



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 5 APRIL 2018 AT 3.00 PM

AGENDA

THURSDAY 5 APRIL 2018

PAGE

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| 1 | Minutes of meeting dated Thursday 8th March 2018 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: Next Meeting 10th April @ 15:00, block 1, floor 3, Civic Offices | |
| 3 | Scheme of Lettings Priorities - Proposed Revision | 3 - 32 |
| 4 | Housing Update Reports <ul style="list-style-type: none">○ Homelessness○ Housing Supply○ Traveller Accommodation | 33 - 62 |
| 5 | Motion in the name of Cllr. Alison Gilliland <p>DCC notes the proposed changes in the Housing Allocations System, in particular the changes relating to removal of the Homeless Priority waiting list. DCC also notes the concerns regarding these changes expressed by key organisations working to support and evidence those experiencing homelessness</p> <p>To ascertain that these proposed changes do not negatively impact on the experience and the opportunity to be housed of those families and individuals who find themselves homeless, DCC will carry out a full Impact Analysis on the proposed changes and present the results for consideration prior to any decision being taken to proceed with the proposed allocations.</p> | |
| 6 | Emergency Motion in the name of Cllr. Cieran Perry <p>This committee calls on the Assistant Chief Executive for Housing to provide a report to the next Housing SPC documenting a process to alleviate the current delays in completing refurbishment work on voids. For example, there are</p> | |

currently over 60 voids in the North West Area with the majority in our procession since last year. I am aware that the contractor Framework is due for renewal in May but the tendering process may delay that further and we cannot afford to leave voids unoccupied unnecessarily during the current housing crisis. Temporary framework tendering may be an option or the use of another public service organisations construction framework may be possible. I am asking that the Office of Government Procurement is contacted for advice.

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A.O.B.

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- REPORT TO SPC re Docklands (Part V) - For Noting



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

HOUSING
ALLOCATIONS SCHEME
(Scheme of Letting Priorities)

Draft Revision – 5th April 2018

Housing Allocations Scheme (Scheme of Letting Priorities)

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Section 1. Introduction

1.1 Introduction

The purpose of the Allocations Scheme is to set out:

1. The basis for prioritising the allocation of all housing support to persons whose eligibility and need for accommodation has been established in accordance with Section 20 of the Housing (Miscellaneous Provisions) Act 2009 (and associated regulations).
2. The basis for prioritising transfer applications from a Dublin City Council (DCC) tenancy or other housing support including Approved Housing Body (AHB) Social Housing Leasing Initiative, Rental Accommodation Scheme (RAS) and Housing Assistance Payment (HAP).

In general, Housing and Transfer applicants will be prioritised having regard to time on the list and, any Priority status awarded to applicants for housing or transfer under this Scheme.

1.2 What Housing does the Scheme apply to?

1. Dwellings provided under the Housing Acts 1966 to 2009 or Part V of the Planning and Development Act 2000 – of which Dublin City Council is the owner,

or
2. Of which the housing authority is not the owner and which are provided under a contract or lease between the housing authority and the owner concerned, including rental accommodation availability agreements and leasing.

and
3. Dwellings owned and provided by Approved Housing Bodies (AHBs) to whom assistance is given under section 6 of the Housing Act 1993 for the purposes of such provision.

1.3 Who can apply to Dublin City Council?

All those qualified applications as outlined under the Social Housing Assessment Regulations 2011 (S.I No 84 of 2011).

Section 2. Housing and Transfer Lists

2.1 Dublin City Council Banding Scheme

Dublin City Council operates Housing and Transfer Lists and allocations are made from these lists.

Within the Housing and Transfer lists, priority is determined by two factors; the applicant's broad level of housing need and length of time on the list. The broad levels of housing need are reflected by bands contained within the lists. Applications will be assessed and placed in the appropriate band of the Housing or Transfer lists. Once in a band, applicants are offered available housing in date order.

2.2 The Housing and Transfer Lists

Applicants assessed as being qualified for social housing support are placed on the Housing List.

Applicants assessed as having no housing need will not be placed on the Housing list, but will be provided with advice, information and assistance on accessing alternative housing options. The list of qualified households will be categorised into three Bands reflecting broad levels of housing need, from very high, to moderate.

Band 1	Medical and Welfare Priority and other specified Priority Cases
Band 2	All overcrowded cases and those with previously awarded medical or welfare points
Band 3	All remaining qualified households

Within each of the three Bands, there may be households who have specific accommodation requirements which will need to be identified.

2.3 Waiting Time

Waiting time determines priority for housing within each band. A new applicant will be placed in the band that reflects their housing need. In all bands new applicants' waiting time will commence from the date of their qualification with the exception of Band 1 which is based on the date priority was awarded. Any applicants listed before them will have greater priority for offers of accommodation. The length of time an applicant waits for an offer will be determined both by their position in a band, the number of properties directed towards that band, and by their choice of area and type of accommodation.

2.4 Housing Areas

Where a household is accepted as being eligible to apply to a particular housing authority, they must select at least one area of choice within the functional area of that Authority.

Dublin City Council's functional area is divided into ten housing areas. Applicants may select up to **three areas** for which they wish to be considered for housing. One area choice must be in the Dublin City Area. The other choices may include areas within the City or in the functional areas of the other three Dublin Local Authorities – SDCC, DLRCC and FCC.

