



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 8 FEBRUARY 2018 AT 3.00 PM**

AGENDA

THURSDAY 8 FEBRUARY 2018

PAGE

- | | | |
|---|---|---------------|
| 1 | Minutes of meeting dated Thursday 11th January 2017 and matters arising | |
| 2 | Chairperson's Business: <ul style="list-style-type: none">○ Correspondence○ Update on Sub-Groups<ul style="list-style-type: none">○ Condensation:○ Scheme of Lettings Priorities – Verbal Update | |
| 3 | Presentations <ul style="list-style-type: none">○ Rent Arrears○ Pilot Residential Vacancy Study | |
| 4 | Housing Update Reports <ul style="list-style-type: none">○ Rebuilding Ireland – Affordable Housing – Verbal Update○ Private Rented Dwellings – Verbal Update○ DCC Flat Complexes Regeneration – Verbal Update○ Homelessness Update○ Housing Supply Report○ Traveller Accommodation Update | 3 - 34 |
| 5 | Motion in the name of Cllr Alison Gilliland

Recognising the very limited social amenities, public play areas and public green spaces in Belmayne, this Council calls for the MUGA planned under the Ayrfield Public Private Partnership (Planning Reference 311/2017) be delivered as the first element of this planning proposal so that current residents are provided with a tangible social amenity. | |
| 6 | AOB | |



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 8th February 2018

Item No. 4e

Housing Supply Report February 2018

Housing Supply Report February 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

Dublin City Targets under Housing Strategy 2017-2021	9802
Dublin City Target 2018 (Minimum)	1763

Delivered	2017	2018	Total 2017-2021
Units Completed to date	634	14	648
Part V	56		56
Buy and Renew Scheme	3	3	6
Rapid Home Delivery	130		130
Voids Restored	879	86	965
Outturn	1702	103	1805

HAP Tenancies Delivered	2017	2018	Total 2017-2021
HAP Tenancies, Homeless (Dublin Region)	1579	89	1668
HAP Tenancies (General)	1040	94	1134
Outturn	2619	183	2802

HEADLINE ITEMS - QUARTER 1 2018

Going to Tender

- O'Devaney Gardens - 56 Units - Stage 3 approval received - Tender advertised in EU Journal February 2018
- Dominick Street – 73 Units - Tender advertised in EU Journal February 2018

Part 8

- St. Teresa's Gardens – Part 8 for Additional 4 Units and Park February 2018
- Infirmary Road - 38 Units - Part 8 to be initiated March 2018

Award Contract

- North King Street – 30 Units - Construction Contract to be awarded Q 1 2018

Projected Delivery to 2021	2018	2019	2020	2021	Total
Units Under Construction	246	141	80		467
Units currently being acquired	335	107			442
Buy & Renew	8				8
Repair & Lease	12				12
Part V Units	54	104			158
Units at Tender Stage		213	157		370
Capital Appraisals Submitted to Department		57	361		418
Units at Preliminary Planning/Design		32	419		451
Potential Units from Vacant Council Lands			437		437
Sites for Social housing PPP Bundle 1			220		220
Projected Acquisitions	100	100	100	100	400
Rapid Home Delivery	69	322	334		725
Voids	800	800	800	800	3200
Total Delivery of Units	1624	1876	2908	900	7308

Projected Delivery to 2021 for HAP Tenancies	2018	2019	2020	2021	Total
HAP	1300	2000	2000	2000	7300
HAP Homeless	1000				1000
Total Delivery of Units	2300	2000	2000	2000	8300

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	9
	DCC	Buy & Renew Scheme	B&R	3
		Total Acquisitions & Constructions:		12
Central/Special Needs	AHB	Mountjoy Square (Dublin Simon)	CAS	2
South Central/Special Needs	AHB	Patrick Street (Dublin Simon)	CAS	1
South Central/Special Needs	AHB	Wheaton Court, Inchicore (Dublin Simon)	CAS	1
Central/Special Needs	AHB	Benedicts Gardens, Dublin 7 (ALONE)	AHB Leasing	1
		Total AHB Completions:		5
		OVERALL TOTAL - COMPLETIONS		17

