financial Contribution Scheme is open but has not been used much over the last few years given the existing waiting list for older person' accommodation and the lack of supply of suitable Senior Citizen Accommodation. Both Cllr Perry and Connaghan stated that there was confusion over whether the scheme was closed or not but this was clarified by Céline Reilly.

Cllr Anthony Connaghan said that there is a need for additional Senior Citizen Accommodation and said that DCC need to look for funding to build more units. The Financial Contribution Scheme worked in the past and he asked what Cllr need to do to get this scheme reintroduced. Cllr Pat Dunne suggested working closely with AHBs to allow financial contribution scheme in their Senior Citizen Complexes. Kevin White advised that AHB developments with CALF funding receive 100% allocations from DCC housing List and those with CAS get 70% allocations.

The Manager said that whilst the Financial Contribution scheme has value the City Council needs to consider the senior citizens who are on the housing list and who do not have property to sell. Céline Reilly said that there may have been an impression that the scheme was closed as there was so little stock available for such a scheme, given the waiting list and the absence of any construction in the past number of years. She advised Councillors of the programme of bedsit amalgamation at senior citizen complexes across the city.

Agreed: Forward Report to Housing SPC Members

4. Motion

Motion in the names of Cllrs. Tina MacVeigh and Hazel de Nortuin, People Before Profit Group

That the Members of the Housing SPC conduct a review of the Council Buy Back Scheme. The current requirements agreed by the SPC in 2005 are no longer fit for purpose given the current housing crisis and needs to be reviewed to fit the current situation in respect of our growing demands for social housing and homelessness.

DCC Policy on the Purchase of Second Hand House was circulated to members prior to meeting.

5. AOB

Cllr Mannix Flynn requested a Report on AirB&B.

In Attendance:

Councillors:

Janice Boylan, Christy Burke, Anthony Connaghan, Patrick Costello, Daithí Doolan, Pat Dunne, Tina MacVeigh, Ray McAdam, An tArdmhéara Críona Ní Dhálaigh, Cieran Perry, Norma Sammon, Sonya Stapleton

Sectoral Interests:

Lillian Buchanan, Pat Doyle, Kevin White

Officials:

Dick Brady, Céline Reilly, Anthony Flynn, Cathal Morgan, Dáithí Downey, Karl Mitchell, Nikki O'Hara, Elaine O'Kelly

Other Councillors:

Mannix Flynn, John Lyons, Éilis Ryan

Apologies:

Cllr David Costello, Cllr Alison Gilliland, Aideen Hayden, Catherine Kenny, Kathleen McKillion, Lorraine McMahon

Councillor Daithí Doolan

CHAIRPERSON

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 28TH APRIL 2016

MINUTES

1. Minutes of meetings dated 29th February 2016 and matters arising:

Noted. Cllr Tina MacVeigh had sent apologies for Housing SPC held on 29th February 2016.

2. Chairperson's Business:

• SPC Agenda Items 2016

The Chair went through programme for Agenda items to be discussed in 2016. To include Tenant Purchase, Shared Ownership, Loan Debt, Social Mix, Refurbishment of Stock, Anti-Social Behaviour, HAP, Scheme of Lettings. He welcomed suggestions from the Housing SPC members for other items to be discussed. Aideen Hayden asked for a review of private rented standards. Kathleen McKillion asked for Land Initiative. The Chair advised that this is a standing item with an update provided at meetings. Lillian Buchanan asked for report on housing to persons with disabilities and older persons. The Manager advised that a regular report will issue to the Housing SPC with regard to the Disability Strategy. Cllr Mannix Flynn asked for a report on overcrowding as a result of persons moving back to family home. An tArdmhéara Críona Ní Dhálaigh asked for a review on the impact of ministerial directive of 50% allocations to homeless and vulnerable on the general housing list. Cathal Morgan, Director Dublin Region Homeless Executive (DRHE) advised that the Housing Agency have been instructed by DoECLG to carry out a review here and this Report will be forwarded to the Housing SPC.

• Update on Sub-Groups

➤ Pre-63

Cllr Ray McAdam advised sub-group meet recently to discuss Draft Pre-63 Report. The next meeting of this sub-group is scheduled for 16th May 2016 and it is hoped that Pre-63 Report will be ready for discussion at Housing SPC on 22nd June 2016.

➤ Data Protection

Cllr Pat Dunne advised that this sub-group meet for the first time on 25th April 2016 and are looking at ways to address Data Commissioner and DCC Law Agents rulings regarding the release of personal information to the satisfaction of Cllrs.

➤ Domestic Violence

Cllr Noeleen Reilly advised that she hopes to have another meeting of this sub-group soon. SAFE Ireland have advised that they will send a representative to a future meeting, if available, but confirmation of the availability of TUSLA representative is proving difficult.

• Traveller Accommodation Update

Report circulated to the Housing SPC Members prior to the meeting.

Cllr Noeleen Reilly queried Traveller Priority List. Céline Reilly, Executive Manager requested that details be forwarded onto her and a reply will issue directly.

Agreed: Traveller Accommodation Update agreed.

3. Implementation of Incremental Tenant Purchase Scheme

Presentation circulated to members prior to meeting. Úna Joyce, Senior Executive Officer advised that the new scheme differs from previous schemes as it is based on income, rather than tenure. Apartments, flats, Senior Citizen Dwellings, Traveller specific dwellings and are excluded from the scheme. Booklet and application form are ready and will be posted to all eligible tenants.

Cllr Alison Gilliland asked if statistics are available on previous tenants who purchased their home from DCC and who subsequently sold this property and are now on the DCC housing list or renting again from DCC. She enquired about arrears and repayments on loans issued by DCC. She also asked about who can apply for the Incremental Tenant Purchase Scheme; eg. can a mother and son apply for joint ownership? Cllr Cieran Perry said he is not in agreement with this scheme as he feels that DCC shouldn't be selling off stock in the middle of a housing crisis. He also asked for the figures of eligible households who applied for past tenant purchase schemes. Cllr Pat Dunne requested that the inclusion of water charges to be paid be reviewed. He also asked for age limit of those who can apply, clarification on Part V, if a loan scheme will be introduced by DCC to allow tenants to purchase their homes and when the application will be available. Cllr Christy Burke said he supports the scheme but he asked for the removal of water charges to be paid from the literature. He said that whether this scheme is in or not it will make no difference to homelessness. He enquired if joint ownership is an option. He also asked if tenants with anti-social complaints made against them can apply.

Úna Joyce said that figures of tenants who availed of the previous tenant purchase schemes will be forwarded to the Housing SPC members. All DCC loans go through an internal credit policy. Money received from the sale of any properties is ring fenced for Internal Capital Receipts (ICRs) to fund capital acquisitions. Part V properties are excluded. Tony Flynn advised that the DoECLG have introduced the scheme and it is the responsibility of the Local Authorities to implement it. Loans for Tenant Purchase will be provided by the Local Authorities. Loan arrears are an issue but he said that safeguards are in place whereby DCC Credit Committee assess loan applicants made to them and anyone seeking a loan from DCC has to meet its criteria. He advised that less than 500 sales completed last two TP sales schemes. As such it not envisaged that there will be a massive uptake on this scheme or a significant loss of rent as a result. Any amendments to references to water charges will require a change in legislation. He advised that tenants with a history of anti-social behaviour are ineligible to apply. Sale of flats pilot scheme proposed by DCC some years ago cannot proceed without a transfer order. Sales will only be considered to main tenant with 10% deposit required; therefore no joint ownerships can be entered into.

Cllr David Costello said that it should be very clear that DCC will cease maintenance of any properties purchased under this scheme. He also expressed his concerns over the exclusion of adapted houses and asked for clarification here. Cllr Michael O'Brien enquired about consequences of this scheme on allocations. He also asked for an estimation of interest from tenants in the scheme. An tArdmhéara Críona Ní Dhálaigh asked for criteria on excluded dwellings and for a report on loss of rent. Cllr Anthony Connaghan asked if there is a clawback included and said that the financial contribution scheme should be re-introduced. Cllr Tina MacVeigh said that in light of the current housing crisis a guarantee should be sought from the DoECLG to replace any housing stock lost as a result of the scheme. She also asked that the Housing SPC write to the Minister for the Environment requesting that this scheme be put on hold until housing is replaced. The Chair advised that this topic has been debated twice and a motion was brought to the full City Council, although this Motion was defeated. The Housing SPC sent a letter to the Minister and have yet to receive a response.

Úna Joyce advised that information in the booklet clearly states that all maintenance becomes the responsibility of the purchaser. With regard to adapted properties she advised that these can be looked at on a case by case basis where the tenant expresses an interest in this scheme. Tony Flynn said that any uptake of the scheme will have an impact on housing stock, although it is not anticipated that this will be significant. Houses will be sold to the tenant at market value with a discount that will kick in after the 20/25/30 year term is reached. Eligible tenants have to be able to afford loan repayments so it will be persons in employment

who are paying higher rents who are most likely to avail of the scheme. This will inevitably have an impact on rents received.

Aideen Hayden mentioned a 2010/2011 report by Evelyn Hanlon on sale of flats and advised that this be circulated. She said that this scheme can only be funded by Local Authorities loans. €15,000 income level is very low and she asked for examples based on average house price in each area as to how repayments will be calculated. However, as the average age of a tenant is 40/45 she questioned if DCC would lend. She asked for more information on the scheme. Cllr Noeleen Reilly said that €15,000 is too low an income to get a mortgage. She said loans were given out before by DCC to persons who couldn't afford repayments and was concerned that there will be more arrears with this scheme. Cllr Mannix Flynn asked if tenants with Approved Housing Bodies (AHBs) can avail of the scheme.

Tony Flynn advised that there is no Tenant Purchase scheme for AHBs. Tenants who are eligible for the scheme can finance a loan through DCC or other financial institutions. He outlined DCC credit policy.

Cllr Éllis Ryan enquired about demand for homeownership among DCC tenants. She asked where the capital for DCC loans will come from and for data on how previous tenant purchase schemes affected rents paid to DCC. Kathleen McKillion expressed concerns about implementing a tenant purchase scheme now.

Tony Flynn advised that capital for loans are borrowed by DCC from the Housing Finance Agency (HFA). Loans are made available to eligible applicants at rate of 2%.

Agreed: Forward Presentation to Housing SPC Members

Agreed: Forward Booklet and Application Form to Housing SPC Members.

4. Shared Ownership

Presentation circulated to members prior to meeting. Úna Joyce gave a background to Shared Ownership, restructuring options available and advised of dedicated Mortgage Support Unit to support those in difficulties. Resolution options available may not be suitable for every borrower under the scheme.

Cllr Pat Dunne said that proposals don't appear to deal with properties in negative equity. He said that percentage of mortgage and rent repayments should be repaid 50/50. He also said that to avail of mortgage to rent scheme properties need to be in negative equity. The Chair enquired about HFA loans. He also asked for an explanation on terms REB and MPI.

Tony Flynn advised that DCC is trying to resolve issues with shared ownership loans. Rental part of the loan is paid off first as part of the terms of condition of the scheme and this rental part increases by 4.5% per year. DCC have to redeem loans to the HFA. Úna Joyce advised that mortgage to rent scheme was introduced 2 years ago and is available to those with an unsustainable loan. The property has to be in negative equity but DoECLG have allowed cases of those in marginal positive equity to avail of mortgage to rent where the case has been looked at on its individual circumstances. REB stands for the Rental Equity Balance and MPI is Mortgage Protection Scheme.

Agreed: Forward Presentation to Housing SPC Members

5. Update on Rapid Build Housing

Report circulated. Cllr David Costello requested clarification on licence arrangement for rapid build units. He asked for a definition of 'wraparound service'. He asked what will happen in instances where an offer of housing is made but family don't want to leave. He asked for advice of the law agent regarding the legal grounding of the landlord/tenant relationship in these units. He asked about the ownership of these properties, do DCC or DRHE own them? He requested a meeting with Law Agent to discuss. Cllr Pat Dunne requested a public consultation to discuss the concerns of residents in Drimnagh with regard to Rapid Build units

at Curlew Road. Cllr Mannix Flynn asked who will manage these units with regard to maintenance and anti-social behaviour issues.

The Manager advised the rapid build units are an emergency response to assist families move out of hotels. 11 families have viewed the units at Poppintree and have accepted an offer of accommodation here. They will be moving in over the coming weeks. DCC are the owners of the units and responsible for maintenance here. Families will be supported by a wraparound service provided by NGOs. It was noted by Cathal Morgan that DRHE is DCC. He advised that an overview of the licence arrangement has been circulated to the Housing SPC members and a meeting will be arranged with the Law Agent to discuss further. He said future options through HAP, Social Lettings and AHB provision will still be in place. There will be a €50 charge per week to families that move into the rapid build units for their placement, waste management service etc with electricity and gas provided on a pre pay meter option. He commended the support offered by the local community in Poppintree and advised that an induction programme will be offered to families to link into services in the area.

Agreed: Meeting to be arranged with Law Agent re: Licence arrangements.

6. Land Initiative

Report circulated. Cllr Cieran Perry asked if plans for O'Devaney Gardens have progressed and requested details here. Cllr Tina MacVeigh said that there is a lack of information regarding the land initiative and she asked that the meeting be suspended until details are forwarded to Housing SPC members and all other Councillors. Cllr David Costello said that discussion on Land Initiative be adjourned but that the meeting continue. Cllr Alison Gilliland asked for a transport assessment and social infrastructure audit at Oscar Traynor lands. Cllr Ray McAdam and Cllr John Lyons supported Cllr MacVeigh's request to suspend the meeting. The Chair advised that meeting to be suspended with a further meeting to be held on Friday 6th May at 3.00pm.

The Manager advised that there will be another joint meeting of the Housing and Planning SPCs to discuss Land Initiative where a full report will be discussed. Date to be arranged when report is finalised.

Agreed: Meeting was suspended. Housing SPC to reconvene on Friday 6th May at 3.00pm with further details of Land Initiative.

In Attendance:

Councillors:

Chris Andrews, Christy Burke, Anthony Connaghan, David Costello, Daithí Doolan, Pat Dunne, Alison Gilliland, Tina MacVeigh, Ray McAdam, An tArdmhéara Críona Ní Dhálaigh, Cieran Perry

Sectoral Interests:

Lillian Buchanan, Pat Doyle, Aideen Hayden, Catherine Kenny, Kathleen McKillion, Kevin White

Officials:

Dick Brady, Céline Reilly, Anthony Flynn, Cathal Morgan, Dáithí Downey, Karl Mitchell, Úna Joyce, Anja Hartmann, Nikki O'Hara, Elaine O'Kelly

Other Councillors:

Mannix Flynn, Michael O'Brien, John Lyons, Noeleen Reilly, Éilis Ryan

Apologies:

Cllr Janice Boylan, Cllr Sonya Stapleton

Councillor Daithí Doolan

CHAIRPERSON

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Irish Council
for Social Housing

Presentation to Dublin City Council Housing Strategic Policy Committee

Kathleen McKillion
ICSH Director of Operations
22nd June 2016

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Content

- **Part 1:**

- Elected Members and the not for profit housing sector;
- Overview of housing associations;

- **Part 2:**

- Compliance and regulation in the not for profit housing sector.



Part 1

Elected Members and the not for profit housing sector

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Irish Council
for Social Housing

What housing associations have to offer

- Delivering on the Social Housing Strategy targets & assisting local authorities to meet housing need;
- Secure, permanent tenancies;
- Provide new social housing with off-balance sheet loan financing / private borrowing – up to €100m in loan finance has been accessed to provide 700 homes
- Choice in provision of housing options- general needs and specialists;
- Housing management expertise - HAPM evidence;
- Option for LAs to use housing associations to manage Part V schemes;
- Refurbishment / Retrofit of local authority stock with loan finance;
- New delivery mechanisms:
 - NAMA – over 1,800 properties have been provided for social housing through NAMA; 90% of these were by housing associations;
 - Mortgage to Rent – over 150 delivered to date with over 600 cases active;
 - Stock transfer.

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Stock Transfer – Fold Ireland, Ballygall Road, Dublin 11

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Irish Council
for Social Housing

Local authority enabling role for housing associations

- Provision of subsidised sites for HAs which were previously very successful in meeting needs of housing applicants;
- Approving CAS, CALF & other funding to deliver on Social Housing Strategy actions;
- Provision of nominations from local authorities to AHB vacancies – Nominations protocol agreed in 2011 between ICSH and 4 Dublin local authorities;
- Access to framework panels for procurement – Framework Panel now available;
- AHB allocations/completions to be included in overall local authority targets.

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Irish Council
for Social Housing

Councillor role

- Strategic role in overseeing delivery;
- Promotion of social housing as option for constituents wider choice with housing associations;
- Role of council as a provider of housing & enable association development and delivery;
- Responding to local need, ensure a balance of housing types in locality;
- Councillor as advocate, leader and innovator.

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Irish Council
for Social Housing

Improving Communications

- Different attitudes to housing associations;
- Understanding of the sector;
- No Tenant Purchase : Incremental Purchase Scheme- new houses for sale;
- Perceptions on nominations / allocations.

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for Social Housing

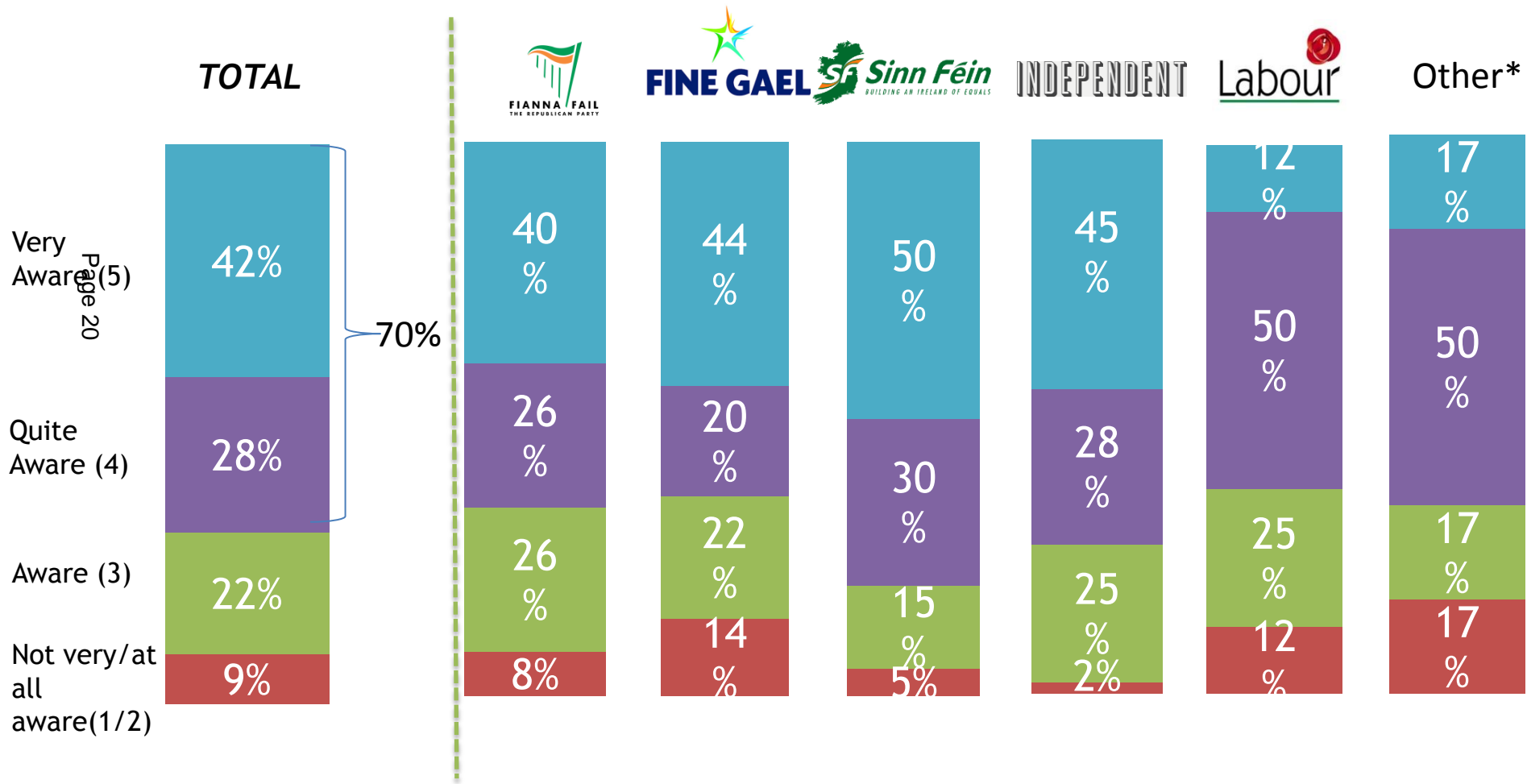
Survey of Elected Members

- Undertaken in June 2015;
- Aim to build up engagement with elected members on priority issues identified by them;
- 200 Elected Members across the country took part;
- One of the key findings was the clear desire to have greater engagement with the ICSH and the sector;
- Outcomes and Actions.