An applicant may only change/amend areas of choice once in any 12-month period.

2.5 Assessment of Bedroom Requirement

Under-occupation and overcrowding are assessed by working out how many rooms the applicant's household needs and looking at the number of rooms available to the household at present. If the applicant's household has more rooms available than their assessed need, they are under-occupying the property. If the applicant's household has fewer rooms available than their assessed need, the difference between the two is the level of overcrowding.

Sex overcrowding is deemed to exist where two persons of opposite sex, not being spouses or partners and both aged 9 years or over must sleep in the same room due to lack of accommodation.

When assessing need for accommodation based on overcrowding, applications will be assessed on the following basis:

Household Composition	No of Bedrooms Required
Single person, Couple, person over 9, or two persons over 9 years of the same sex	1
Lone Parent/Couple with 1 or 2 children under 9 years	2

Lone Parent/Couple with 3 or 4 children under 9 years	3
Lone Parent/Couple with 5 or 6 children under 9 years	4
Lone Parent /Couple with >6 children under 9 years	5

2.5.1 Children in Shared Custody/Access arrangements:

Dublin City Council will assess separated parents with partial custody/access arrangements for inclusion as part of their household and the following will apply to assignment of bedroom need:

- a) Children of parents living apart will be included in the Household of each parent but the type and extent of accommodation, which they require, will be assessed taking into account the extent to which their need for accommodation is met in the household of the other parent.
- b) Dublin City Council assigns multiple bedroom unit requirements to the parent with whom the children reside for the greater part and a 1-bedroom requirement to the other parent.

2.5.2 Extra Bedrooms on Exceptional Medical Grounds

A request for an extra bedroom on medical grounds may be taken into account and will be assessed on a case-by-case basis by the Allocations Officer – who may seek recommendations from the appointed medical referee - having regard to the medical reports submitted. The applicant will be placed in the appropriate band with regard to bedroom requirement in accordance with the above. This will be facilitated only on an exceptional needs basis. Dublin City Council will explore options such as reconfiguration of existing space to allow for storage of medical equipment and this will be recommended in the first instance.

2.6 Changing Bands on the Housing List

There will be occasions where a significant change in circumstances, such as the birth of another child or in the event of priority being awarded on medical or exceptional social grounds may result in the application being placed in a different band. The Banding Scheme has been devised so that any movement between bands will continue to reflect the time the applicant has spent waiting on the list of qualified households.

- **Band 1:** All qualifying applicants will be treated equally and the position on this band will be determined by date the priority was awarded.
- **Band 2:** The position on this band will be determined by the date of housing application and if assessed as overcrowded.
- **Band 3:** The position on this band will be determined by the date of housing application of all remaining qualified households.

In some instances an applicant may move down a band where their circumstances have changed, such as their bedroom requirement decreasing if an older child moves away, whilst others may move up a band where they are now deemed overcrowded following the birth of a child.

2.7 The Transfer List under the Banding Scheme

Tenants of Dublin City Council, including tenants of dwellings provided under the Social Housing Leasing Initiative, HAP, RAS or by AHBs may apply for consideration for a transfer to other dwellings within the administrative area. Accepted transfer applicants will be placed on the list from the date they made their transfer application.

The table below indicates the transfer need factors that determine a household's priority within the banding scheme.

Band 1	Medical, Welfare, Homeless HAP and other specified Priority Cases
Band 2	All overcrowded cases and those with previously awarded medical or welfare points
Band 3	All remaining qualified households

2.7.1 Within each of the three Bands, there may be households who have specific accommodation requirements which will need to be identified. e.g.

- a) Dublin City Council tenants displaced by fire and flood;
- b) Applicants requiring specifically adapted units e.g. wheelchair accessible accommodation;
- c) De-tenanting (where Dublin City Council tenants are required to move out of their home to allow major works to be carried). Such status will **not** apply to Approved Housing Body tenancies;
- d) Temporary Transfer where the property is in serious disrepair. Such status will **not** apply to Approved Housing Body tenants;
- e) Older person surrendering larger accommodation;
- f) Under-occupation of existing Dublin City Council tenancy;
- g) RAS tenants;
- h) RAS tenants who need a transfer as a result of Lease expiry or non-renewal of contract by the landlord;
- i) **Homeless HAP tenants**
- j) All other tenants who in the opinion of the Local Authority have a reasonable requirement for alternative accommodation.

2.7.2 Notwithstanding any of the above circumstances, tenants seeking a transfer must fulfil the following requirements to the satisfaction of Dublin City Council:

- a) Have held the tenancy in their present dwelling for a period not less than two years unless it is a temporary tenancy;
- b) Have a clear rent account or - in cases of exceptional medical or welfare need - a transfer may be considered where an agreement is in place and there is substantial compliance;
- c) Have kept their dwelling in satisfactory condition, subject to inspection;
- d) Have complied with the conditions of their tenancy agreement;
- e) Have no record of serious anti-social behaviour.

2.7.3 Transfer Applications from tenants with Rent Arrears

Transfer applications from tenants with Rent Arrears will be accepted only if there is an arrears agreement in place and substantial compliance has been certified but no allocations will be made except in accordance with 2.7.2(b).