Schemes Under Construction – DHPLG CWMF Stage 4							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	9	25 units handed over to date. Final 9 units to be completed Feb. (3) and April (6)	Completion of Scheme	Q1 2018
North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Blocks 1 - 7 complete. Phase 6 (Blocks 8 - 20) commenced on site 6th June 2017. 24 month construction contract.	Completion of phased handover of blocks 13-20 (Oct. 2018).	Q2 2019
South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Construction ongoing	Completion of Phase 1 - July 2018	Q3 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	On site	Completion of works November 2018	Q4 2018
South Central General Needs	AHB	John's Lane West D8 (Focus)	CALF	31	Accelerated CALF approved 09/05/2017 (16 x 1 bed/10 x 2 bed/5 x 3 bed)	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	Q 1 2020

Schemes Under Construction – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	On site	Completion of units	Q2 2019
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.	Q4 2018
	Total			467			

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)	97	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	247	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	30	In progress		
	GRAND TOTAL	Units being acquired		442			

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	Part 8 for 4 additional houses and revised park initiated Oct. 2017. Tender documents being prepared	Tender to issue April 2018	Q4 – 2019
Central Area General Needs	Dublin City Council	O'Devaney Gardens	Regeneration	56	Tender documents being finalised	Tender to issue February 2018	2020
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Tenders assessed	Award contract subject to DHPLG approval	Q4 2019
Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Detail design and tender documentation finalised	Tender to issue February 2018	Q1 2020
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Assign to in-house design team	Detail Design and Stage 3 application (go to tender)	Q1 2020
North Central General Needs	Dublin City Council	Belcamp (Site C)	LA Housing	16	Assign to in-house design team	Detail Design and Stage 3 application (go to tender)	Q1 2020
North West Special Needs	AHB	Wad River Close, Ballymun (Cluid)	CALF	9	3rd party appeal lodged to grant of permission by DCC.	ABP Decision	Q2 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Disposal complete. Contractor to be appointed	Appointment of contractor	Q4 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	Q3 2019
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Final Grant issued January 17/1/2018	Detailed design and complete pre-tender submission	2019
Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	Final Grant issued 5/1/2018	Detailed design and complete pre-tender submission	2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	6	Stage 2 approved. Design team appointed	Planning application to be lodged March/April 2018	Q4 2019
South Central – Special Needs	AHB	Rafter’s Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Stage 4: Tender report received. DCC reviewed. Clarification required; AHB submitted updated report	DCC to review	Q 2 2019
	GRAND TOTAL			370			

Capital Appraisals Submitted to the Department

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	61	Tender documents being prepared	Tender to issue June 2018 subject to DHPLG approval	Q2 2020
Central General Needs	Dublin City Council	Infirmiry Road/ Montpelier Hill	LA Housing	38	In-house design team appointed	Submission of Part 8 Q1 2018.	Q4 2020
Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Tender documents being prepared	Tender documents to issue September 2018	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 Area	Dublin City Council	St. Finbar's, Cabra	LA Housing	35	Stage 1 approval December 2017 - Design team to be appointed	Prepare Cost Plan for Stage 2 approval. Part 8 end Sept 2018.	Q4 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
Central/ Special Needs	AHB	Arbour Hill (Dublin Simon)	CAS	18	Stage 1 approved	Submission of Stage 2 application February 2018	Q1 2020
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Preliminary design received. Cost plan received. Revised application received.	Await Stage 1 approval	2019

Capital Appraisals Submitted to the Department

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 approved 2/10/2017. Estimated date for lodgement of Stage 2 May 2018	Submission of Stage 2 for approval	2019
South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Stage 1 approved January 2017. Sanction received from OPW to transfer site to DCC	Complete transfer of site to DCC	Q4 2019
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Application for single stage approval	Decision on application	Q1 2019
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received and submitted to DHPLG 5/1/2018	Approval of Stage 1	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				418			

Schemes at Preliminary Planning/Design Stage

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 December 2017	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		TBC	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	TBC	Feasibility/review to be completed.		
North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	TBC	Surveys to be carried out on sites to determine suitability for development.	Determine when sites will be available for future development.	2020
South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020
South Central	Dublin City Council	Bow Lane West, James's Street	LA Housing	4	Title issues on site. Feasibility Study received from AHB for development of site.	Resolve title issues.	2019

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF	8	Agreement reached with Beneficiaries. ALONE to proceed to Tender February/March 2018. Application for funding received by Dept.	Issue funding approval	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.	2020
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	Circle requested to review Feasibility Study submitted.	Circle to review Feasibility Study	2019
North West	AHB	High Park, Grace Road (Respond)	CALF	101	Application lodged with ABP. ABP raised queries in December 2017 to be addressed by AHB.	AHB to submit revised proposal to An Bord Pleanála	2020
TOTAL				451			