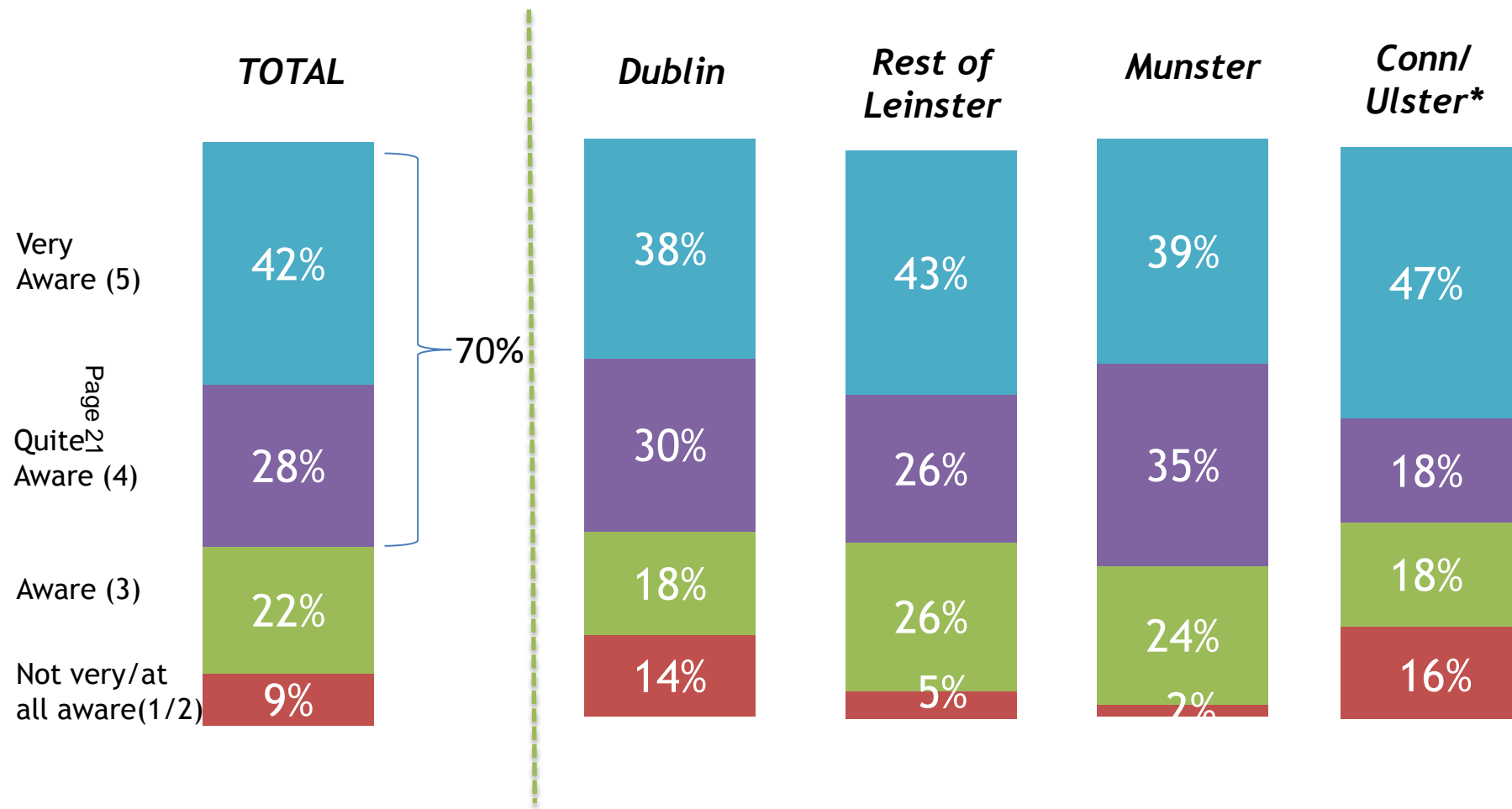
7 in 10 of councilors are quite/very aware of housing associations

Total Sample: 200



Awareness level across region is high for Housing associations

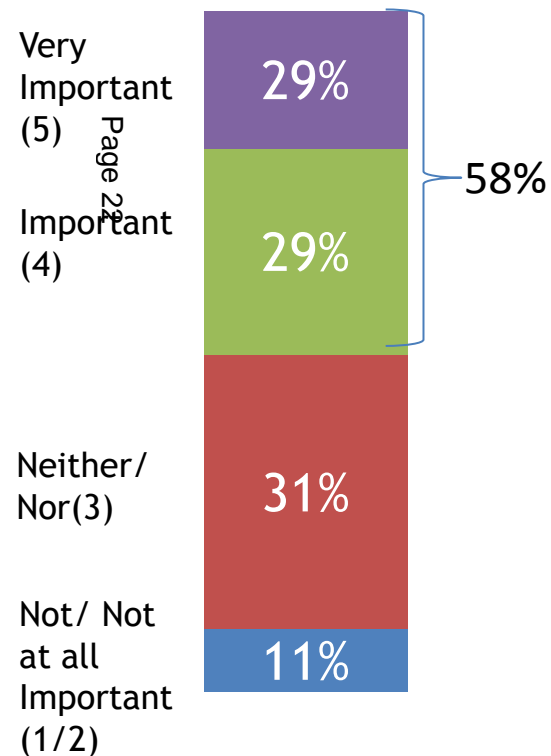
Total Sample: 200



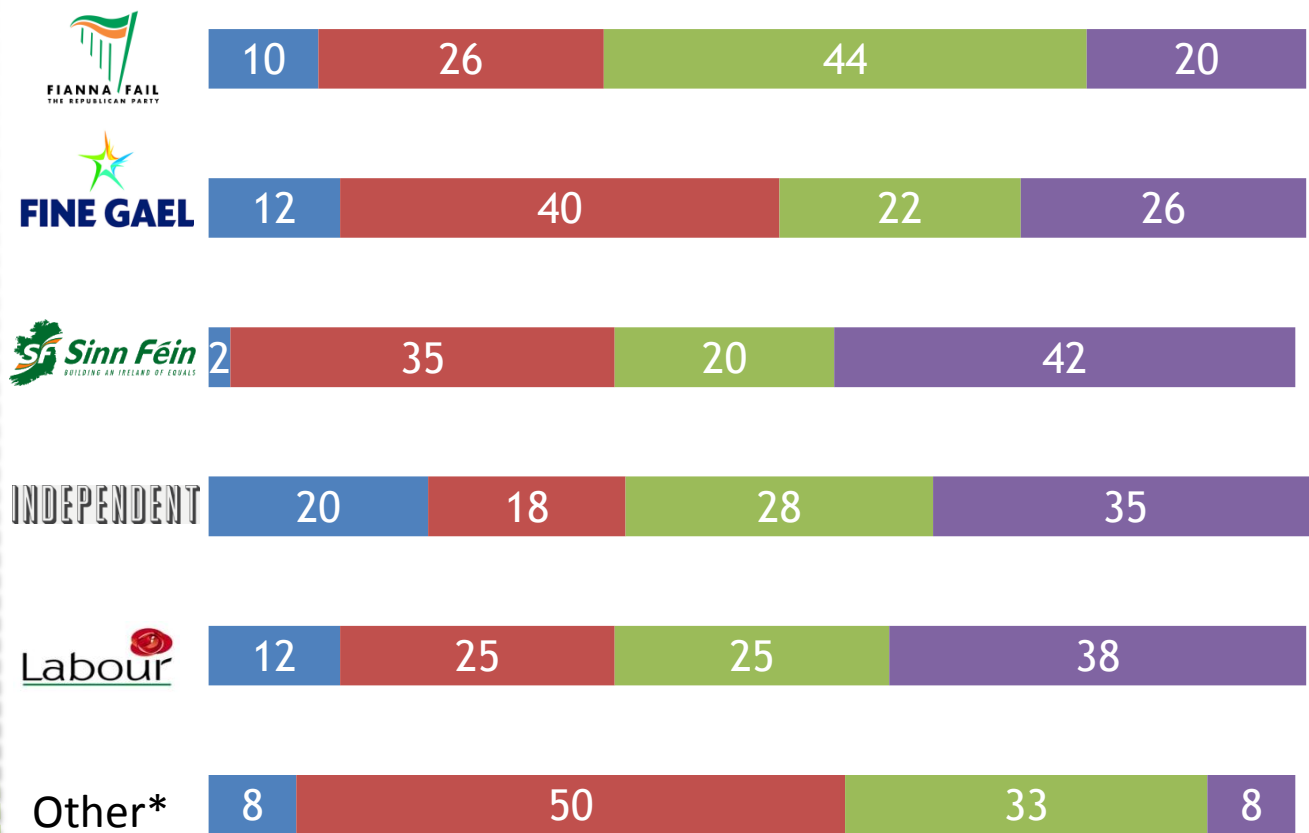
Over 1 in 2 Councilors rate the contribution of Housing associations as important

Total Sample: 200

TOTAL

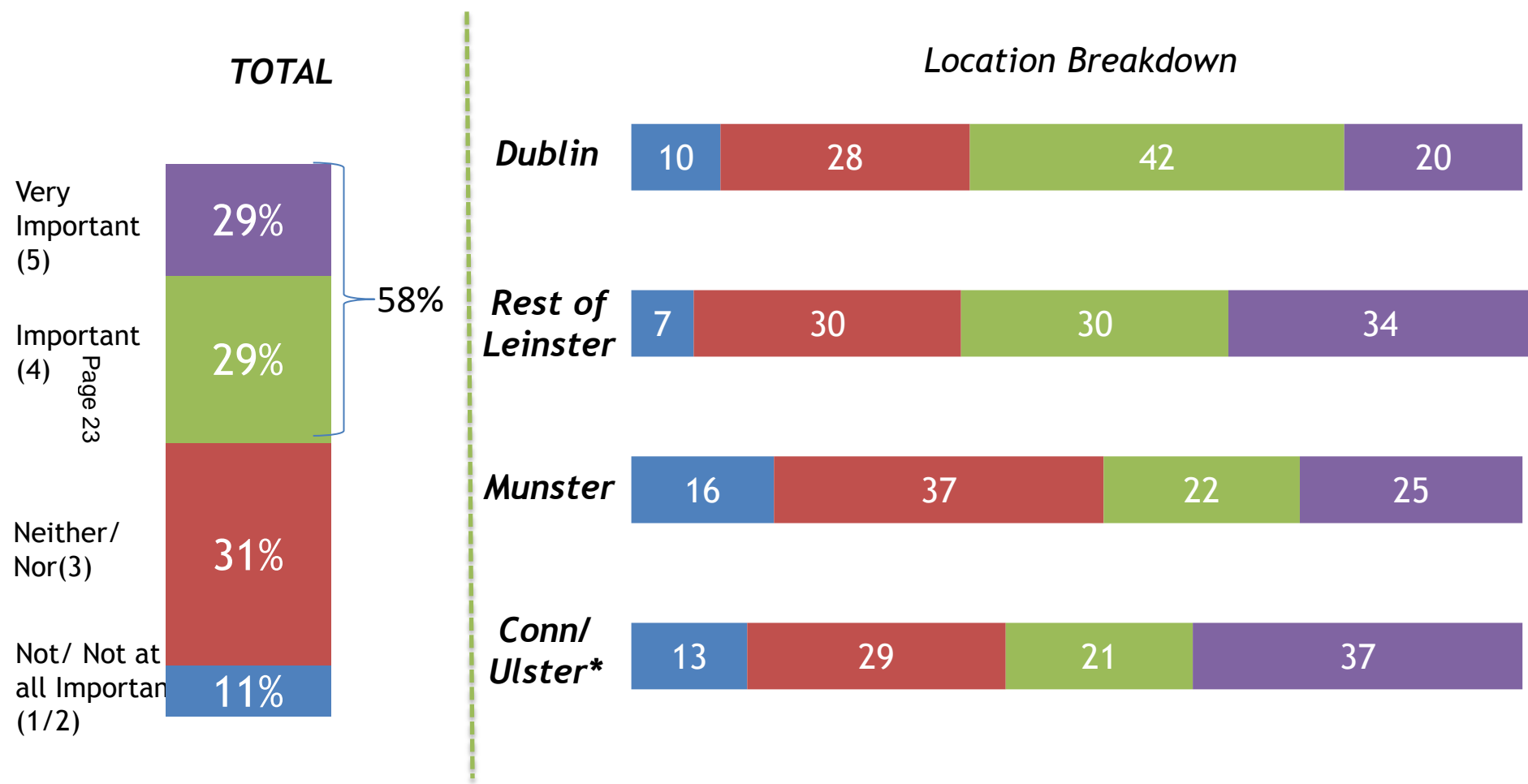


Party Breakdown



While high, Regions can differ in terms of importance of Housing associations

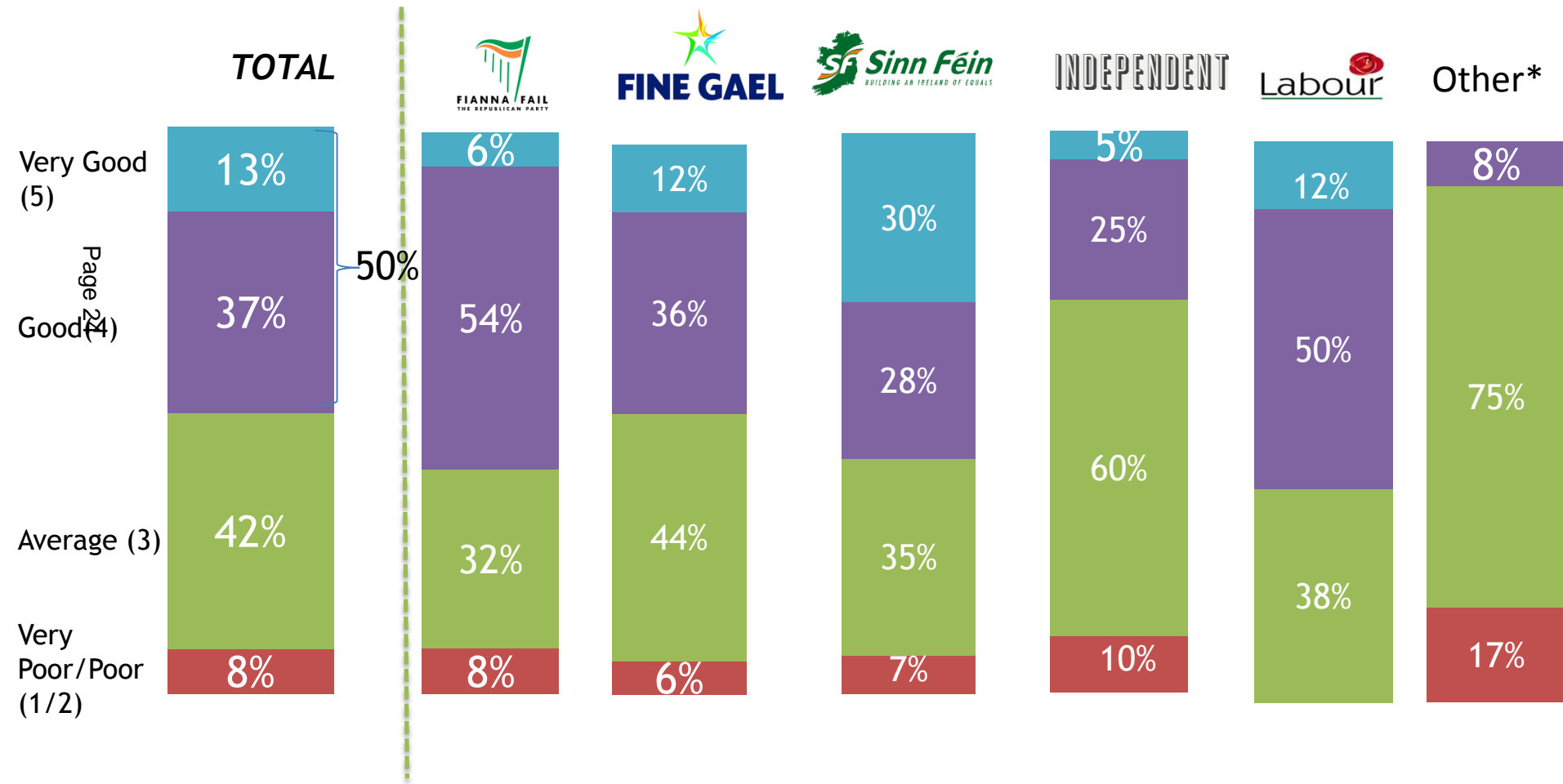
Total Sample: 200



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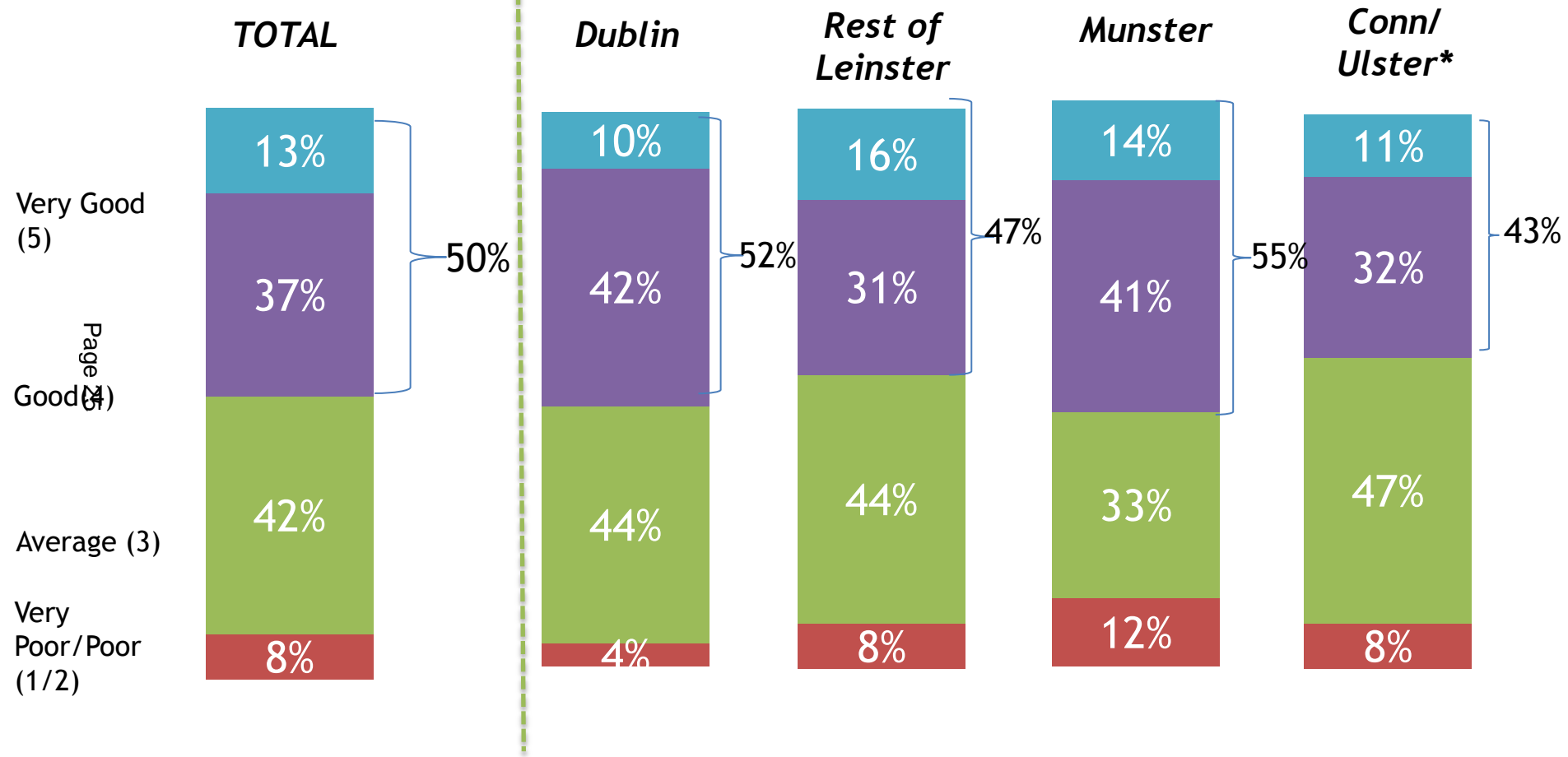
1 in 2 councilors regard the quality of the Housing associations as good