2.8 Changing Bands on the Transfer List

There will be occasions where a significant change in circumstances, such as the birth of another child or a sudden worsening in an applicant's health may result in the application being placed in a different band. The Banding Scheme has been devised so that any movement between bands will continue to reflect the time the applicant has spent waiting on the list of qualified households.

In some instances an applicant may move down a band where their circumstances have changed, such as their bedroom requirement decreasing if an older child moves away, whilst others may move up a band where they are now deemed overcrowded following the birth of a child.

2.9 Transfer Chains

It may be possible from time to time to create a chain of Dublin City Council tenants who need to move and have been on the transfer list. These will be used in the following circumstances:

- a) To address overcrowding and under occupation and make good use of stock;
- b) To move a number of welfare/medical priority cases and make good use of stock;
- c) To address estate management issues;
- d) Housing First: tenancy breakdown is anticipated in Housing First for approximately 10% of applicants. Transfer chains will be used to allow for a transfer among Housing First tenancies and to safeguard against a return to rough sleeping.

2.10 Applications from Tenants of Other Local Authorities and Approved Housing Bodies outside Dublin City Council Administrative Area

Only Dublin City Council tenants, Dublin City Council RAS tenants, Approved Housing Body tenants, HAP tenants within the Dublin City Council administrative area can apply for Dublin City Council's Transfer List.

Tenants of Local Authorities other than Dublin City Council may, be considered for inclusion on the Housing List providing there are exceptional circumstances warranting this and subject to the possibility of the resulting vacancy being allocated to an applicant from Dublin City Council's housing list where appropriate. A welfare recommendation may be required in some cases.

2.11 Target Allocations Policy

Available properties will be targeted to the bands in differing proportions through the target allocations policy resulting in faster or slower housing through the band. This policy will be determined by the City Council and reviewed (annually or more often) as is considered appropriate.

Section 3. The Rental Accommodation Scheme (RAS)

3.1 The Rental Accommodation Scheme

The Rental Accommodation Scheme (RAS) is an initiative to cater for people who are in receipt of Rent Supplement (state support payment) and who have generally been living in the private rented sector for 18 months or more. Under the Scheme, Dublin City Council enters into direct contracts with Landlords for their properties for a specified time, usually a minimum of 4 years. In order to apply, a landlord must be tax compliant and their property must pass an inspection to ensure the accommodation meets required standards.

In the interest of good estate management, detailed and comprehensive background checks are carried out by the Council on all potential RAS tenants.

3.2 Applications for Housing under the Rental Accommodation Scheme

Applicants who are residing in private rented accommodation and are in receipt of Rent Supplement for over 18 months are eligible also to apply for social housing support under the Rental Accommodation Scheme. Applicants in receipt of rent supplement for a lesser period may be considered in exceptional circumstances or if a landlord is willing to enter the Scheme.

Applicants on the RAS list will be considered for a RAS tenancy with regard to their housing requirements, area preference and date of award of rent supplement.

3.3 Applicants housed under the Rental Accommodation Scheme seeking a Transfer

All RAS tenants who have been housed under this Scheme are deemed to be adequately housed and will, after 2 years tenancy, be eligible to apply for inclusion on the Transfer List in the same way as tenants of Council tenancies and Approved Housing Bodies. The Council will only accept Transfer applications from RAS tenants who have been housed **by and within** the Council's Administrative area.

Offers of suitable accommodation under the RAS Scheme will be recorded and refusals of any such offers will be taken into account in the same way as refusals of offers of Council and Approved Housing Body accommodation.

RAS tenants, who are in need of a Transfer to alternative accommodation through no fault of their own, as a result of Lease Expiry or non-renewal by their current Landlord, will be placed in Band 1 with a specific priority for alternative accommodation. This will allow all such cases to be identified at an early stage and help facilitate the Council to source suitable accommodation on a timely basis.

RAS tenants may be considered for an alternative RAS tenancy or for a Dublin City Council or an Approved Housing Body Tenancy depending on the degree of priority awarded to them through the banding system.

Section 4. The Housing Assistance Payment Scheme (HAP)

4.1 Housing Assistance Payment (HAP)

The Housing Assistance Payment Scheme (HAP) is a form of social housing support which is available to households who have been deemed eligible for inclusion on Dublin City Council's Housing List, including many long-term Rent Supplement recipients. Under HAP, Dublin City Council will make the full rent payment, subject to rent limits, on behalf of the HAP recipient directly to the landlord. The HAP recipient will then pay an income related rent to Dublin City Council.

4.2 Applications for Housing under the Housing Assistance Payment Scheme

Any household that qualifies for social housing support will be eligible to apply for HAP. Current Rent Supplement recipients who qualify for social housing support will be transferred from Rent Supplement to HAP on a phased basis.

4.3 Applicants housed under the Housing Assistance Payment Scheme seeking a Transfer

HAP recipients who wish to do so will be able to access other social housing supports such as local authority housing or housing provided by approved housing bodies, not through the current waiting list system, but through the transfer system operated by Dublin City Council. The HAP recipient will automatically move onto the transfer list when the HAP tenancy begins. The transfer list will reflect the time that the recipient previously spent on the waiting list. The HAP recipient will therefore be placed on the transfer list on no less favourable terms than if they remained on the waiting list.