Potential Affordable Build Homes (Tentative Proposals)

Scheme/Site	No. of Units	Status	Expected Completion Date
Ballymun - O'Cualainn (Site 1)	49	Contractor on site	19 Completed - remaining 30 2018
Ballymun - O'Cualainn (Site 2)	40	Feasibility Stage	2019
Ballymun (Other Sites)	200	Feasibility Stage	TBC
Cherry Orchard	500	Feasibility Stage	TBC
Land Initiative Sites	329	Procurement process	TBC
Poolbeg SDZ	500	Feasibility Stage	TBC
Belcamp/Oblate lands, Coolock	300	Feasibility Stage	TBC
Kildonan Road/Abigail Lands	150	Feasibility Stage	TBC
St. Helena's, Finglas	50	Feasibility Stage	TBC
Total	2118		

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	Next phase of the procurement process (ITPD) Invitation to Participate in Dialogue documents to pre-qualified candidates to issue end February 2018. Technical Dialogue Mar/Apr 2018. final Tender issue June/July 2018. Total Units 585 units	119
Oscar Traynor Road North Central - General Needs	Development opportunity advertised in national press 24/4/17. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Next phase of procurement Project Information Memorandum and Pre Qualification Questionnaire to issue 10th February 2018. 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 437
Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - Nowrth West General Needs	2nd phase of the procurement process commenced in December 2017, following the issue of the Invitation to Participate in Dialogue (ITPD) document and the initial Project Agreement to the Prequalified Candidates.	70
Ayrfield (part of) North Central - General Needs and Special Needs	2nd phase of the procurement process commenced in December 2017, following the issue of the Invitation to Participate in Dialogue (ITPD) document and the initial Project Agreement to the Prequalified Candidates.	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
Slademoore Ayrfield	15	Review Site and Feasibility	2019
Springvale Chapelizod	81	Review Designs	2020
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	584		

Repair and Lease Scheme

Committee Area	Provider	Scheme/ Property Address	No. of Units	Status	Next Milestone	Refurb work to be completed by...	Expected Closing Date
Central	Private owner	Richmond Crescent, North Circular Rd., Dublin 1	1	Inspected	Additional information required from owner	DCC	2018
Central	Private owner	Ormond Place, Dublin 1	1	Inspected	Owner to submit schedule of works	DCC	2018
Central	AHB	Alexander Terrace, North Wall, Dublin 1	1	Inspected	Waiting update from AHB	AHB	2018
North West	Private owner	Gallaun Road, Poppintree, Dublin 11	1	Inspected	Additional information required from owner	DCC	2018
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	1	Documents pending	Owner to submit schedule of works	DCC	2018
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	1	Documents pending	Owner to submit schedule of works	DCC	2018
Central	Private owner	Capel Street, Dublin 1	3	Inspected	Owner to submit schedule of works	DCC	2018
Central	Private owner	Russell Street, Dublin 1	1	Inspection completed	Owner to confirm decision	DCC	2018
South Central	AHB	Kylemore Road, Ballyfermot	1	Pending schedule of works/costs	Approve costs	AHB	2018
South Central	Private owner	Benbulbin Road, Drimnagh	1	Documents pending	Owner to submit schedule of works	DCC	2018
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
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.	Tender to be issued for refurbishment.
South Central	St. Anthony's Road, Rialto, Dublin 8	1	To be confirmed	DCC	Design stage.	Tender to be issued for refurbishment.
Central	Lower Rutland St, Dublin 1	1	To be confirmed	DCC	Structural inspection	Design stage
Central	Kingsland, Dublin 7	1	To be confirmed	DCC	Structural inspection	Design stage
North West	Barry Avenue, Dublin 11	1	To be confirmed	DCC	Design stage.	Design stage
South East	Creighton Street, Dublin 2	1	To be confirmed	DCC	Design stage.	Design stage
Totals:		8				



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 8th February 2018

Item No. 3e

Traveller Accommodation Update – February 2018

Traveller Accommodation Update – February 2018

UNITS	DESCRIPTION OF WORKS	STATUS February 2018	
Single Stage Approval in Principle			Proposed Budget
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
3	Naas Road	Build 3 Traveller Specific Houses on new site in collaboration with CENA	€997,000
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
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	

Issues

Letters have been issued to all sites and tenants with regard to Fire Safety and Planning regulations. Inspections begun. Critical vacancy requests completed for Clerk of Works and Housing Welfare Officer replacements. Dogs have become a major H&S issue. DAZER units not successful in combating issue. All Departmental funding (745,507.13) for 2017 has been drawn down.