Total Sample: 200



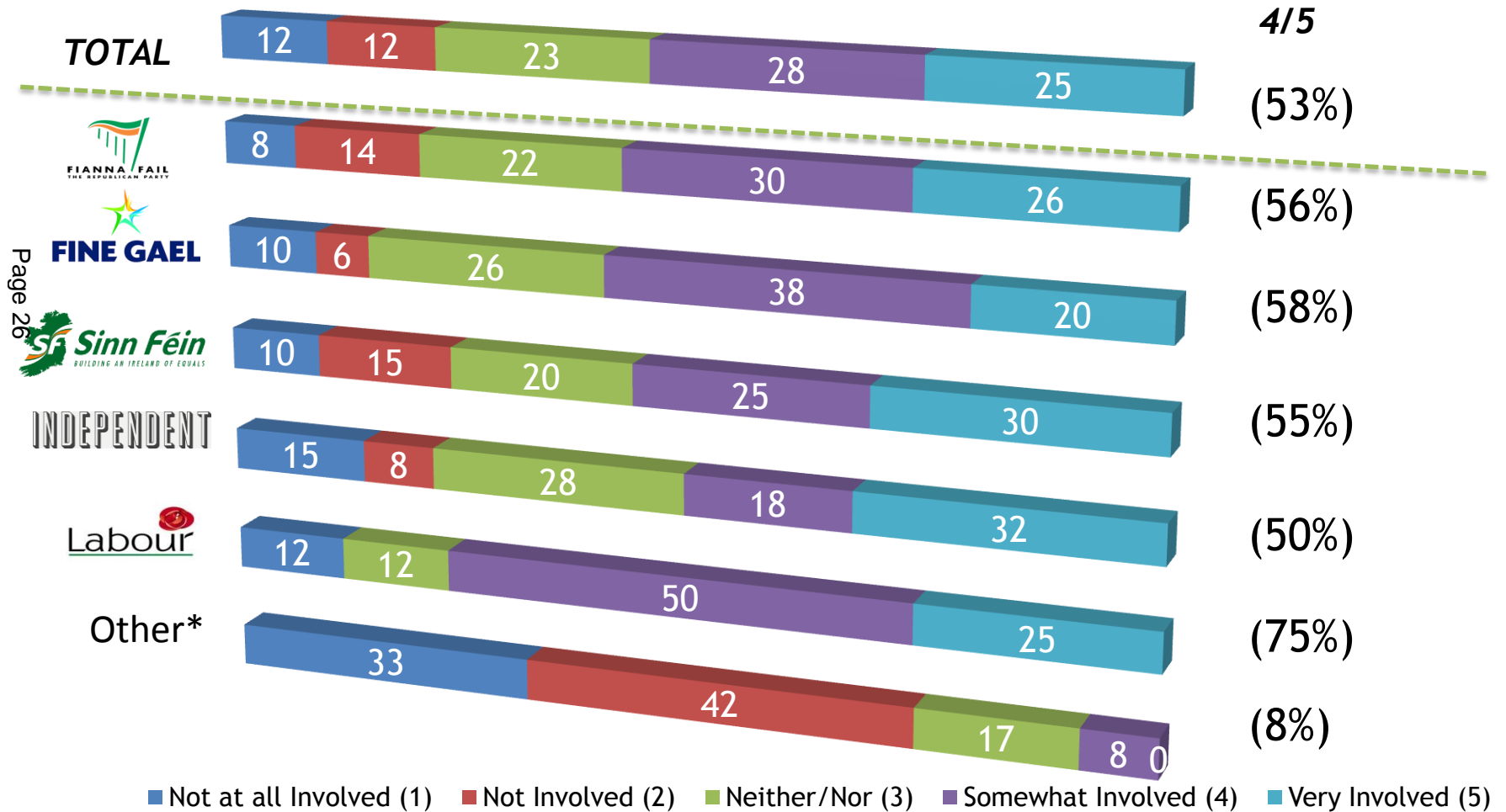
Top box scores for quality of support is low - this is reflected across the regions

Total Sample: 200



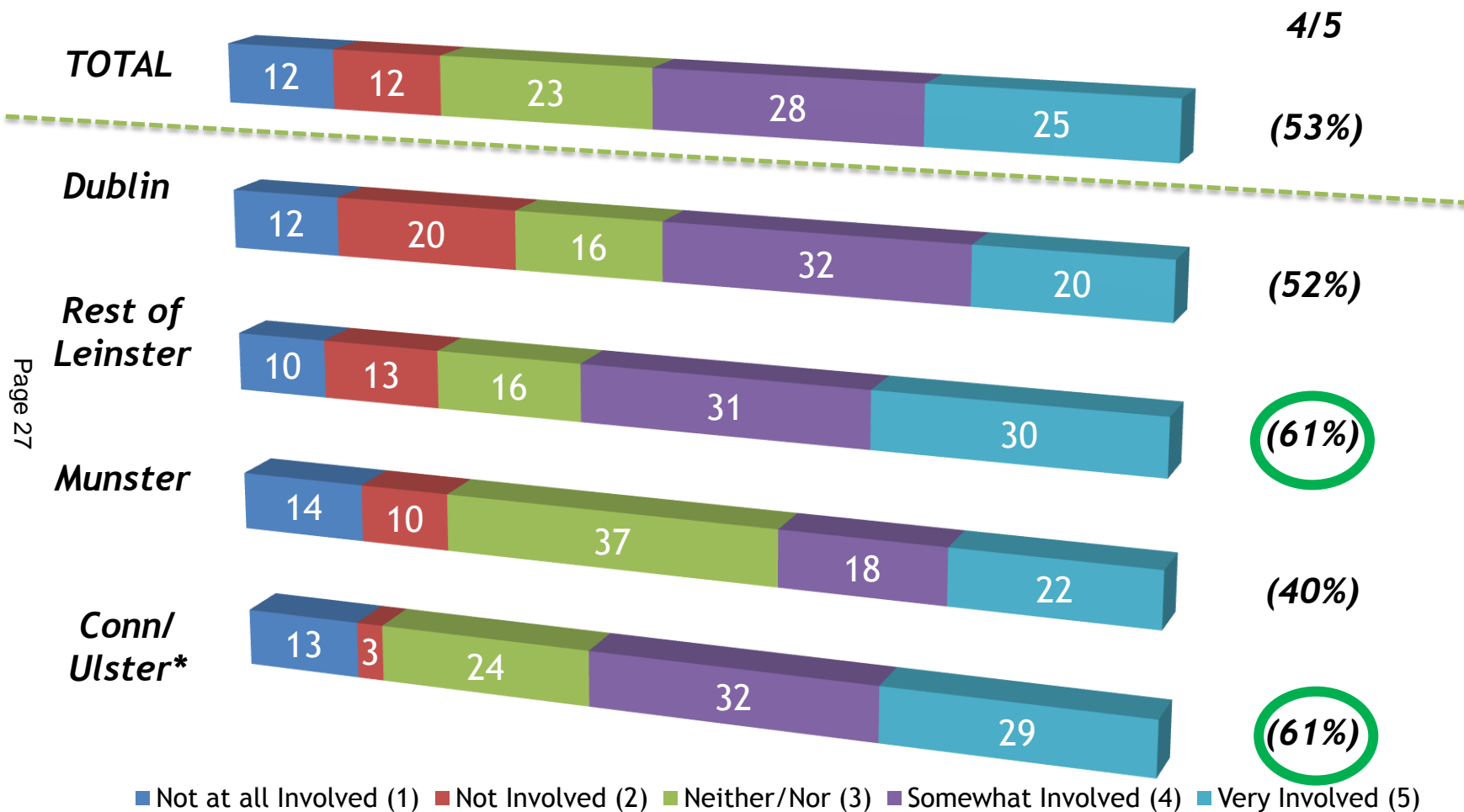
1 in 2 councilors believe housing associations should be involved in delivering houses

Total Sample: 200



ROL & Conn/Ulster more likely to be In favour of the involvement of Housing Assoc.

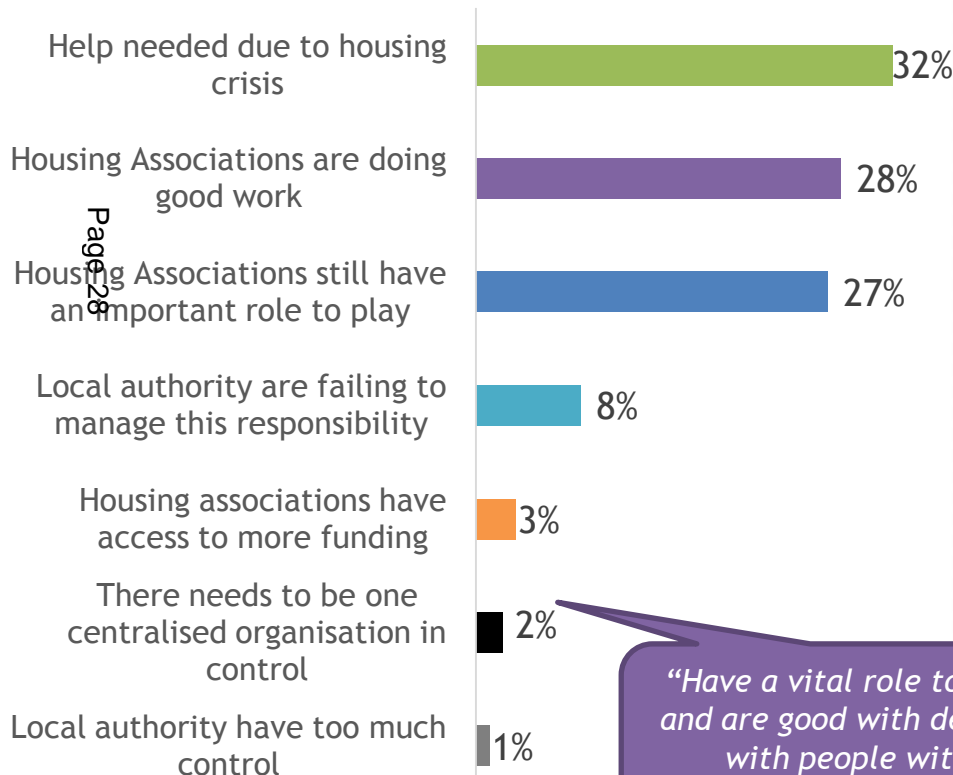
Total Sample: 200



1 in 3 claim they need the help of the Housing association due to the crisis

Why they should be involved

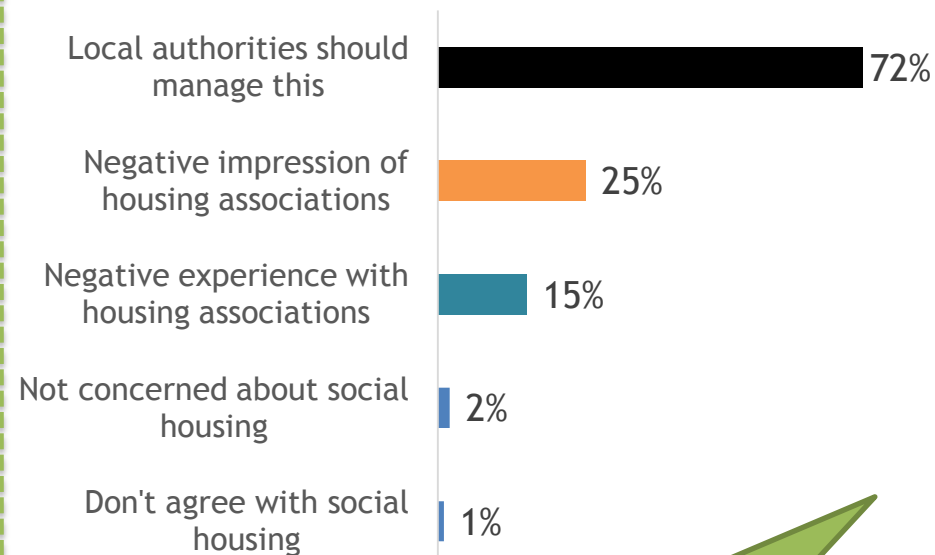
Total Sample: 120



"Have a vital role to play and are good with dealing with people with disability"

Why they shouldn't be involved

Total Sample: 80

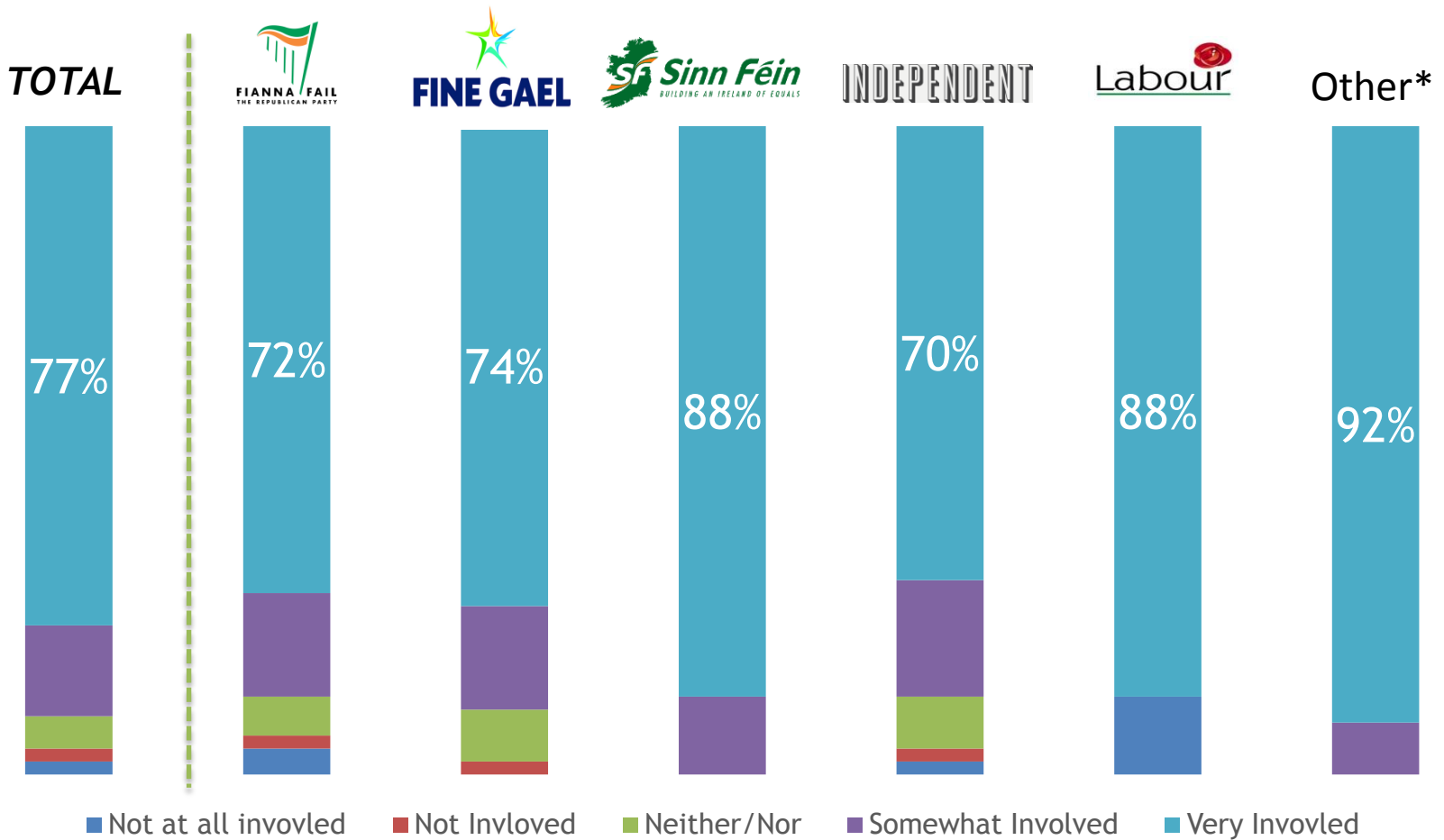


"Because I think the local authority should be responsible for delivering social housing. Housing agency do not have the skills to build large scale housing"