Households who were homeless prior to receiving a HAP tenancy will have priority on Band 1 of the Transfer List.

Section 5. Approved Housing Body (AHB) Housing Accommodation

5.1 Applications for housing provided by an Approved Housing Body

Applicants who have been deemed eligible for inclusion on the Housing List of qualified persons may be eligible for nomination to an Approved Housing Body and may be referred to that Body for interview and consideration for suitable vacancies, having regard to their housing requirements, area choice and time on the list. The selection process for suitable nominations to an Approved Housing Body will be based on the same criteria as any applicant for a Dublin City Council tenancy i.e. bedroom requirement, time on the list, priority status.

Such applicants will be interviewed by the Approved Housing Body and that Body will determine if an offer of suitable accommodation is to be made.

Offers of suitable accommodation by Approved Housing Bodies will be recorded and refusals of any such offers will be taken into account in the same way as refusals of offers of Council accommodation.

5.2 Applicants housed by Approved Housing Bodies seeking a Transfer

Applicants housed by an Approved Housing Body on foot of a Council nomination are deemed to be adequately housed and will, after 2 years tenancy, be eligible for inclusion on the Transfer List, in the same way as tenants of Dublin City Council and of the Rental Accommodation Scheme.

Qualifying Transfer applicants will be placed on the list from the date of application.

Tenants will only be eligible for inclusion on the transfer list if the rent account is not in arrears and the rent assessment is up-to-date. Exceptions will apply on a case by case basis at the discretion of the Allocations Officer (DCC).

The Council will only accept Transfer applications from tenants of Approved Housing bodies in the Council's Administrative Area.

Offers of suitable accommodation by Approved Housing Bodies will be recorded and refusals of any such offers will be taken into account in the same way as refusals of offers of Council and RAS accommodation.

Section 6. Homeless Persons

6.1 Homeless Persons

A person shall be regarded as homeless if, in the opinion of Dublin City Council, the person is unable to provide accommodation from his/her own resources and:

a) There is no accommodation available which, in the opinion of Dublin City Council, the person together with any other person who normally resides with him/her or who might reasonably be expected to reside with him/her, can reasonably occupy or remain in occupation of,

Or

b) The person is living in a hospital, night shelter or other such institution, and is so living because he/she has no accommodation of the kind referred to in paragraph (a),

Or

- c) The person has not voluntarily surrendered a tenancy or was asked to leave a tenancy by reason of breach of tenancy agreement.

Dublin City Council will determine the appropriate housing support to be offered to applicants assessed for as having an accommodation need based on homelessness.

In addition Dublin City Council under its CAS and other housing development schemes may set aside a number of dwellings for homeless households.

Section 7. Priority Need for Social Housing Support

Regard will be given to the following categories of need for applicants whose main application is with Dublin City Council:

7.1 Persons Displaced by Fire, Flood, Dangerous Building etc.

Persons rendered homeless by fire and flood, including persons displaced from dangerous buildings under the Local Government (Sanitary Services) Act 1964, will be considered a priority and included in Band 1 of the appropriate list.

7.2 Persons Displaced by City Council Redevelopment

Persons displaced from a dwelling required by Dublin City Council for redevelopment may be offered alternative accommodation in their immediate locality subject to the availability of suitable accommodation.

7.3 Persons Living in Unfit Accommodation

Persons living in an unfit dwelling which is the subject of either a Demolition Order or a Closing Order made under Section 66 of the Housing Act, 1966. (In making an offer, regard will be had to the period of residence at the date the Order was made). Persons subject to the specified order will be considered a priority and included in Band 1 of the appropriate list.

7.4 Medical Grounds

1. Priority status for Housing/Transfer applicants may be given in cases of exceptional medical circumstances. This is only if it relates to the applicant's housing conditions and the accommodation is unsuitable by reason of the disability or illness. This priority may cover a particular type of accommodation and/or accommodation in a particular area.
2. Medical evidence will only be submitted to the independent Medical Examiner based on **written** information received from a Medical Doctor or a Medical Consultant.
3. Dublin City Council, in making lettings of dwellings where priority is awarded on medical grounds may consider an independent recommendation from the Medical Examiner appointed by the Council.
4. Explanatory and background material from Public Health Nurses, Social Workers, Occupational Therapists and other Health Professionals may accompany this evidence but will not form the basis of the decision which must be based on a report from a Medical Doctor or Consultant.
5. If unsuccessful, an appeal may be made but if refused further applications will not be considered, unless there is a significant change in circumstances.

6. Only medical evidence relating to persons included on the application will be assessed. Medical evidence relating to other occupants in the dwelling will not be considered.
7. Priority status may be awarded for conditions, which cause **major problems** where the management of the course of the illness will be helped by a change in housing. These cases will be considered a priority and included in Band 1 of the appropriate list. The housing support offered may be HAP/RAS/AHB/Leasing/Social Housing stock depending on the suitability of the accommodation to meeting the needs.
8. The criteria for assessing the above will include whether the applicant can access kitchen and bathroom facilities in the current accommodation or cases where an individual may not return from hospital until accommodation suitable to their needs is made available.
9. Priority Status may be revoked if the housing circumstances of the applicant, or a household member included on the application, change by virtue of a change of address or where the housing circumstances at the time of award of the priority status have now altered.