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
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. Unauthorised occupant delaying implementation.	



Homelessness Update 2017

1. Emergency Accommodation Usage - Families Experiencing Homelessness:

In December 2017, 1,121 families with 2,385 children resided in emergency accommodation.

The number of families in emergency accommodation, including hotels / B&Bs and other homeless accommodation, from January 2017 to December 2017 is detailed in Table 1, with the numbers decreasing in December 2017.

Table 1: Number of Families in Emergency Accommodation January '17 - December '17

	Jan '17	Feb '17	Mar '17	April '17	May '17	June '17	July '17	Aug '17	Sept '17	Oct '17	Nov '17	Dec '17
No. Families in PEA (Hotels/B&B's)	764	801	815	750	794	710	753	704	726	716	758	688
No. Families in STA/Hubs	243	254	254	341	305	405	425	442	412	423	430	433
Total Families	1,007	1,055	1,069	1,091	1,099	1,115	1,178	1,146	1,138	1,139	1,188	1,121

Work is continuing on the development of family hub facilities in the Dublin region, which will provide more appropriate temporary accommodation for families experiencing homelessness.

There are now 17 family hub type facilities operating throughout the Dublin region, providing accommodation for up to 437 families at any given time. The DRHE, in conjunction with the other Dublin Authorities, is developing proposals for the development of more family hubs to reduce the number of families in hotels and to reduce the time spent in hotels, while at the same time working to accommodate families closer to their local communities, schools, etc.

An update of the facilities throughout the Dublin region is included in Table 2 below.

Table 2 – Family Hubs operational in Dublin Region				
	Location	Number of Families	Operator	Local Authority
1.	Mater Dei, Clonliffe Road, Dublin 9.	50	Crosscare	DCC
2.	Aisling House, 19/20 St. Lawrence’s Road, Dublin 3.	11	Respond	DCC
3.	High Park, Drumcondra, Dublin 3.	34	Respond	DCC
4.	Hazel House, Glasnevin, D11	14	PMVT	DCC
5.	Brookfield Court, Rialto, Dublin 8.	4	PMVT	DCC
6.	Sarsfield House, Ballyfermot, Dublin 10.	12	Novas	DCC
7.	Clonard Road, Crumlin, Dublin 12.	25	Salvation Army	DCC
8.	Bram Stoker Clontarf, D. 3	25	PEA / Focus	DCC
9.	Anna Livia, O’ Connell Street, Dublin 1.	38	PEA / Focus	DCC
10.	The Townhouse, Dublin 1	98	PEA / Focus	DCC
11.	Viking Lodge, Dublin 8.	30	PEA / Focus	DCC
12.	Chuan Álainn, Tallaght, Co. Dublin.	9	Respond	SDCC
13.	Abberley, Tallaght, Co. Dublin.	40	PEA / Focus	SDCC
14.	Malahide Road, Co. Dublin.	12	PMVT	Fingal
15.	Kylemore, Swords, Co. Dublin.	6	PMVT	Fingal
16.	Millmount, Dundrum, D. 14.	12	PEA / Focus	DLRCC
17.	Monkstown, Co. Dublin.	17	PMVT	DLRCC
	Total	437		

2. Emergency Accommodation Usage in the Dublin Region 2017 – Singles and Couples:

In December 2017, there were 2,150 emergency bed spaces in place for singles and couples.

The DRHE is fully cognisant of the potential impact of severe weather to people who are rough sleeping and every possible effort was made in 2017 to ensure that there is adequate emergency accommodation provision for those that seek it and every effort is made 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.

However, the number of people accessing emergency accommodation has been steadily increasing since mid November 2017 and, thanks to the expansion of services, the number of people sleeping rough has decreased (see Table 3 detailing the facilities that opened in 2017). This was evidenced throughout the Christmas and New Year period when there was spare capacity in emergency accommodation and anyone that looked for accommodation was facilitated.

However, the requirement for further expansion of emergency accommodation continues to be reviewed and with the continuation of new persons being assessed as homeless, it is likely that further accommodation options will be developed. The Dublin Region Homeless Executive contingency measures were triggered throughout 2017 during more extreme weather such as the recent cold spells. 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.