This sentiment is echoed when asked about the involvement of Local Authorities

Total Sample: 200

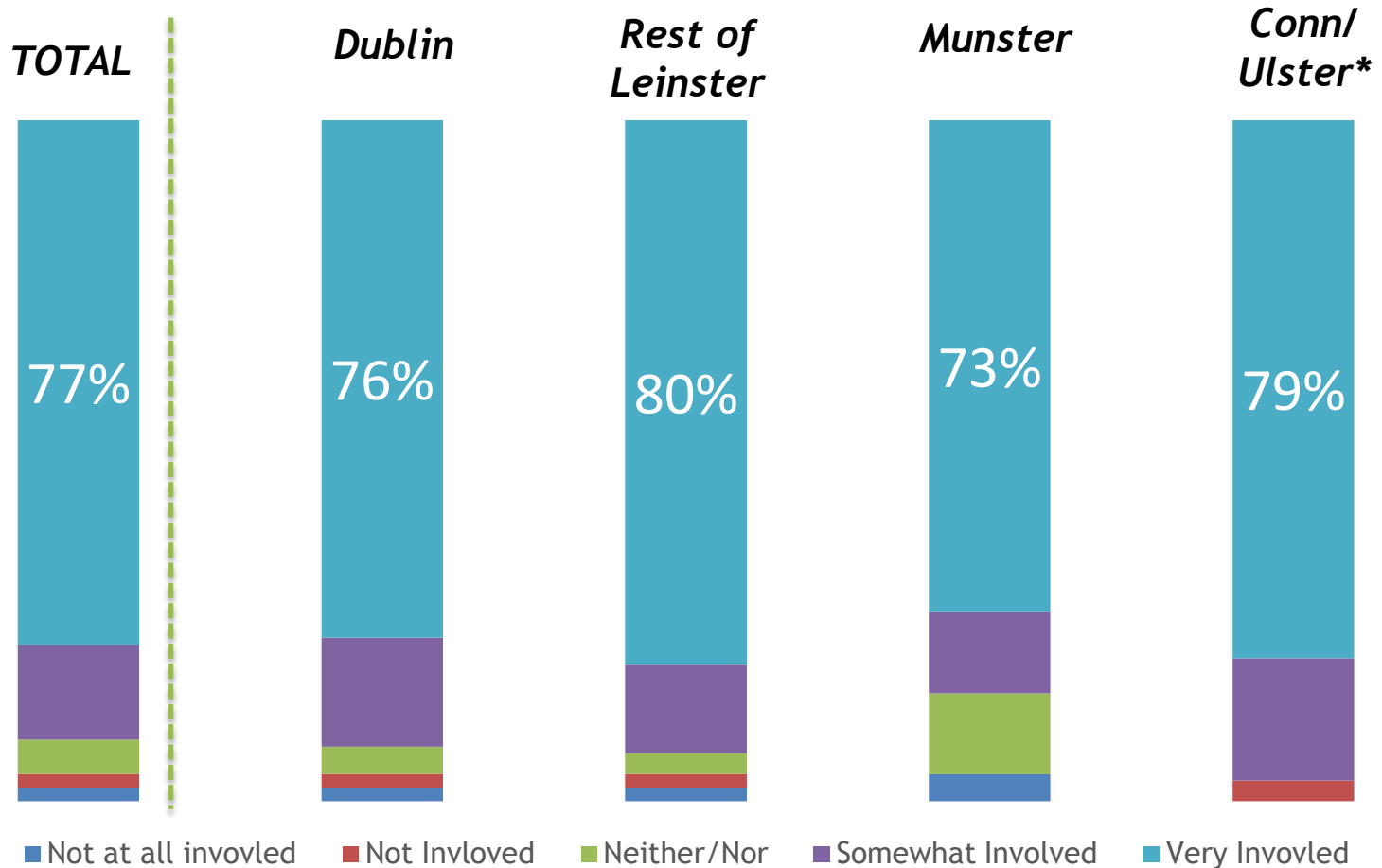
Page 29



High appeal for local authority involvement across regions also

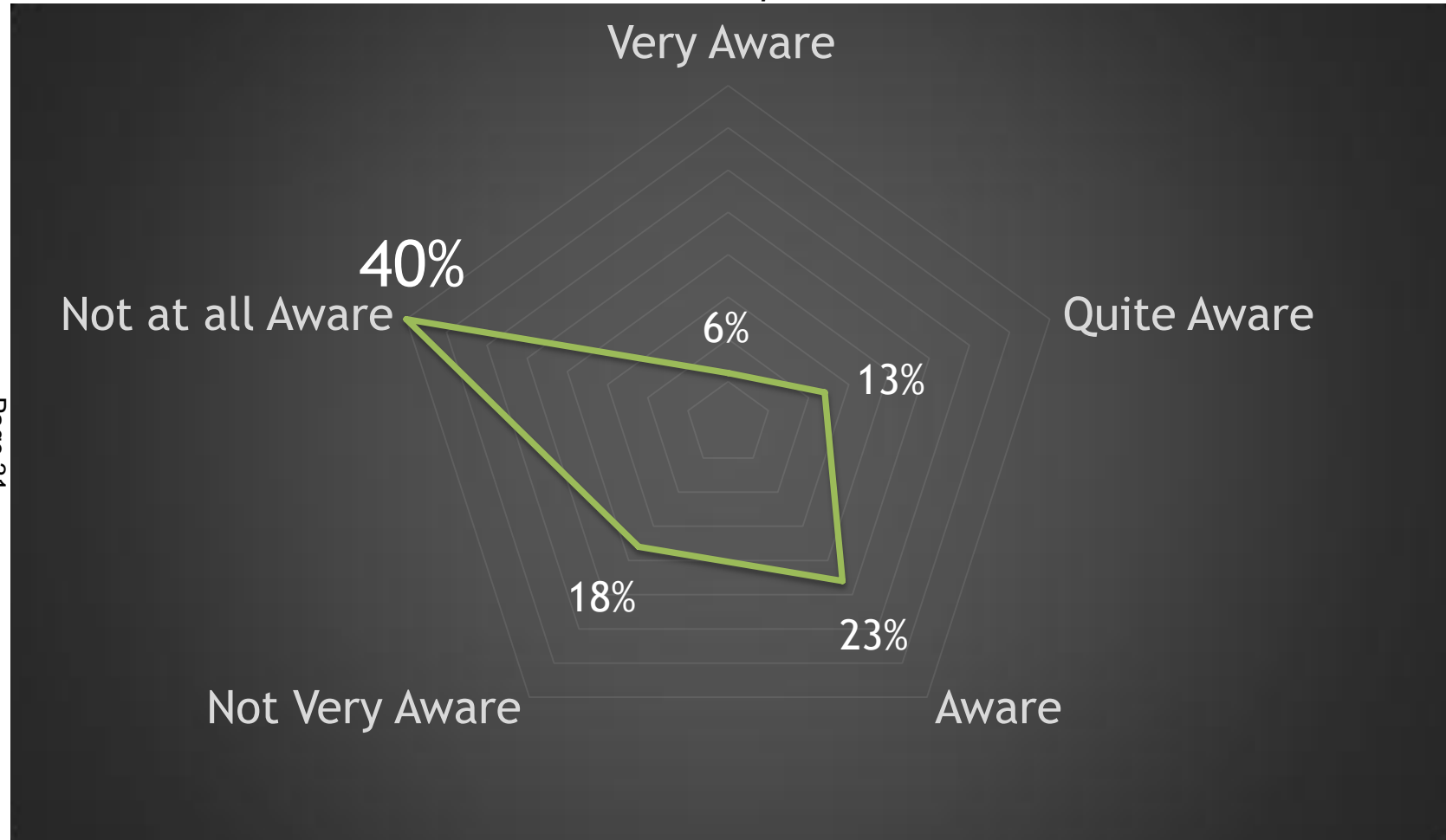
Total Sample: 200

Page 30



40% of Councilors are not at all aware of the new regulatory and governance structure

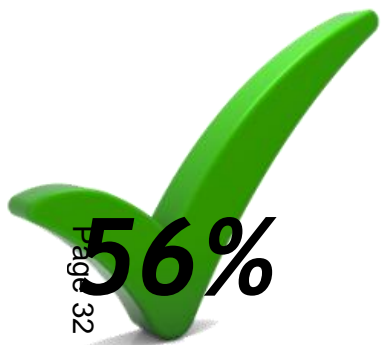
Total Sample: 200









Almost 6 in 10 Councilors claim this new structure will boost their confidence in the sector



Total Sample: 119 Those aware of new structure

TOTAL



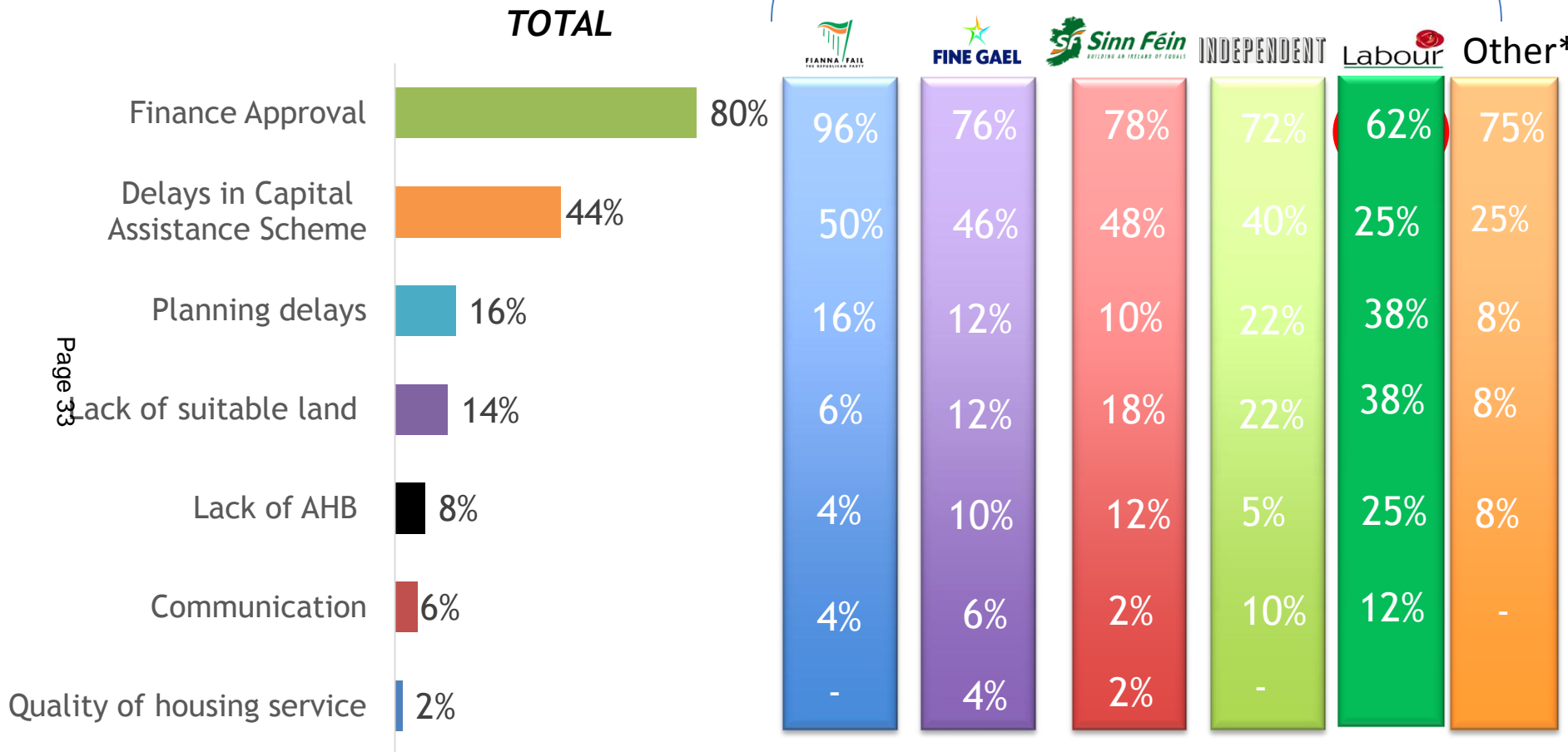
	 FIANNA FAIL <small>THE REPUBLICAN PARTY</small>	 FINE GAEL	 Sinn Féin <small>BUILDING AN IRELAND OF EQUALS</small>	INDEPENDENT	 Labour	Other*
	65%	72%	41%	46%	67%	29%
	35%	28%	59%	54%	33%	71%



	<i>Dublin</i>	<i>Rest of Leinster</i>	<i>Munster</i>	<i>Conn/ Ulster*</i>
	60%	50%	60%	60%
	40%	50%	40%	40%

Councilors claim finance approval is the biggest challenge faced

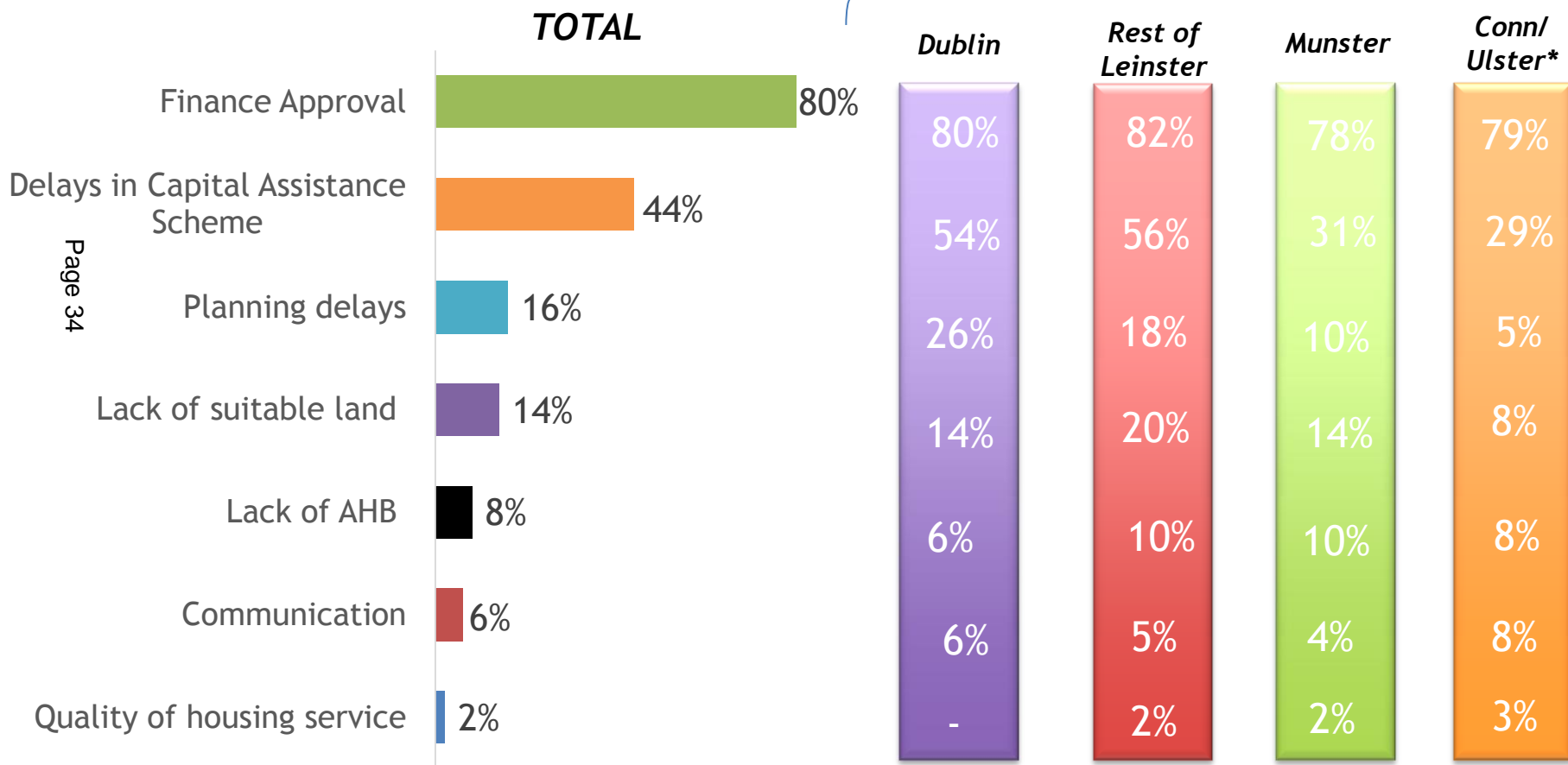
Total Sample: 200



Other = 9% Including Transfer issues, Entitlement issues, Fairness of the system

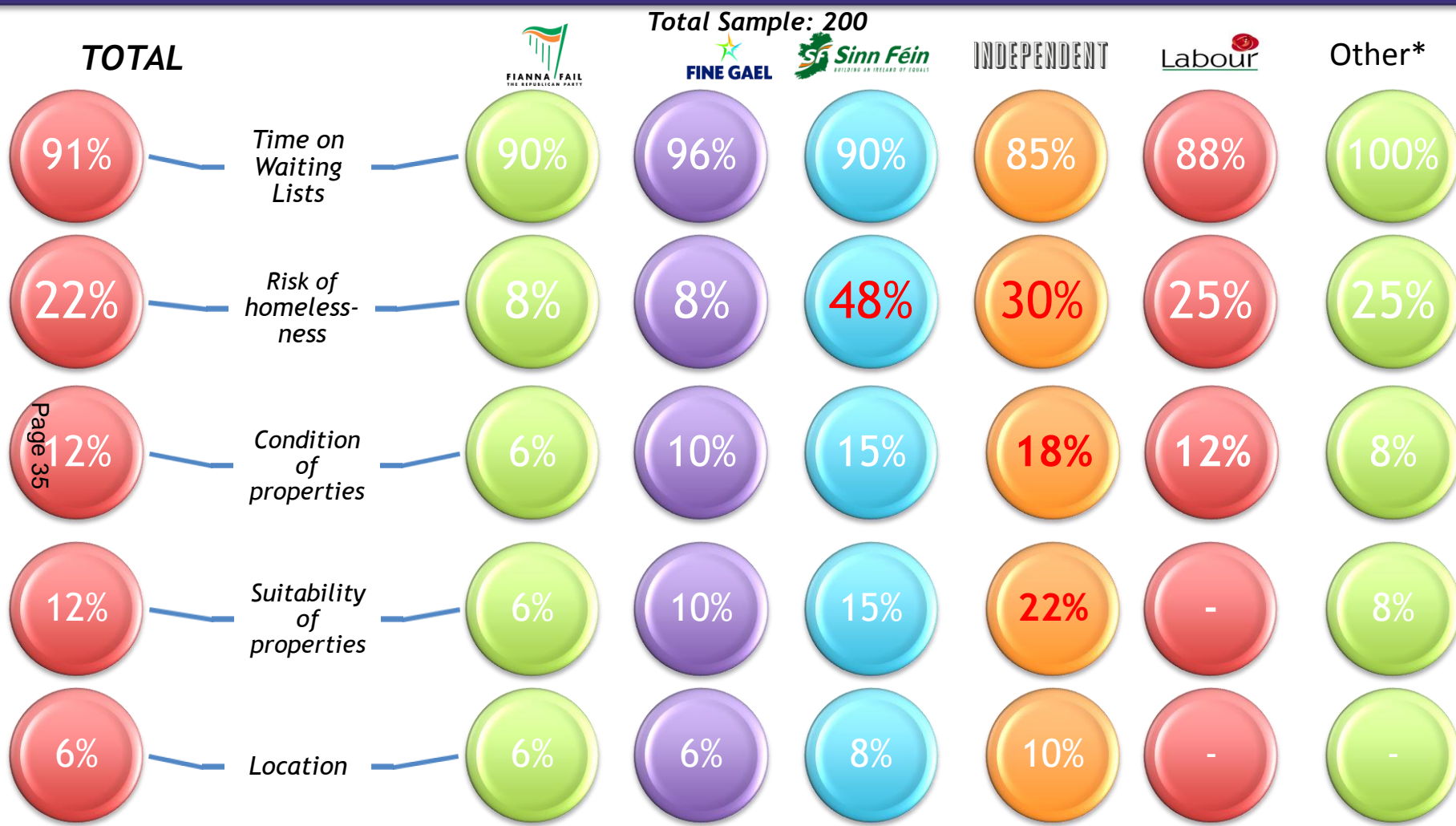
All over Leinster there is bigger concern in the delays for CAS