7.5 Exceptional Welfare Grounds

1. Priority status for Housing/Transfer may be given on exceptional welfare grounds. Dublin City Council, in making lettings of dwellings where priority is claimed on exceptional welfare grounds shall consider a recommendation from a Housing Welfare Officer.
2. Appeals of decisions will be made to the Chief Housing Welfare Officer on the basis of the exceptional nature of the case.
3. Applicants awarded such Priority status should be assured of the confidential nature of this process with the Housing Welfare Service.
4. The housing support offered may be HAP/RAS/AHB/Leasing/Social Housing stock depending on the suitability of the accommodation to meeting the needs.
5. All applicants who claim that they are subject to harassment and/or intimidation must have their cases investigated by the Housing Estate Management Staff (DCC) and/or An Garda Síochána in the first instance. A report from Housing Estate Management and/or from An Garda Síochána may be requested in such cases.
6. A Housing Welfare Officer may revoke Priority Status if there is a significant change in circumstances. Appeals of decisions can be made to the Chief Welfare Officer.

7.6 Older Persons Surrendering Larger Accommodation

Older Persons who wish to transfer from larger Dublin City Council dwellings to designated Older Persons accommodation. Persons qualifying will be considered a priority and will be included in Band 1 of the appropriate list.

7.7 Tenants Surrendering Larger Accommodation in High Demand Areas

Tenants prepared to surrender high demand accommodation which is larger than their needs. Qualifying applicants will be considered a priority and included in Band 1 of the appropriate list.

7.8 Tenants of Dwellings to be Demolished/Refurbished

Dublin City Council tenants requiring transfers as a consequence of the de-tenanting/demolition of their existing dwellings may be offered appropriate accommodation in their immediate locality subject to the availability of accommodation.

Where an existing Dublin City Council Scheme is being demolished and redeveloped, and the circumstances allow for rebuilding to take place on site without having to transfer the tenants elsewhere, then the priority will only apply to re-housing on that site. However a flexible approach will be adopted by Dublin City Council in relation to tenants of dwellings to be demolished/refurbished who are seeking re-housing outside their own locality, subject, in general, to the Allocations Scheme and to the availability of suitable accommodation.

7.9 Traveller Accommodation

Priority status may be awarded to members of the Traveller Community, following recommendation by Dublin City Council's Traveller Accommodation Section, to facilitate access to social housing supports. Priority status will be reviewed if the family leaves the halting site. The housing support offered may be HAP/RAS/AHB/Leasing/Social Housing stock depending on the suitability of the accommodation to meeting the needs.

7.10 Return of adapted property

Council tenants currently living in adapted accommodation provided by Dublin City Council or by an Approved Housing Body can apply for priority status if no-one in the household requires adapted accommodation. Qualifying applicants will be considered a priority and included in Band 1 of the appropriate list.

7.11 Removal of Priority

Refusal of two reasonable offers of accommodation from an applicant with a Band 1 priority will result in the revoking of priority status as well as the general rules with regard to the refusal of offers. See General Rules 10.3

7.12 Young People Leaving Care

Young people leaving care will be considered in accordance with the *Protocol for Young People Leaving Care*. When they become eligible for housing (age 18) they will receive priority under Band 1- Housing List. In addition, certain properties will be designated for vulnerable young people leaving care when notified to Dublin City Council by Tusla Aftercare Steering Committees.

Section 8. Choice Based Lettings

8.1 Introduction

The Housing Miscellaneous Provisions Act 2009 gives Local Authorities powers to include a system of Choice Based Lettings (CBL) in their Allocation Scheme and can be particularly successful in areas with units which prove difficult to let.

Choice Based Lettings is a new approach to letting homes which allows tenants and prospective tenants to bid for the available designated properties they are interested in. Where there are 2 or more bids for the same property, the applicant with the highest priority in accordance with the Allocations Scheme will be offered the property.

The Allocations Officer may designate properties for Choice Based Letting.

8.2 Choice Based Lettings Procedure

1. A property that becomes available for re-let and has been designated to the CBL Scheme may be advertised in the Local Area Office, in local newspapers and also on the Dublin City Council website

2. Expressions of interest will be invited and applicants will be asked to register their interest with the Allocations Section/ Area Offices. There will be a timeframe for applicants to register their interest.
3. If a number of applicants express an interest in a property the final offer will be to the applicant deemed eligible in accordance with the order of priority set out in the Allocations Scheme. Factors such as household size, the age of the family, medical or welfare needs, rent payment history, and the type of accommodation available may be taken into account.
4. All offers of accommodation will be subject to the usual estate management checks.
5. In the case of transfer applicants only tenants with a clear rent account will be considered.