Table 3 - Additional Capacity for singles and couples delivered by year end 2017

Premises	Operator	Type	Capacity
Drumcondra D 9	PMVT	STA	30
Portobello	PO	PEA	21
Clonskeagh D 6	Dub Simon	LTA	13
Cabra Road D 7	PMVT	STA	60
Little Britain St D 7	Depaul	STA	26
Longfields D 2	Dub Simon	STA	30
Balfe Road D 12	PMVT	STA	28
Ellis Quay D 7	PMVT	STA	10
Total			218
*Tallaght, D. 24 - PMVT STA with capacity for 15 to open early 2018, which will bring the number of additional emergency beds progressed during 2017 to 233.			

3. Overall Tenancies created in 2017 for people experiencing homelessness

In 2017 a total of 2,772 tenancies were secured for families (1,749) and singles / couples (1,023) either through Housing Assistance Payment tenancies or social housing allocations. A total of 1,434 households left emergency accommodation to take up tenancies while 1,338 households were assisted and prevented from entering emergency accommodation.

As detailed in Table 4, there were a total of 2,772 tenancies secured in 2017:

	HAP	Social Housing	Private Rented	TOTAL TENANCIES (households)
Total	1,699	1,022	51	2,772

Overall in 2017, 1,749 (63%) tenancies were secured for families and 1,023 (37%) tenancies were allocated to singles / couples (37%) including those prevented from entering homelessness and those exiting homelessness. To ensure those persons who take up 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.

Departures from emergency accommodation continue to account for most tenancies (52%) while prevention accounts for 48% of tenancies created.

3.1 Families exiting from Hotels / B&Bs in 2017:

Work continued throughout 2017 to reduce the duration of time families spent in commercial facilities. In 2017, 1,263 families moved from hotels / B&Bs to either Supported Temporary Accommodation or tenancies, as detailed in Table 5 below.

Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
26	42	80	285	159	76	100	104	86	104	72	129	1,263

3.2 Social Housing - Dublin City Council

A record number of homeless households were housed by Dublin City Council in 2017. By the end of 2017 a total of 483 households were housed through social housing (including with Approved Housing Bodies). This figure includes a number of specific initiatives to reduce the number of homeless either in commercial hotels or rough sleeping. The breakdown is as follows:

- 189 Housed in Casual Vacancies
- 83 Rapid Build
- 183 Voluntary Housing
- 7 Long Term Leasing
- 21 Housing Agency Acquisitions

A sustainable approach was agreed to the new developments which allowed a tenancy mix in the new builds.

4. Prevention

The Prevention team continues to engage with families and singles who are seeking homeless accommodation to explore options to prevent them from entering homelessness. Furthermore, the Placefinders Team continue to seek to source Housing Assistance Payment tenancies in the Dublin Region. As detailed in Table 6, a total of 1,338 households were prevented from entering emergency accommodation and re-housed in 2017; 817 families and 521 singles / couples.

As we move into 2018, prevention will continue to be a priority for the Dublin Region Homeless Executive and we will strive to make more progress on the number of preventions realised in 2017.

Table 6: All households (Singles and Families) prevented from entering homelessness by tenancy type: Jan – Dec 2017

	HAP	Social Housing	Private Rented	TOTAL TENANCIES
Total	1,171	166	1	1,338

5. Reasons for family homelessness January to November 2017

The total number of new families who accessed emergency accommodation in the 11 month period from January to November 2017 was 913 (December figures not verified at the time

of writing this report). An analysis of these household's circumstances at presentation to the four local authorities in the Dublin Region reveals that:

- **48%** of families (n=414) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- **48%** of families (n=415) 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=30) left their accommodation for other reasons including no income source, victim of anti-social behaviour, etc.

Link to reports- <http://www.homelessdublin.ie/publications>

6. Engagement with People Who 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. Overall Housing First has continued to have a high housing retention rate of 91% among the 181 persons who have participated, of which 164 did not return to rough sleeping / emergency accommodation.

The new National Director for Housing First has been announced and will be appointed shortly. The National Director of Housing First will be responsible for coordinating and driving a national cross-Government approach to Housing First. The National Director for Housing First will report to the Director of Homeless Services and will be based in the Civic Offices.

Eileen Gleeson
Director of Dublin Region Homeless Executive
1st February 2018