Total Sample: 200



Other less than 1%

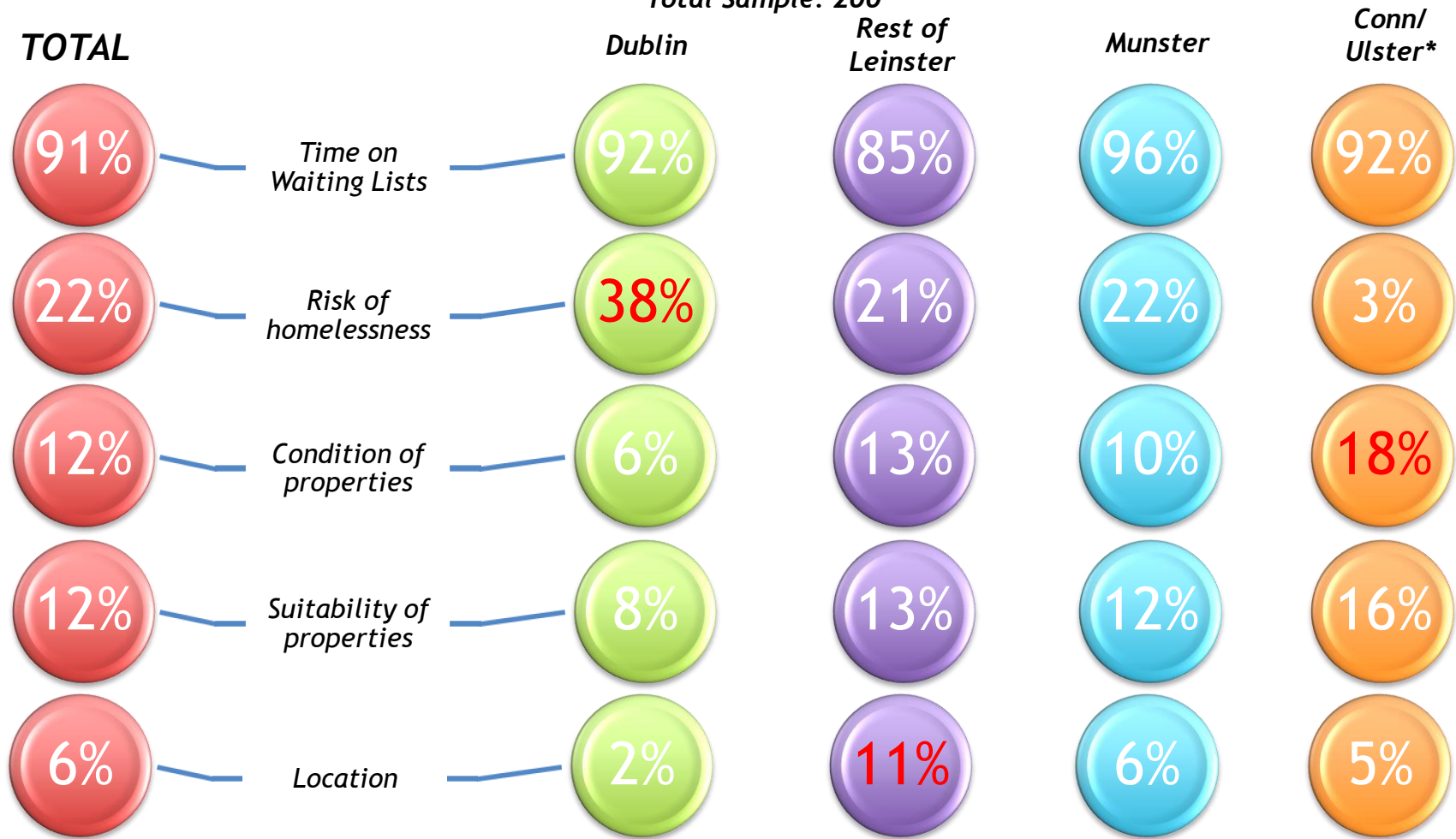
Time waiting on lists is the key complaint for constituents



Risk of homelessness is a key concern for Constituents in Dublin

Total Sample: 200

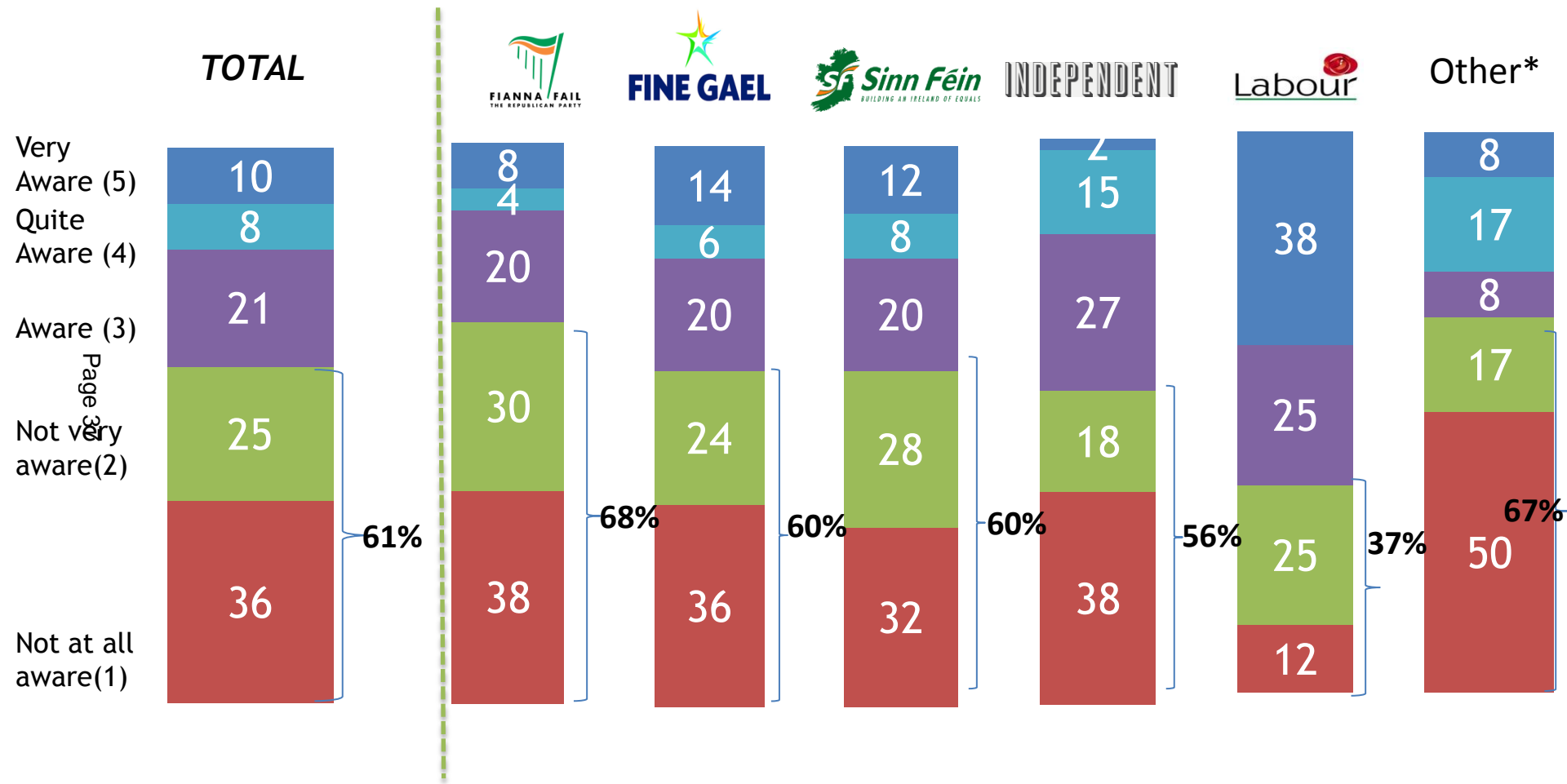
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Other = 8% Including Transfer issues, Entitlement issues, Fairness of the system

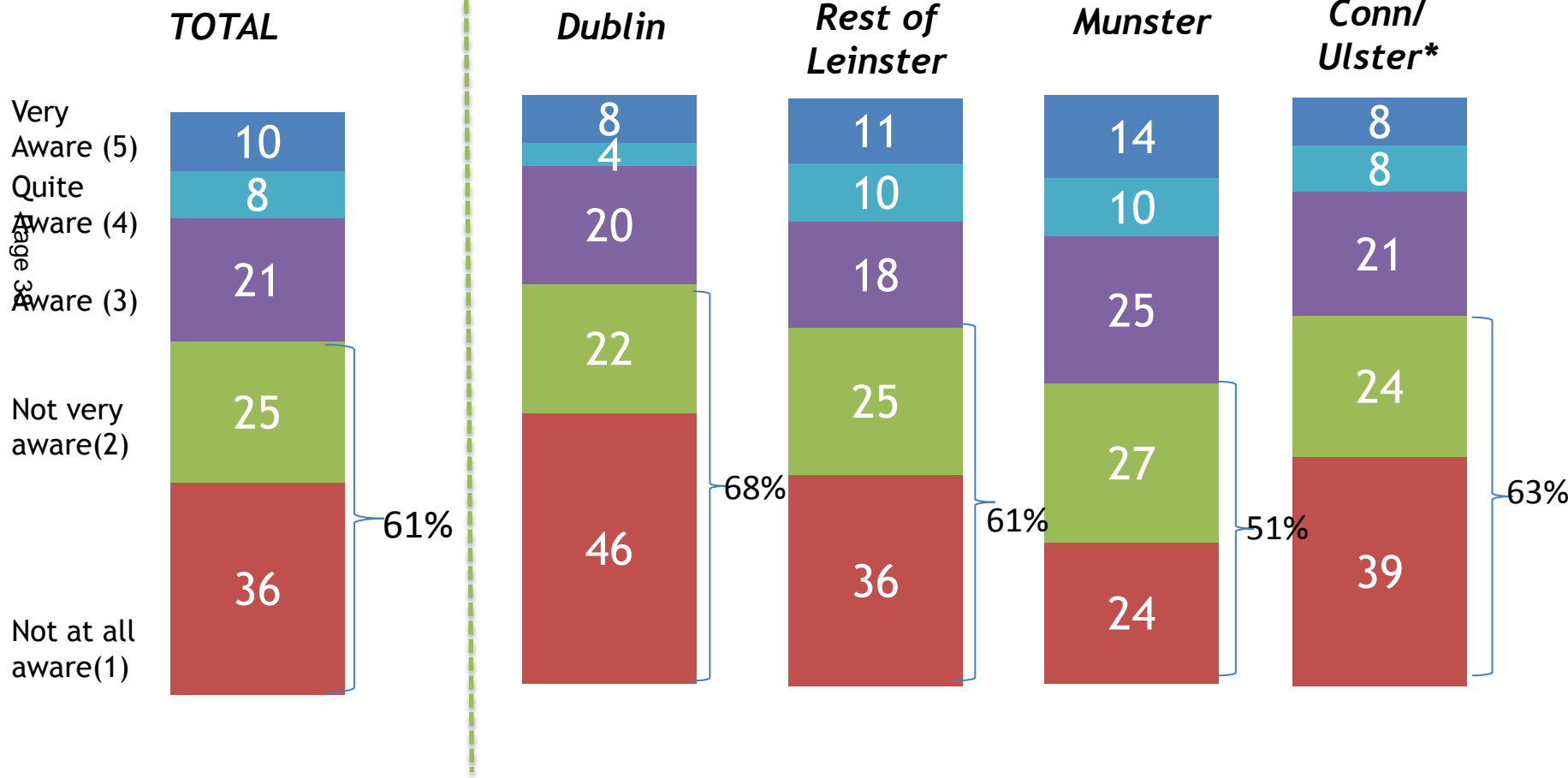
2 in 5 councilors are aware of the ICSH

Total Sample: 200



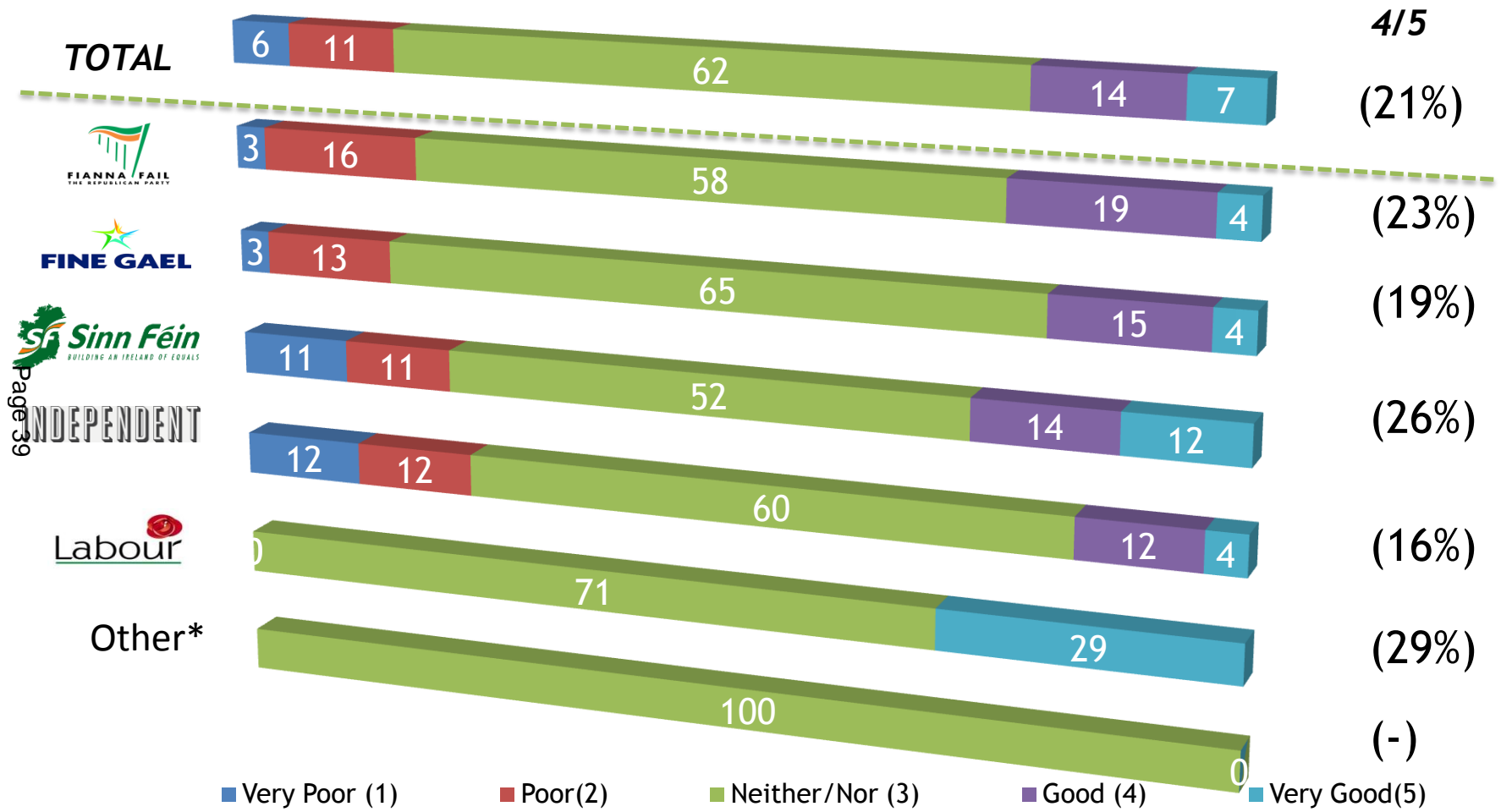
Dublin region is least aware of the ICSH

Total Sample: 200



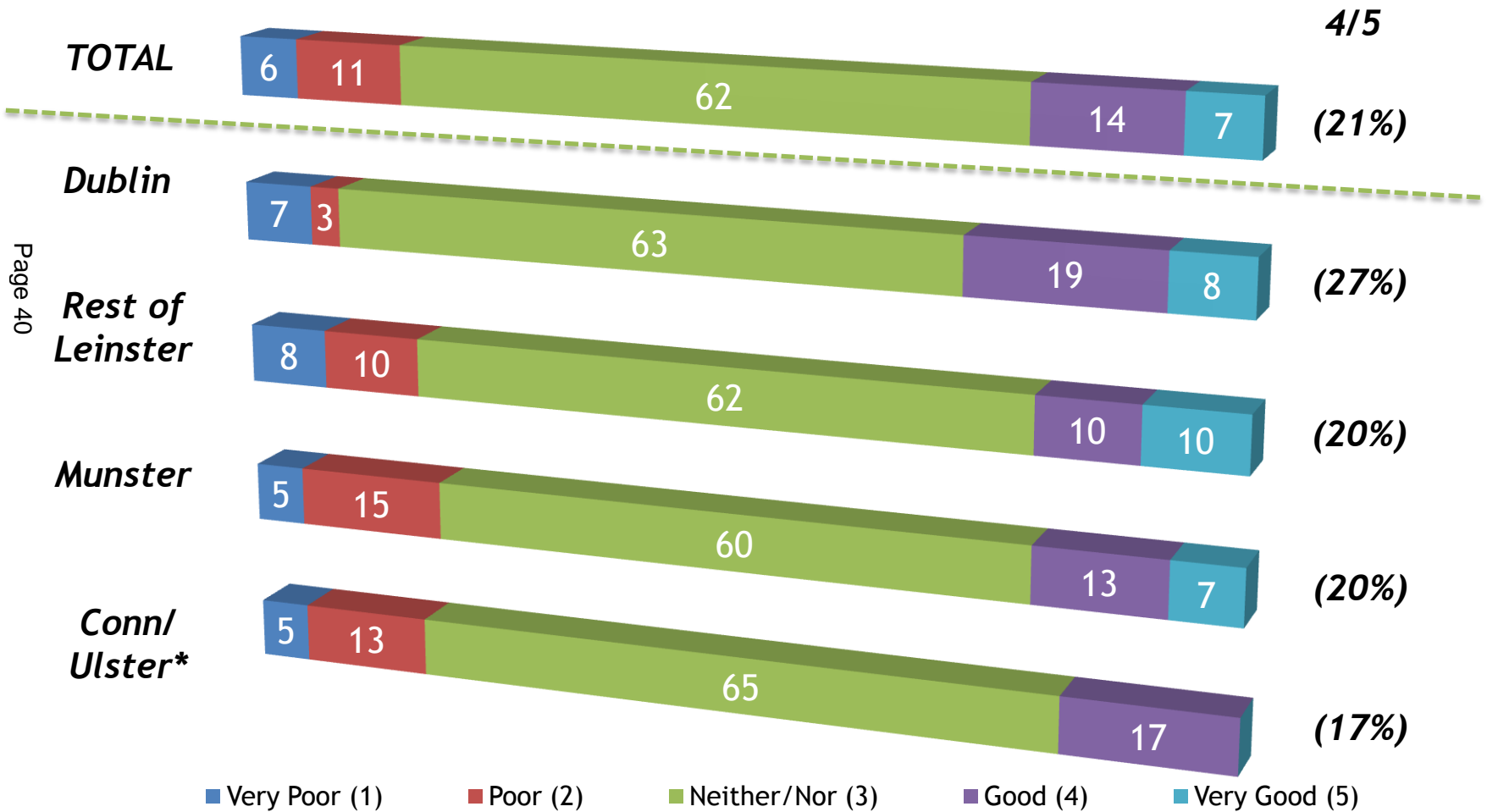
6 in 10 councilors are indifferent to the support and help provided by the ICSH