Section 9. Financial Contribution Scheme (downsizing)

9.1 Financial Contribution Scheme

The Financial contribution Scheme was introduced by Dublin City Council in recognition of the fact that there are persons of 55 years and over living in the City, who find their existing dwellings too large for their needs and who wish to be considered for housing by Dublin City Council, as tenants, in Older Persons accommodation. The following conditions apply:

1. The property must be located in Dublin City Council's administrative area.
2. Admission to the Financial Contribution Scheme shall only be offered to a home owner if Dublin City Council wishes to purchase a home owner's property and is able to source a vacancy in older person's accommodation for the applicant.
3. Applicants that may have to sell their property due to separation, divorce, or family agreements shall only be able to access one dwelling per property.
4. Dublin City Council cannot purchase any house with a value in excess of the price limit set out by the Department of Housing, Planning, & Local Government for acquisitions.
5. Dublin City Council shall only consider purchase of properties at a discount for homeowners who are eligible for older person's accommodation.
6. Successful applicants will be placed on the financial contributions list until a suitable vacancy arises.
7. Refusal of 2 offers of accommodation in the applicant's area of choice will result in cancellation of the application.
8. Home owners who are housed must pay a housing rent to Dublin City Council in line with the differential rent scheme.

9. The discount Dublin City Council will apply is:

55 years to 69 years old: 60% of the market value of the property

70 years and older: 70% of the market value of the property

10. The date of acceptance on to the list is the effective date for selection for vacancies.

11. Properties may be subject to inspection when the candidate is reached for selection. If the dwelling is found unsuitable by Dublin City Council or if it requires substantial repairs Dublin City Council may not purchase the property and an applicant will not be eligible for the Scheme.

Section 10. Succession to Tenancy and Inter-transfers

10.1 Succession to Tenancy

1. No succession of tenancy will apply where the accommodation is designated for Special needs e.g. Older Persons.
2. In all cases, there must be no alternative suitable accommodation available to the applicant(s) for succession of tenancy and the applicant(s) must have been included in the household details for rent assessment purposes for the requisite period(s) as outlined below.
3. Departure of the tenant by way of purchasing or providing own accommodation will not be grounds for a child over 18 years to remain in the dwelling and apply for succession.
4. No further consideration will be given where the above eligibility criteria 1-3 are not met.

10.1.1 Where death or departure of a tenant takes place, the tenancy will normally be given to a surviving spouse/partner, provided:

- a) such spouse/partner has been resident in the dwelling for a continuous period of at least two years immediately prior to the death/departure of the tenant and,
- b) has been included in the family household for rent assessment purposes for the requisite period.

10.1.2 On the death of both parents the tenancy will normally be given to a son or daughter, irrespective of number in the household, provided:

- a) he/she has been living in the dwelling for at least two years immediately prior to the death or departure of the tenant and has been included in the family household for rent assessment purposes for the requisite period;
- b) only 1 application for succession is received from the remaining household members. Where there is more than one member of the household remaining in the dwelling, the tenancy will normally be given to the member who, in the opinion of the Allocations Officer is most likely to keep the household harmoniously together once the other residency criteria has been fulfilled.

10.1.3 A person other than a spouse, partner, son or daughter who has resided in the dwelling for at least five years immediately prior to the death or departure of the tenant may be allowed to succeed where:

- a) they have been included in the family household for rent assessment purposes for the requisite period, and
- b) there is no spouse, partner, son or daughter eligible to succeed, and
- c) where the dwelling size is appropriate to his/her needs.

10.1.4 A spouse, partner, son or daughter who was residing at the date of death/departure of the tenant who has not resided for the full two years prior to the death or departure of the tenant but has a total of ten years aggregate residence in the dwelling in the previous fifteen years may be considered to succeed to the tenancy where;

- a) the applicant has been included in the family household for rent assessment purposes for the requisite period and,
- b) the accommodation is suitable to the household need i.e. bedroom requirement, and,

- c) is in need of housing accommodation and unable to provide accommodation from his/her own resources, the test of which shall be by way of qualification for the social housing list.

10.1.5 Departure - Marital Breakdown

Where a legal separation /divorce agreement exists, there will be regard to the terms of the agreement in consideration of any application to succeed to the tenancy.

10.1.6 Departure - Desertion

Where there is no legal separation or divorce agreement and where the Council is satisfied that a spouse or other joint tenant has vacated the tenancy for a period of at least 2 years, the City Council may consider an application for succession.

10.2 Inter-Transfers

- 1) A tenant of Dublin City Council or of an Approved Housing Body may, with the consent of the Allocations Officer (DCC) exchange the tenancy of his/her existing dwelling for the tenancy of another Dublin City Council dwelling. Applications for Inter-Transfers between tenants of Dublin City Council and other Local Authorities may be granted subject to the approval of both Local Authorities.
- 2) Applications for such consent will not be considered where either tenant is seeking an area or type of dwelling from which he/she has transferred or inter-transferred within the previous 2 years. Dublin City Council in considering applications from tenants to inter - transfer will, in general, have regard to the following factors:
 - a) Reasons given by applicants for inter-transfer request;
 - b) Whether the inter-transfer would result in overcrowding;
 - c) Whether the inter-transfer would result in under utilisation of accommodation;
 - d) Tenancy record of applicants;
 - e) Rent payment record of applicants;
 - f) Any record of anti social behaviour relating to the applicants;
 - g) Existing condition of respective dwellings;
 - h) The relative demand for the respective units of accommodation;
 - i) Any special circumstances;
 - j) Applicants who are approved for an inter-transfer will not be considered by Dublin City Council for a further inter-transfer or for a transfer for a minimum of 2 years following the inter transfer
 - k) Where Dublin City Council is satisfied that there has been any financial gain by either party as a direct result of the inter-transfer, the application will be refused and removal from the transfer list will be immediate. Where evidence is received after the transfer takes place the transfer will be reverted.
- 3) Applicants will be required to sign a declaration to the effect that they will go into occupation of and continue to occupy the respective dwellings. Where one of the parties either does not take up residence in the dwelling as provided in the declaration or vacates it within a period of six months, proceedings for possession will, in the absence of a satisfactory explanation, be taken against the other party to the exchange.