Total Sample: All those aware of ICSH 128



Over 1 in 4 Dublin councilors expressed that the support they received from ICSH was good

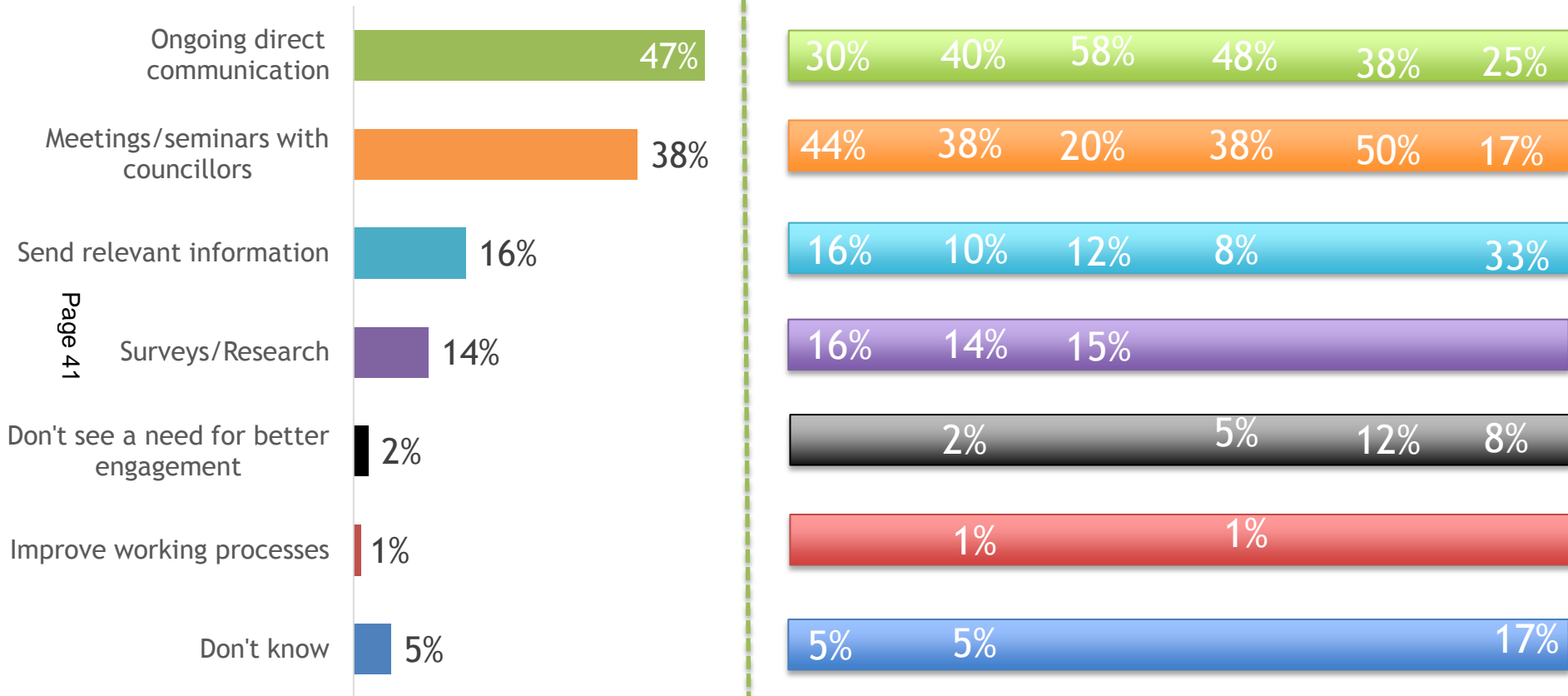
Total Sample: All those aware of ICSH 128



Councilors are looking for increased communications with ICSH

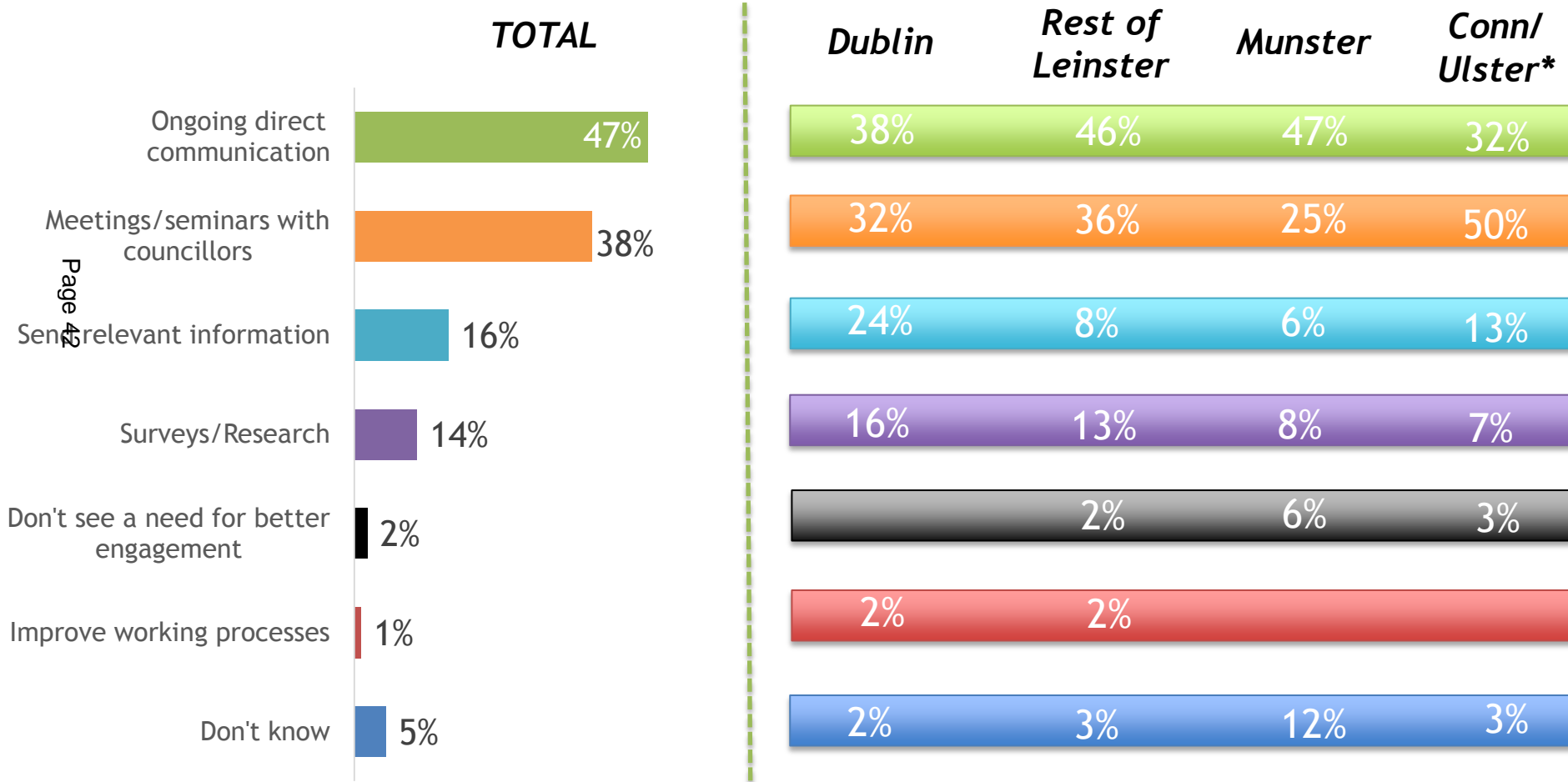
Total Sample: 200

TOTAL



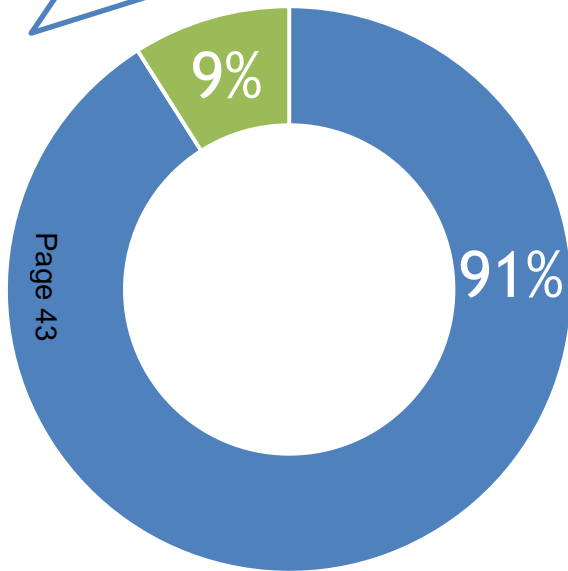
Councilors are looking for more relevant information esp. in Dublin

Total Sample: 200



There is a big appetite to collaborate with local housing associations

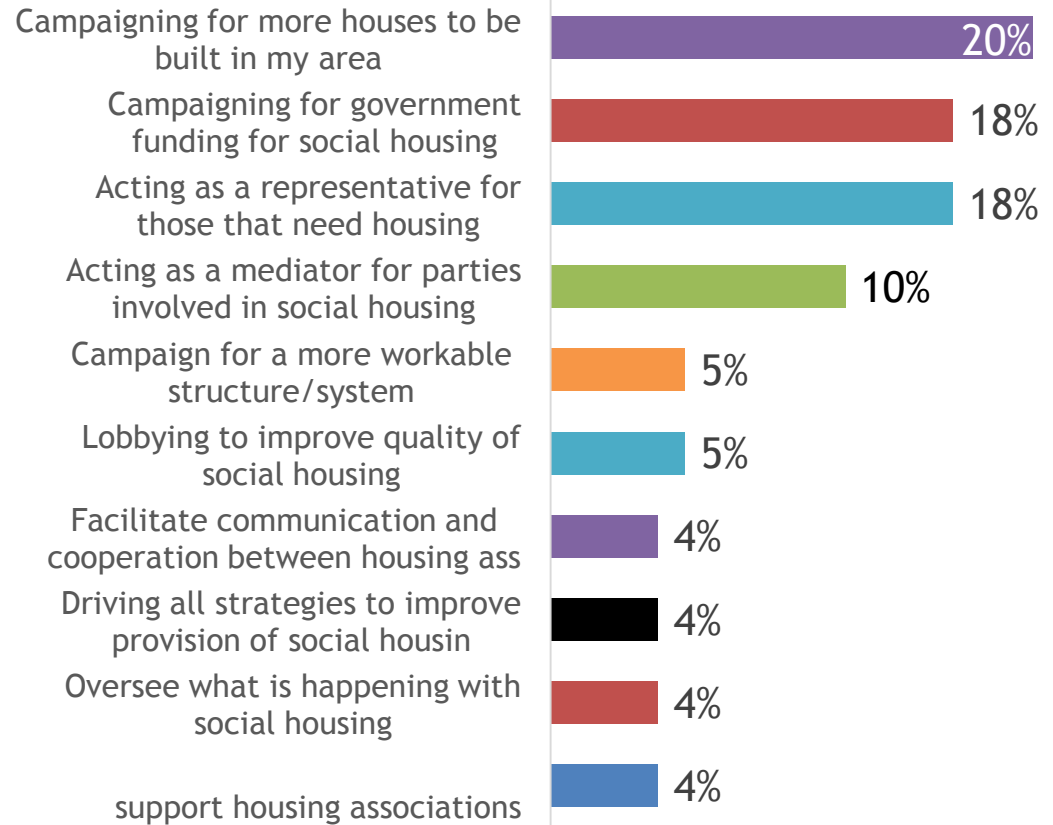
“Would you be open to facilitating collaboration between associations and the Council in the future? Such as part V, stock transfer, joint ventures”



■ YES ■ NO

Total Sample: 200

Councillors Role



Other = 20% lobby for a homeless review, anti-social behaviour, Increase my involvement, etc.

Moving Forward

- Partnership Working;
- Support to date;
- Identify opportunities;
- Contact ICSH/HAs with project proposals;
- **Work together.**



Part 1

Overview of the not for profit housing sector

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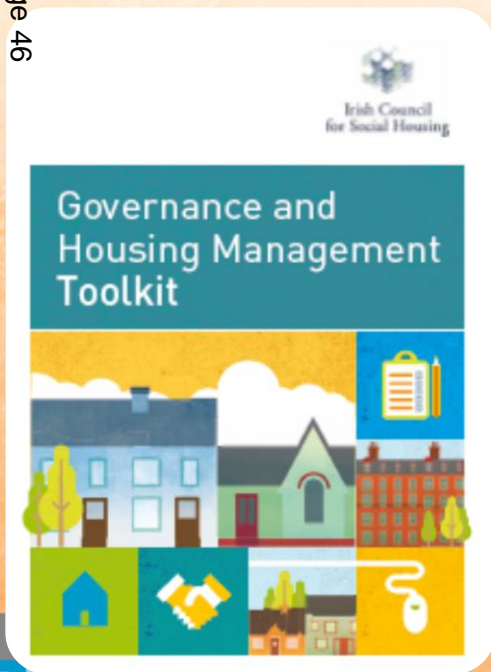


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ICSH – What do we do?

- Represent and advocate on behalf of members;
- Events, training , publications development & support;
- Provide information flow e.g. policy, funding developments;
- Supporting regulatory developments bringing increased accountability & professionalism.

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CIH Level 4 Certificate for the Housing Profession (UK QCF)

Register now!
Course starts September 2015. Apply early to secure your place on this popular course.

ICSH and CIH have joined forces to offer a Certificate for the Housing Profession. The course provides a challenging and highly relevant grounding in all aspects of housing strategy, policy law and finance. You will also learn skills in how to manage people, risk and change.

Who is it for?
This qualification will give you an understanding of the essential aspects of housing strategy, policy, law and finance, as the context for providing housing management services.

Who is it for?
Managers and staff preparing to step up to management level in the housing industry. It will also suit learners who wish to build on prior qualifications in housing or related areas.

"It is very relevant to my job and it has given me a great background to what I am doing. While I do have a business degree this qualification is very specific to my job and will give me a lot more credibility when it comes to housing management. It has made me more focused on where our organisation is going and what the best way to get there is."

Brendan McCarthy
development manager, Coik, Mental Health Foundation Housing Association

Learn with us. Improve with us. Influence with us. | www.icsah.org | 048 9077 8222 | 016 864160
Thursford Road, Dublin 15 | www.icsah.org | 01 6618934

Recognising and promoting quality in housing delivery, management and services to tenants and communities.

ICSH Allianz Community Housing Awards 2015

Irish Council for Social Housing | Allianz

Current Context

- Social Housing Strategy 2020 launched in Nov. 2014;
- Focus is on new Supply and Reform - 35,000 new social housing units to be delivered by LAs and HAs;
- Support the realisation of a new vision of housing provision;
 - Pillar 1 – Provision of New Social Housing Supply;
 - Target of **35,000** new social housing units, over a 6 year period, to meet the additional social housing supply;
 - Pillar 2 – Providing Housing Supports;
 - Support up to **75,000** households through an enhanced private rental sector and;
 - Reform social housing supports to create a more flexible and responsive system.

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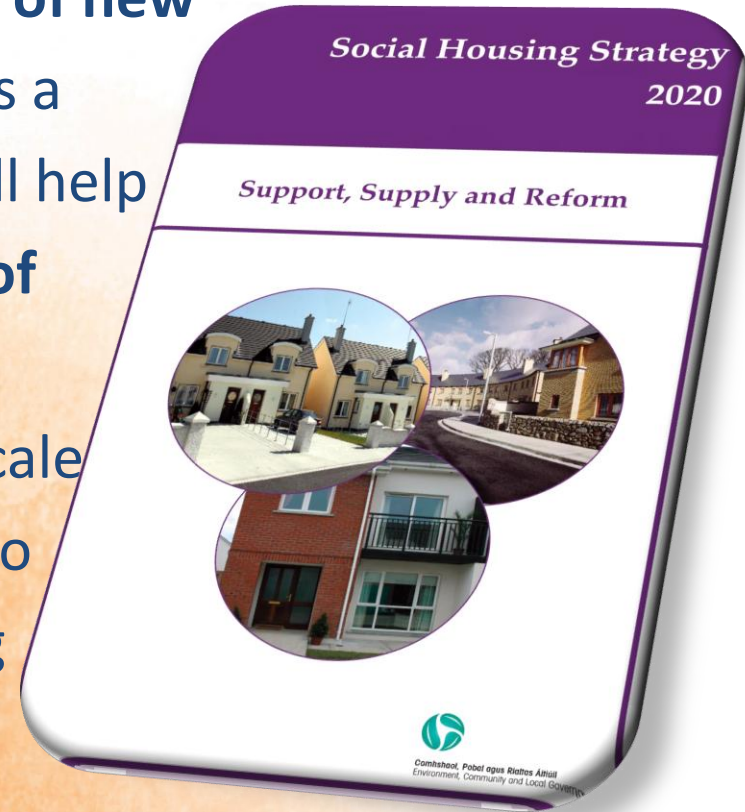


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Social Housing Strategy 2020

- Enhanced role for HAs in the provision of new supply will be central. Strategy includes a number of changes and actions that will help to promote the **optimal configuration of what is a very diverse sector**; and encourage the formation of the large scale providers that the sector needs, if it is to fulfil an enhanced role in social housing supply.

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Social Housing Strategy - Local Authority Targets

	Overall Target	Capital Target	Current Target	
	2015-17	LAH/CAS/VOIDS	Leasing	RAS
Carlow County Council	435	94	260	81
Cavan County Council	240	60	83	97
Clare County Council	529	124	290	115
Cork City Council	1349	643	493	213
Cork County Council	1217	401	664	152
DLR County Council	681	316	213	152
Donegal County Council	507	170	244	93
Dublin City Council	3347	1498	1626	223
Fingal County Council	1376	396	757	223
Galway City Council	518	136	341	41
Galway County Council	608	144	310	154
Kerry County Council	1058	304	497	257
Kildare County Council	1283	433	688	162
Kilkenny County Council	686	215	413	58
Laois County Council	366	158	180	28
Leitrim County Council	119	20	58	41
Limerick City and County Co	753	293	391	69
Longford County Council	210	34	114	62
Louth County Council	778	288	443	47
Mayo County Council	566	146	187	233
Meath County Council	519	134	284	101
Monaghan County Council	205	55	109	41
Offaly County Council	385	75	280	30
Roscommon County Council	152	25	18	109
Sligo County Council	301	101	68	132
Sth Dublin County Council	1445	350	761	334
Tipperary County Council	832	287	342	203
Waterford City and County	760	164	456	140
Westmeath County Council	542	148	298	96
Wexford County Council	677	114	340	223
Wicklow County Council	438	156	192	90
TOTALS	22,882	7,482	11,400	4,000

Capital Targets



LA build
/Acquisition



AHB Delivery
build/Acquisition



LA
Voids



Housing Association - Delivery Methods

- Capital Assistance Scheme(CAS);
- Capital Advance Leasing Facility(CALF);
- Accessing Private Finance – Mixed Funding Models;
- Mortgage to Rent (MTR);
- Utilizing NAMA;
- Leasing – private developers/unsold affordables;
- Regeneration/Retrofitting.