- 4) Approval will not be granted to an application which would result in an applicant getting the tenancy of a high demand dwelling they would otherwise not be entitled to under this Allocations Scheme save in exceptional circumstances.

Section 11. General Provisions

11.1 General Rules

1. Before any offer or nomination or invitation to register an interest in property is made, all applications will be checked/ verified. This is to ensure the accuracy of the Council's records and compliance with the rules of any Scheme under which the application is made. An offer or nomination may not be made to applicants if a change in circumstances alters their housing need. Offers or nominations are also made subject to the applicant having a satisfactory rent account.
2. If there is a genuine case where an applicant cannot move at the time of offer, suitable discretion can be applied, e.g. an elderly person on the housing list who is unwell or an applicant whose partner has passed away.
3. Where two applicants have equal status on the list and have been reached for an offer for a property that becomes available for allocation (i.e. they were listed in the same band at the same time), priority for the allocation will be determined as follows:
 - a) household size
 - b) the age of the family
 - c) medical or welfare needs
 - d) rent payment history
 - e) the type of accommodation available will be taken into account.

11.2 Grounds for Refusing to Offer Accommodation

Notwithstanding the provisions of this Scheme in regard to an applicant's entitlement to be considered for accommodation the Allocations Officer may refuse to allocate a dwelling for any of the following reasons:

- a) Where such an allocation would be contrary to good estate management.
- b) Where an applicant has failed to notify the Housing Department of any material changes in their housing circumstances and a re-assessment of their circumstances requires the application to be placed in a different band.
- c) Where the applicant refuses to disclose any information which is requested by Dublin City Council either on the application form or at subsequent interviews and which is required either for the purpose of assessing the application or for estate management purposes.
- d) Where Dublin City Council has reason to believe that the household has done something, or failed to do something that has resulted in their accommodation now being less suitable to their housing needs than it would formerly have been.

- e) Where applicants are deemed to have deliberately created unsatisfactory living conditions to increase their housing need, i.e. if they have moved to less suitable housing than their previous accommodation without good reason
- f) Where an applicant provides false or misleading information either on the application form or at subsequent interviews.
- g) Where the allocation would result in excessive overcrowding under the Scheme.

11.2.1 In the case of Transfer applicants -

- a) Where the letting conditions of Dublin City Council have not been complied with.
- b) Where the dwelling being surrendered is not in a satisfactory condition.
- c) The overriding concern of the Dublin City Council is to ensure that every transfer given to a tenant is in accordance with good estate management.
- d) No transfer will be granted where it would result in excessive overcrowding.
- e) Until a joint tenancy is regularised following any changes in circumstances i.e. the death of joint applicant or a separation.

11.3 Refusal of Offers of Accommodation by the Applicants

a) Housing List:

In the event of two reasonable offers of Social Housing (accommodation with either Dublin City Council, an Approved Housing Body or under the Rental Accommodation Scheme) being refused. Dublin City Council will suspend the applicant from the waiting list. This will result in the household not being offered social housing for the suspension period. It should be noted that this period will not subsequently count for 'time on list' purposes.

Where two reasonable offers are refused by an applicant with any Priority Status the applicant will lose such Priority Status and be considered instead on the basis of their time on the waiting list and when their suspension period is over this suspension period will not count for 'time on the list' purposes. The applicant may not reapply for Priority Status for a period of 12 months following his/her removal unless there is a significant change of circumstances.

b) Transfer List:

Where two reasonable offers are refused by transfer applicants, the transfer application will be cancelled. A new application for transfer will not be accepted for 12 months in these circumstances.

Where two reasonable offers are refused by a transfer applicant with any Priority Status, the applicants will lose their Priority Status and the transfer application will be cancelled. A new application for transfer will not be accepted for 12 months.

The refusal of an offer made under Choice-Based Letting is not counted as a refusal for the purposes of the general refusals policy.

11.4 Composite Households

Applications from two households residing apart but wishing to be accommodated together will be considered on a case by case basis by taking into account age, medical related care/support issues, overcrowding and demand. The availability of suitable alternative accommodation will be a factor. The housing need will be assessed assuming the whole family are residing together at the larger tenancy. Their application will be placed within the Band deemed most suitable by Dublin City Council from the date the application was approved.

11.5 Definition of Older Persons

The Council provides designated dwellings for Older Persons on the Housing and Transfer lists. Older Persons for the purpose of this Scheme are persons of 60 years of age or over. Persons 65 years or over are eligible for Older Persons Schemes but the following categories are also eligible:

1. Couples where one person is aged 60 or over, and the other person is at least 55 years.
2. Single persons aged 60 or over where priority for such accommodation is awarded on medical and/or exceptional social grounds.
3. Persons 55 or over who had applied or were entitled to apply for inclusion in the Scheme prior to the 2018 review up to and inclusive of applications received up to the 31st December 2018.