Copies of Housing Association Activity Report available



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*“Summary of activity, output & projections
Collective mission to deliver affordable & quality homes to those in need”*



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Number of homes provided by Housing Associations in 2015

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How are we progressing?

13

Housing Associations have certified borrower status from the Housing Finance Agency (HFA)

Up to **€100m** loan finance accessed by Housing Associations to provide 700 homes

10%

Of total housing output in 2015 was provided by Housing Associations

Over **5,500**

homes were proposed under the Multi-Annual CALF funding, consisting of 14 applications worth €227m

90% (over 1,800)

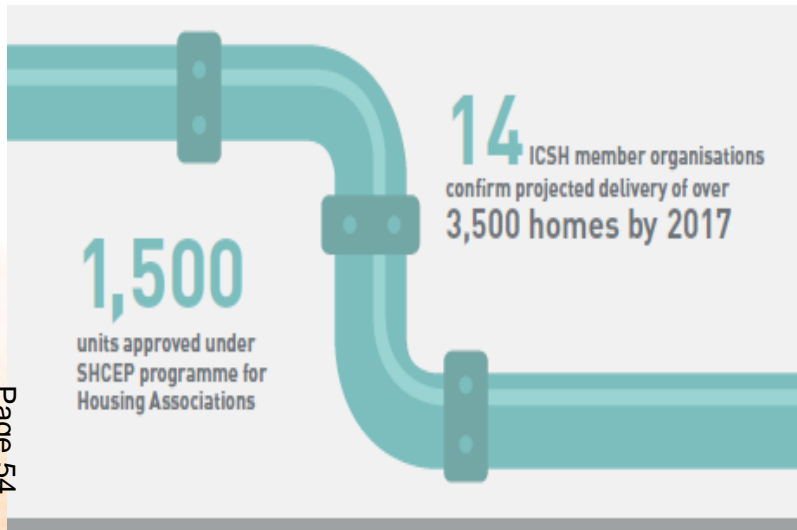
Of NAMA properties to date provided by Housing Associations*

*Source: Housing Agency website



What's in the pipeline?

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Immediate call for acquisitions
under the capital assistance scheme



to accommodate the
homeless households,
older persons and
people with disabilities.

Enabling factors to increase sector housing supply

Increased supply of 'ready to go' sites
assembled for new
housing association
developments.



More Part V Partnerships
This is where the local
authorities partner with Housing
Associations. Developers are
under an obligation to allocate
10% of each new development
to deliver mixed tenure
developments.

**Fast tracking of
capital funding
applications.**



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Capital Assistance Scheme

- **2016 Next CAS Call** – Imminent;
- **Funding** - €10million **Focus of Call** – Disability / Congregated Settings;
- **Specific Requirements;**
- **Circular: Housing 45/2015** - In developing CAS proposals for people with disabilities, AHB's and service providers will be required to demonstrate that they have engaged with the **relevant housing authority and their local HSE Social Care Disability Office**. In this regard, applicants will be required to provide certification confirming;
 - *that they are supportive of the application proceeding to the next stage for consideration and;*
 - *that the application is in line with Circular Housing 45/2015.*

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Reaching Targets - ICSH CAS Tracking

- Tracks Housing Association Progress on Acquisition and Construction Projects; e.g. legals, tender, planning;
- Tracks project spend;
- Identifies Issues/Obstacles to delivery;
- Communicates issues to Local authority / DECLG;
- Highlights issues through SHS Reporting Arrangements; DECLG/CCMA;
- ICSH on Oversight Group, Project Board, AHB Work Stream and Dublin Social Housing Delivery Task Force;
- **Overall Aim to expedite delivery.**

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Capital Advance Leasing Facility (CALF)

- Loan up to a maximum of 30% of the value of the acquisition or construction considered by DECLG;
- 70% private finance to Dept. / LA;
- Payment & Availability Agreement as % of market rent - Local Authority;
- Paid as a loan repayable at end of lease term - interest at a fixed rate of 2% per annum;
- Current review of CALF by DECLG/Housing Agency (New CALF Guidance issued April 2016).



Housing Management

- CLSS and P&A funded - 100% Nominations from LA waiting list;
- CAS funded - special needs 25% flexibility;
- Differential Rents Scheme (HAPM 2015 – average CLSS rent of €48.12; leased rent of €44.34) ;
- Economic Rent in Special Needs Projects (HAPM 2015 – average CAS rent of €74);
- Managing special needs accommodation;
- Management, Repairs and Maintenance carried out by Housing Association (HAPM 2015 – 94.3% emergency; 90.3% urgent and 92.6% routine repairs responded to in target timescale.

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Part 2

- Compliance and regulation in the not for profit housing sector



Current Status

- The Voluntary Regulation Code;
- Statutory Regulation;
- The Residential Tenancies Act;
- The Charities Regulator;
- Management/Collaboration possibilities.



Current Status



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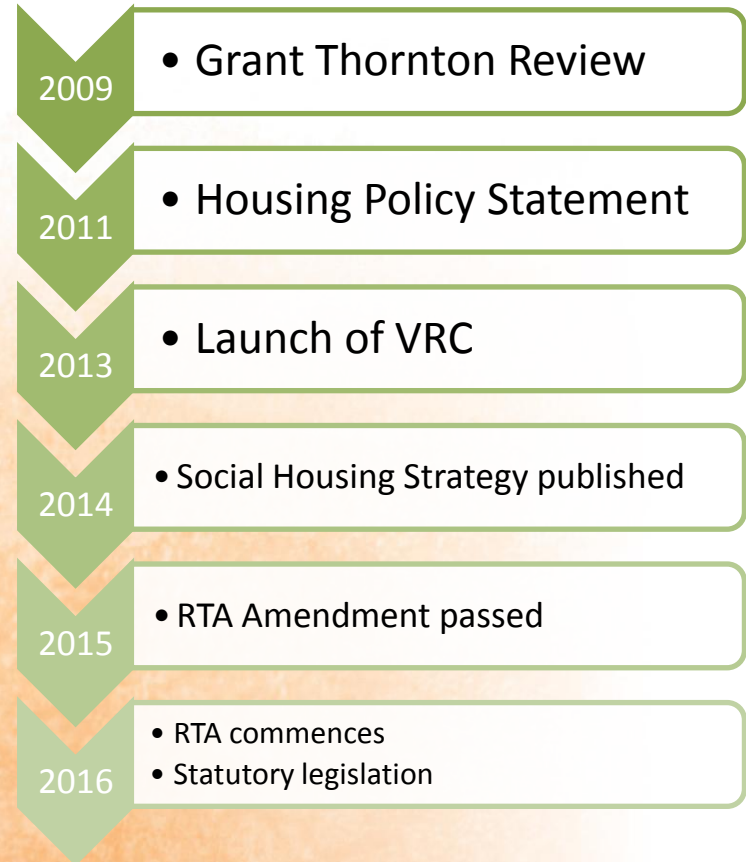
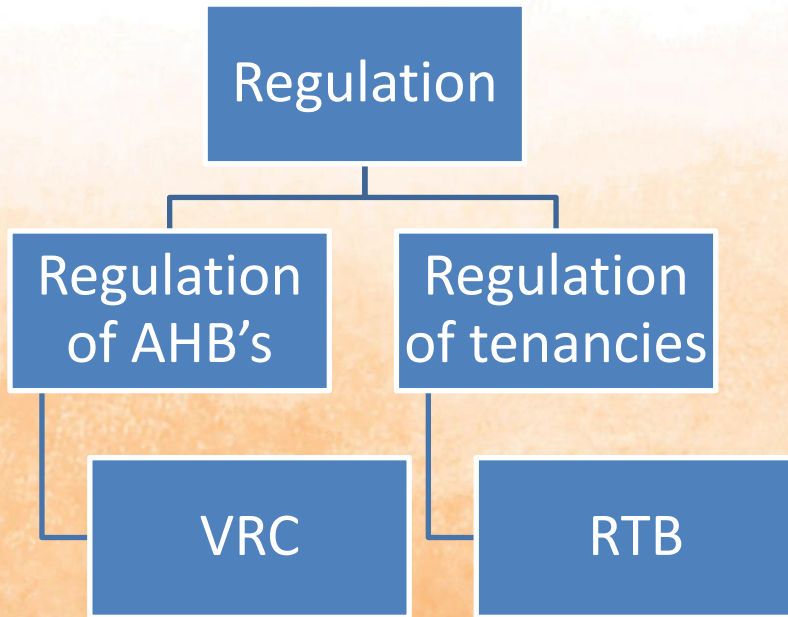
Process of setting up an AHB and stakeholders involved

- Most AHBs are established as a company limited by guarantee without share capital (CLG)
- Minimum of 7 subscribers to the CLG constitution with a minimum of 5 directors required for approved housing body status
- Established through Companies Registration Office with obligations on filing annual returns and accounts
- Apply for charitable tax exemption with Revenue
- Apply for approved housing body status with DECLG which must be supported by local authority and relevant representative body (ICSH or Co-operative Housing Ireland)
- Sign up to Voluntary Regulation Code – annual return to be made to Regulation Office
- Sign up to Charities Regulatory Authority – annual return to be made



Regulation: Context and Timeline

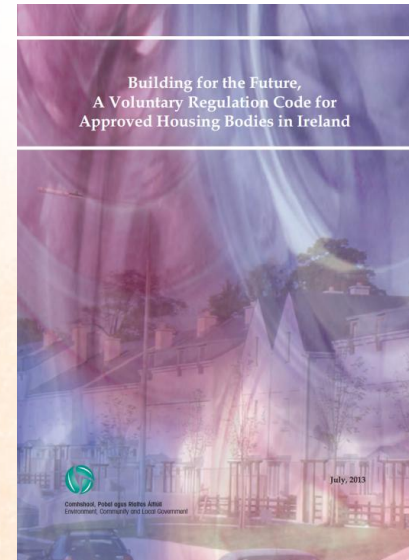
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Aims of Regulation

- By focusing on good governance structures and financial viability of organisations, regulation will:
 - Protect public and charitable funding;
 - Ensure existing and future tenants are protected;
 - Make sector more attractive to funders;
 - Build sector capacity;
 - Create mechanism for investment in existing stock;
 - Ensure organisations are meeting their objectives, and ultimately provide more homes for social housing use from LA housing lists.

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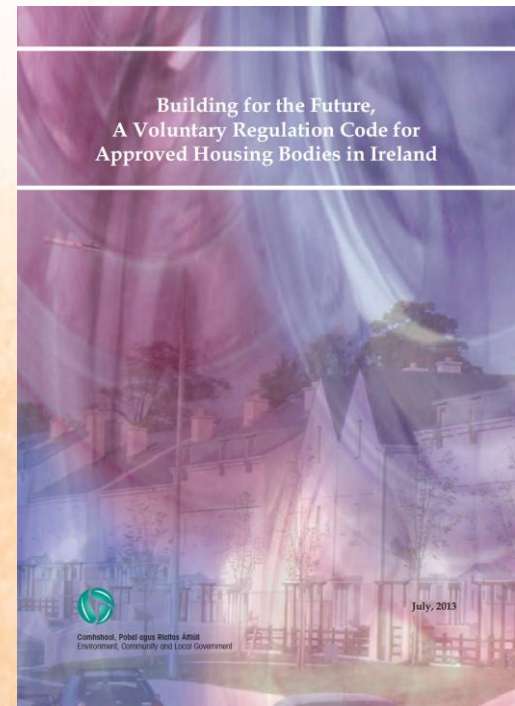


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The Voluntary Regulation Code

- Launched by the former Minister in July 2013;
- 217 associations are now signed up to the Code;
- Pre-cursor to statutory regulation;
- Based on a proportionate approach for Tiers One Two and Three.

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Statutory Regulation: the next step

- **General Scheme of the Bill published in December 2015;**
- Main provision – establish a regulatory body for the approved housing body sector;
- Regulator will be responsible for approving / registering housing bodies & setting regulatory standards;
- Pre-legislative scrutiny process – ICSH submission made on behalf of members;
- Report from Oireachtas Committee supported many of the concerns which an updated Bill will have to take account of:
 - Proportionality should be integrated into the Bill;
 - Extent of the powers of the Regulator;
 - Potential for loss of autonomy for AHBs.



The Charities Regulator

- Established in October 2014;
- All housing associations who had a CHY number on October 16th will have their details transferred across;
- All charities still have to register with the Regulator;
- Registration is done online after receipt of a letter with log in details and a pin number;
- An annual return will have to be submitted to the Charities Regulator.



Local Government Audit Service Report No. 29

The Oversight Role of Local Authorities in the Provision of Social Housing by Approved Housing Bodies

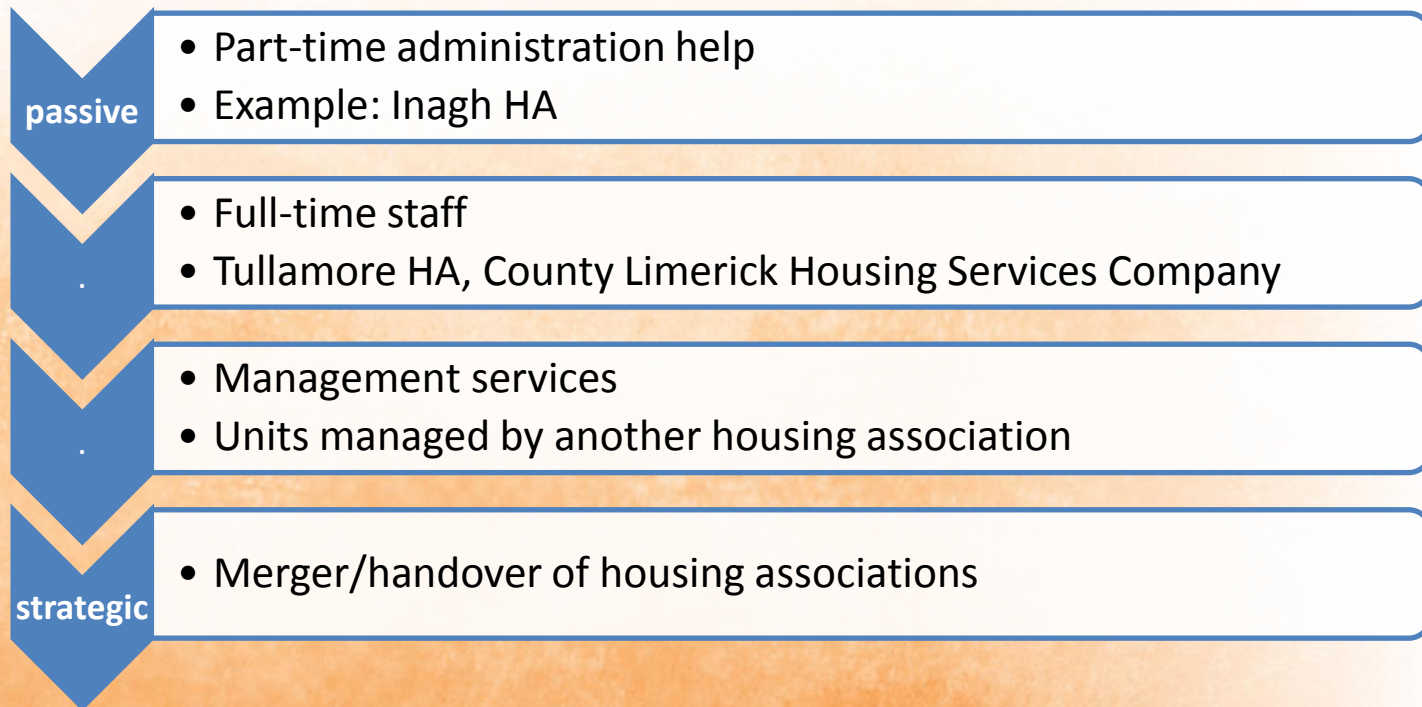
DECLG, December 2015

- Clarification of the various stakeholder roles and role of local authority required.



Management/ Collaboration Initiatives

- Emerging trend in the sector



The Residential Tenancies (Amendment) Act 2015

- Act commenced on 7th April 2016;
- Rationale: To give all tenants across sectors equal rights;
- Requires all tenancies to be registered with the RTB within 12 months from 7th April;
- Reduced Fee available in this 12 month period.



Dispute Types

- Invalid Notice of Termination;
- Rent Arrears & Over-holding;
- Deposit Retention;
- Breach of Landlord / Tenant obligations;
- Standard and maintenance of dwellings;
- Illegal eviction;
- Anti- Social Behaviour;
- Dispute types that do not apply to Social Housing include: Rent more than market rate, Termination notice reason of landlord requiring dwelling for own or family use, Subletting.



How the ICSH is assisting members

- Providing advice and guidance on the new legislation to Housing Associations nationwide;
- Assistance with registration process (online and paper forms);
- Assistance with payment process (e.g. composite fees);
- Following up on queries and incomplete registrations;
- Visits and meetings (group & individual) with housing associations where needed;
- Development and update of guidance documents and FAQs;
- Working collaboratively and liaising with the RTB and Department regularly.



Guidance Documents available from ICSH

- Introduction to the Amendment Act (by Kevin Baneham, Barrister);
- Frequently Asked Questions on the Act and its impact on Housing Associations;
- Guidance note on information required for the registration process;
- Guidance note on Transitional Accommodation and designation;
- Letter templates for the designation of Transitional Accommodation;
- A Template Tenancy Agreement;
- A Guidance note on Tenancy Agreements;
- Available on ICSH website:
<http://www.icsh.ie/content/rtb/residential-tenancies-amendment-act-2015-information> .

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AHB Activity - Dublin City Council

- ICSH Development Survey – records AHB development plans;
- Collectively approximately 1,026 units in pipeline for delivery in DCC region to the end of 2017 from 18 ICSH members;
- DCC plan state 1,322 units to be delivered from 2015-17.
- Following slides demonstrate contributions made by HAs in Dublin City to date.

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The Iveagh Trust, Rathmines, Dublin 6



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Fold Ireland Housing Association, Ballygall Road East, Dublin 11

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Irish Council
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Clúid Housing Association, Finglas, Dublin 11



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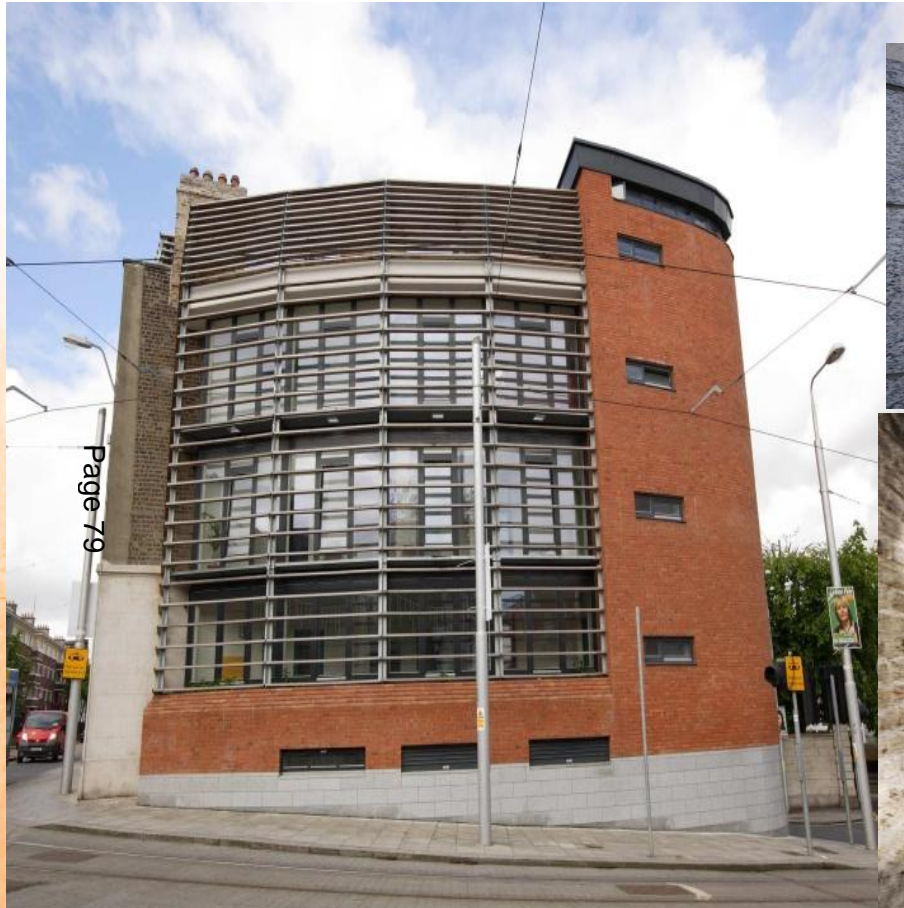
Dublin City Council & Túath Housing Association, Cabra, Dublin 7

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Túath Housing Association & Depaul Ireland, Dublin 8



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Túath Housing Association, Shelbourne Wharf, Dublin 4

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HAIL, Clúid Housing Association & Sonas Housing Association, Belmayne, Dublin 13

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Circle Voluntary Housing Association, Dublin 1

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Sophia Housing Association, Cork Street, Dublin 8



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Sons of Divine Providence, Ballyfermot, Dublin 10

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Irish Council
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ALONE, Willie Bermingham Place, Dublin 8



Page 85



Royal Hospital Donnybrook VHA, Dublin 4



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Merrick House, Terenure, Dublin 6w





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Thank You

Kathleen McKillion
Irish Council for Social Housing
Email kathleen@icsh.ie
Tel 01 6618334



Irish Council
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HOUSING MAINTENANCE

HEATING BUSINESS UNIT

AMALGAMATION: HEATING / HVAC / RETROFITTING

HEATING: 18,000 INTERVENTIONS (SERVICES, CALL OUTS, FULL INSTALLATIONS, DEPOT REPAIRS).

FABRIC UPGRADE PHASE I: 7,248 HOUSES COMPLETE - €10.7M SPENT TO DATE

PHASE II – 850 UNITS @ €13,000 PER UNIT = €11M (4,820 TOTAL OVER 5 YEARS)

HVAC: 37 CORPORATE SITES, 98 DOMESTIC SITES, 242 CONTRACTS MANAGED.

SPECIAL CREWS BUSINESS UNIT

JOINERY WORKSHOP : 680 WINDOWS – 450 DOORS/SCREENS – 1063 “OTHER”

FROM REPLACEMENT TO REPAIR DEPENDING ON CATEGORISATION

STEEL FABRICATION WORKSHOP : 900 UNITS STEELED UP - 350 “OTHER” WORKS

CHOKER CAR: 4,500 – 250 OUT OF HOURS AV P.A.

DANGEROUS BUILDINGS: 150

SPECIAL WORKS: 250

PAINTING CREWS: 1,400 FLATS EXTERIOR - 975 HOUSING UNITS –

HOUSING MAINTENANCE

ADAPTATIONS BUSINESS UNIT

- RAMPS: 10, ON ORDER 30
- STAIRLIFTS: 14, ON ORDER 8
- BATHROOM ADAPTATIONS: 61, ON ORDER 40
- EXTENSIONS: 6 COMPLETE, 20 ON ORDER , 24 ADVANCED DESIGN
- OTHER (RAILS, ETC) 150

CARETAKING/CLEANSING BUSINESS UNIT

- CARETAKERS: 13,336 UNITS – 147 CARETAKERS
- SPECIAL CREWS: GRAFFITI, VOIDS, TREES, INFESTATION, POST MORTEM CLEANUPS, HOARDERS

ENGINEERING/INSPECTORATE BUSINESS UNIT

- ENGINEERING SITE VISITS/INSPECTIONS: 445.
- STOCK INSPECTIONS: 900.
- PRE-TRANSFER INSPECTIONS: 100.
- MORTGAGE TO RENT INSPECTIONS: 60.
- DISABLED ADAPTATIONS INSPECTIONS: 750
- SAFETY LINES INSTALLED:38
- ROOF OVERLAYS : 110

HOUSING MAINTENANCE

- **VOIDS/MAINTENANCE BUSINESS UNIT**

- 8 DEPOTS (REDUCTON IN TRADE STAFF 27% SINCE 2008)
- REPAIR REQUESTS RECEIVED: 45,614
- REPAIR REQUESTS COMPLETED: 33,298 (73%)
- TOTAL VOID TURNAROUND 2015: 1,012.
- VOIDS TURNED AROUND TO DATE in 2016: 424
- VOIDS CURRENTLY IN THE SYSTEM: 161 (0.63%)

OTHER

- SENIOR CITIZEN ALARMS
- TENDERS – WASTE/GAS BOILERS/BATHROOM ADAPTATIONS/PAINT/ STEEL, ETC
- HEALTH AND SAFETY INSPECTIONS
- ACTS AND TECHNICAL GROUP

VOIDS

- **315 VOIDS SINCE 01/01/2015**
- **24 VOID PENDING DEMOLITION/REFURB**
- **291 SAMPLE = 13 NEW VOIDS PER WEEK ON AVERAGE**
- **SIZES**
 - 30% - 0BED
 - 27% - 1BED
 - 28% - 2 BED
 - 13% - 3BED
 - 2% - 4 BED
- **TYPES**
 - 45% FLATS
 - 20% HOUSES
 - 35% SEN CITS
- **REASONS**
 - 9% LONG TERM CARE
 - 30% DECEASED
 - 21% SURRENDER
 - 23% TRANSFERS
 - 2% ABANDONED
 - 15% OTHER (ACQUISITIONS, VPD, ETC)

2 - TO - 1

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2 – TO - 1

- **COMPLETE TO DATE - 100 TO 50**
 - DRUMALEE, GREENDALE, MALLIN, ETC
- **ON SITE - 36 TO 18**
 - BRICANS, MOUNT DILLON
- **READY AWAITING PART 8 - 114 TO 57**
 - BASIN ST, GREENDALE PHASE 2, ETC

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Leithdháilithe agus Aistruithe Tithíochta, Seirbhísí Tithíochta agus Cónaithe,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Housing Allocations and Transfers, Housing & Residential Services
Civic Offices, Wood Quay, Dublin 8
T. Housing List/Transfer List: 222 2201
E. housingallocations@dublincity.ie

22nd June 2016.

MF/0884/2016

**To the Chairman and Members
Of the Housing Strategic Policy Committee.**

Re: Housing Needs Assessment 2016.

In accordance with section 21 of the Housing (Miscellaneous Provisions) Act 2009 (No. 22 of 2009), as adapted by the Environment, Heritage and Local Government Order 2011, Dublin City Council must now carry out a general revision of the Housing Waiting List. The purpose of this revision is to update our records and to remove the names of those applicants from the List who are no longer interested in, or who no longer qualify under the Allocation Scheme 2013 to be housed by the City Council.

It is intended to issue the HNA questionnaire and the covering letter on the 6th July with a return date of the 27th July. We will issue the second letter to those who have not responded with a return date of the 18th August 2016. Once the second round of responses have been received and logged, we will then issue a third letter informing non respondents that they have been removed from the Housing Waiting List.

Publishing our Housing Needs Assessment:

National and Local newspapers

Local radio stations

DCC Website

Posters in Area Offices, posters to all councillors for their clinics, posters to all libraries.

Area Office Newsletters

Once the assessment is complete, it is proposed that we will review any closed applications which are queried for a period of six months with the 31st March 2017 being the cut off point.

Mary Flynn

Administrative Officer

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Housing & Residential Services
Strategic Policy Committee.
22nd June 2016.

Housing Regeneration Programme Update

Dolphin Park - Overall Masterplan – 600 units (Existing units 436)

- Demolition of two blocks complete.
- First Phase 100 units (63 refurbishments & 37 new Builds) - Tenders being assessed with a view to start on site in September.
- Fold Housing Association to apply for planning permission by the end of June to provide 43 units of accommodation for senior citizens.
- Phase 2 at early stage with a view to having plans to show the Regeneration Board and Department of Housing, Planning & Local Government in September.

St. Michael's Estate (Thornton Heights)

- Phase 1a – 75 housing units managed by Circle Housing Association, which includes childcare facility and estate office. Occupied during 2014.
- Options for Phase 1b site and the 10 acre site is being reviewed by the Land Initiative Team.

St. Teresa's Gardens (originally 346 units) (63 existing units)

- Demolition (4 blocks previously demolished). 2 blocks to be completed by beginning of July with the demolition contractor due on site within the next two weeks to commence work on final block.
- Enabling Works 2. – services diversions on site it is a 5/6 month contract due to complete in August/September.
- Enabling Works 3. Drainage, walls and demolition of 3 houses has been tendered but awaiting contamination report and may have to retendered in July.
- Tender for Main Contract to construct 50 units delayed due to contamination report, hope to go to tender Q.4. 2016.
- Linear Park – outline design being finalised and will then commence consultation.
- Refurbishments – The remaining 10 of 56 are being snagged and awaiting allocation.
- Precinct Improvements - To commence at the end of the Summer.

O'Devaney Gardens

- Initiated Part 8 on 24th May to demolish 4 blocks.
- 10 units are still occupied and we are actively seeking alternative accommodation for them.
- The whole site is being reviewed by the Land Initiative Team in the context of the 2010 Masterplan where there is an existing planning permission for 110 units in Phase 1A.
- Infirmary Road Site – design team should be in place by August with Part 8 due before the Council by year end.

Ballybough Road/Croke Villas/Sackville Cottages

- Ballybough Road went to tender on the 13th June (7 units)
- Initiated Part 8 for the demolition of Croke Villas on the 24th May.
- Contracts received from Pairc an Crocaigh Teo but still awaiting deposit of €1.6m.
- Awaiting approval from the Department of Housing, Planning & Local Government to appoint a design team for Sackville Cottages and its environs.

Dominick Street

- Cost Effectiveness Report following appraisal of several design options was sent to the Department of Housing, Planning & Local Government on the 31st May.
- Following approval in principle for funding of a mixed use scheme of 72 social housing units, commercial and communal facilities, the scheme will be detailed up for planning and construction tendering.

Charlemont Street

- Construction to provide 79 units of accommodation and a communal facility commenced on site in December 2015 and is on schedule to complete by end of 2017.
- 37 Families remain after 9 families moved to new units in Rathmines Crescent in the last few weeks.

Marguerite Staunton
A/Senior Executive Officer
17th June 2016

Housing & Residential Services
Strategic Policy Committee.
22nd June 2016.

Rapid Build Housing Programme.

Dublin City Council commenced a Rapid Build housing programme in November 2015 for the provision of 245 Rapid Build Homes to provide accommodation to an increasing number of households with dependent children accommodated in emergency accommodation.

An examination of Dublin City Council's land holding has identified the below sites that can accommodate 153 Rapid Build homes: Site specific enabling works to service each of the sites will be undertaken by the City Council using its existing civil works frameworks contracts. These works will exclude foundations and service connections, which will form part of the Rapid Build housing contracts.

Poppintree, Ballymun. - 22 modular homes.

- Completed April 2016
- All 22 units occupied
- Final account currently being assessed

Currently tenders for design and build of the following four sites are being assessed. This process will be completed in July.

Curlew Rd, Drimnagh. – 29 modular homes

- Site Enabling Works to commence including foundations & erection of homes Q3- 2016
- Completion Q4 2016

Belcamp site H, Belcamp Avenue. – 38 modular homes

- Site Enabling Works to commence including foundations & erection of homes Q3- 2016
- Completion Q4 -2016

St.Helenas Drive, Finglas. – 40 modular homes

- Site Enabling Works in progress
- Foundations & erection of homes Q3 -2016
- Completion Q4- 2016

Cherry Orchard, Ballyfermott. - 24 modular homes

- Site Enabling Works in progress
- Foundations & erection of homes Q3 2016
- Completion Q4 2016

Dublin City Council propose to deliver 245 Rapid Build homes on its lands as instructed by government on 21st October 2015, The Housing Department will be required to identify sites for 92 Rapid Build homes in 2016. Planning for the sites will be by way of Part 8 of the Planning & Development Act. A National Framework will be overseen by the Office for Government Procurement and this Framework will be used to deliver the tranche of 350 Rapid Build homes approved for the Dublin region units including 92 for Dublin City. It is anticipated that a framework for Rapid Build Housing will be in place in summer 2016

Marguerite Staunton
A/Senior Executive Officer
17th June 2016

Traveller Accommodation Update - June 2016

1. **Allocations:** A total of 4 families have been housed with Traveller Priority in Q1.
2. **Fire Review** - draft final reports have been received and an overall draft implementation plan drawn up. Site-specific meetings will take place with representatives from each site to consult with and agree individual site implementation.
3. **New Site Development** - There is ongoing work to identify new sites for Traveller Accommodation. Discussion at LTACC 21/06/16
4. **Waste management:** There are a number of complaints regarding waste management on the N32 and in the environs of Labre Park. TAU and waste management sections are working together to address these issues.
5. **Mid-term Review:** LTACC is undertaking a mid-term review of TAP 2014-2018.

TAP UPDATE

	TAP Reference	No of Units	Description of Works	Status 13/04/16
1	(6.4) Proposals to meet Housing Need	4	St. Joseph's Park Day-house upgrade Long-term void refurbished. 1 refurbishment and 3 void recoveries	Complete
2	(6.4) Proposals to meet Housing Need	1	Special Needs Adaptation - 18 Avila Park	Complete
3	(6.4) Proposals to meet Housing Need	2	2 House Acquisitions - Finglas	Complete
4	(6.4) Proposals to meet Housing Need	2	Rebuild of 2 houses - Bridgeview	Complete
5	(8.12) Emergency Facilities	8	Additional Emergency Facilities for families living on the site without sanitary facilities Labre Park:	Complete
6	(8.12) Emergency Facilities	9	Buyout & Refurbishment of 9 existing units	Complete
7	(8.14) Electrical Supply	30	St. Margaret's Park Electrical Infrastructure Upgrade	Complete
8	(8.4) Roads & Footpaths Improvement	1	Road Resurfacing Avila Park	Complete
9	(8.8 C) Maintenance & Repair	8	Remediation of 8 Impaired Yards	Complete
10	(8.8 C) Maintenance & Repair	5	5 Kitchen Replacements	Complete
11	(8.8 C) Maintenance & Repair		Repainting of Bays	Complete

12	8.8 C) Maintenance & Repair		Attic Insulation of all Traveller-specific Group Housing	Complete
13	8.8 C) Maintenance & Repair		Distribution of Fire Blankets, CO2 alarms, smoke alarms to all tenants	Complete & offer to install ongoing
14	8.8 C) Maintenance & Repair	2	Bathroom Special Needs Adaptations 2 wet rooms Avila & Labre	Complete
15	(8.8 C) Maintenance & Repair		Grand Canal Harbour – Drainage works	Complete
16	8.8 C) Maintenance & Repair	1	Bathroom Special Needs Adaptations Cara Park wet room	Complete
			Projects In Progress	
	(6.4) Proposals to meet Housing Need	3	Labre Park: Rebuilding of 3 Fire Damaged houses in Kylemore Grove (Phase 1) - Construction start date 20/06/16	In Progress
	(6.4) Proposals to meet Housing Need	2	Cara Park: Overcrowding extensions Tender Competition	In Progress - One tenant withdrew application
	(6.4) Proposals to meet Housing Need	2	Cara Park: Special Needs Adaptations Snagging	In Progress
	(8.12) Emergency Facilities	9	Refurbishment of Sanitary Facilities 9 units in Cara Park	In Progress
	(8.12) Emergency Facilities	2	New Sanitation Unit Requests received - 2 new requests, spec being prepared for quotes	In Progress
	(6.4) Proposals to meet Housing Need	6	Pigeon House Road - Redevelopment of site Proposal submitted to DECLG 04/03/16	Approval to Pre-Tender Stage 2
			Change of Submission	
	(8.3) Community Facilities	1	Remediation of Pyrite-damaged - Avila Park Community Centre Pending submission by local representative.	On Hold - request to demolish & replace with housing under consideration
	(6.4) Proposals to meet Housing Need	10	Tara Lawns - Redevelopment of the site Clean-up of site and drainage works in progress.	Approval in Principle Stage 2 (detailed design)
	(8.14) Electrical Supply	15	Electrical Upgrade - St. Oliver's Park	Approval in Principle Stage 1
	(6.4) Proposals to meet Housing Need	30	St. Margaret's Park Day-house upgrade Pilot Scheme to trial 2 units & funding application submitted to DECLG for approval. Resubmitted for TAP 2016 allocation	Approval In Principle - Stage 1
	(6.4) Proposals to meet Housing Need	5	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site Application for funding submitted to DECLG, Engagement with Respond to	Approval In Principle - Stage 1

			manage the site under redevelopment.	
	(6.4) Proposals to meet Housing Need	3	Bridgeview /Northern Close/ Avila Park Rebuild of Single Houses Initial feasibility submitted for 2016 allocation under TAP	Submission to DECLG for Approval In Principle
			Pending Approval in Principle	
	(6.4) Proposals to meet Housing Need	24	Labre Park: Re-development (Phase 2) Meeting with DECLG took place in February. Requested to submit a capital appraisal addressing phasing and management issues. Submitted following consultation with BTAP & Clúid.	Submission to DECLG for Approval In Principle
	(6.4) Proposals to meet Housing Need	15	Redevelopment of St. Dominic's Park Site occupied without authorisation by c. 20 families. Emergency works to make the site safer. Proposal submitted to DECLG 04/03/16	Submission to DECLG for Approval In Principle
	(8.14) Electrical Supply	14	Electrical Upgrade - St. Joseph's Park Initial feasibility submitted for 2016 allocation under TAP	Submission to DECLG for Approval In Principle
			Not Started	
	(6.4) Proposals to meet Housing Need	15	St. Oliver's Park Day-house upgrade	Not Started
	(8.3) Community Facilities	1	St. Joseph's Park - Community Centre refurbishment	Not Started

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