11.6 Applications from Property Owners

Applications are not accepted from current property owners or from previous property owners unless the applicant provides full documented details as to the reason why they can no longer remain in or had to dispose of that accommodation as part of a legal resolution to the ownership issue.

Persons purchasing dwellings who, through unemployment, loss of income or other valid reasons, are no longer able to meet their repayments may apply to Dublin City Council for social housing support. Dublin City Council will have regard to cases where the mortgage on the household's existing accommodation is deemed unsustainable by the mortgage lender under the terms of the Central Bank's 2011 Code of Conduct for mortgage arrears. The applicant must provide to Dublin City Council written confirmation from the lender which sets out that the mortgage has been deemed unsustainable and the reasons for that determination and evidence that they have been through the full MARP process.

11.7 Independent Living

All applicants must be capable of living on their own or, where considered necessary by Dublin City Council, have engaged successfully with necessary support services at time of offer of accommodation and comply with good estate management. Dublin City Council may request an assessment of capacity to live independently and/or an assessment of support needs from qualified persons.

11.8 Lists, Records and Reports

The Allocations Officer will keep all necessary lists and all records, and obtain such relevant reports as in his/her opinion will best facilitate the operation of the Scheme.

11.9 Approach to Allocations

In order to ensure the best possible use of dwellings which become available, larger dwellings will in general be allocated to larger households and smaller dwellings to smaller households.

11.10 Household Budget Scheme

Dublin City Council will facilitate the payment of rent through the Household Budget Scheme and all qualifying housing/transfer list applicants will be asked to sign up to this scheme before being allocated a Dublin City Council tenancy.

11.11 Preferential Treatment of Existing Tenants/Residents (sub-tenants) of Flats for Vacancies in the Same Complex

Existing tenants and residents in a flats complex may be given preference for vacancies in the **same complex** where this is appropriate i.e. to manage overcrowding, and for **Estate Management reasons**.

11.12 Emergency Needs

Where the need of accommodation arises from an emergency, the Allocations Officer may make a letting necessary to meet that need, notwithstanding the order of priorities for lettings as set out in this Scheme.

11.13 Consideration of all Applications on Estate Management grounds

Dublin City Council will examine all applications on estate management grounds before an allocation is finally made, in accordance with Section 14(1) and 15(2) of the Housing (Miscellaneous Provisions) Act 1997. It is also the policy of Dublin City Council to have applications from persons to reside in a Dublin City Council rented accommodation examined on estate management grounds.

11.14 Tenant Induction Courses

Dublin City Council may require prospective tenants of all accommodation being provided to attend tenant induction courses before the tenancy of a dwelling is granted.

11.15 Estate Management/Social Inclusion

Nothing in this scheme shall operate to prevent the Allocations Officer from making or not making an allocation on grounds of Estate Management or Social Inclusion.

11.16 Designating Dwellings for letting to particular categories of applicants.

1. The Council may, from time to time, set aside for persons of such category or categories as the authority may decide, a proportion of dwellings becoming available to the authority for Specific accommodation requirements arising from any of the following:

- a) **Older Persons:** Dublin City Council has set aside a proportion of its stock to cater for the housing needs of older persons.
- b) **Traveller specific accommodation:** inclusive of halting sites and group housing for members of the Traveller community.
- c) **Homeless:** Dublin City Council under its CAS and other housing development schemes sets aside a small proportion of dwellings specifically for homeless households.
- d) **Disability:** Dublin City Council will require 5% of all new developments to make specific provision for disability. Dublin City Council under its CAS and other housing development schemes sets aside a small proportion of dwellings for individuals who, in the opinion of the housing authority and supported by objective assessments, require specific supports relating to their form of disability and will allocate appropriately (based on date of qualification in the first instance and match of needs in the second).
- e) **Exceptional Medical Grounds:** Where a housing unit has adaptations appropriate to an exceptional medical need, Dublin City Council will allocate to the most appropriate household on the medical priority list in terms of meeting the household's needs and not according to the next on list.

2. Where such a number, or proportion, of dwellings is set aside, priority shall be afforded to the specified categories in the letting of these dwellings.
3. All specific accommodation requirements identified in the application or subsequent medical or social reports submitted are assessed but do not automatically confer a basis for priority. Dublin City Council will consider the accommodation needs at the time of offer in relation to the suitability of the accommodation offered.

11.17 Appeals

An applicant may appeal any decision by applying in writing to the Allocations Officer, Dublin City Council, Wood Quay, Dublin 8. Any decision taken by the Allocations Officer may be appealed to the relevant Executive Manager in Dublin City Council.

11.18 Applications for Exceptional Social and Medical Grounds, Financial Contributions, Traveller and Surrender Larger Priority

Dublin City Council will only consider applications for the above categories from applicants whose authority of application is Dublin City Council. Where an applicant has applied to another Dublin authority and is included on the Council's list of qualified persons by way of an area of preference, such supporting documentation submitted will be considered only with regard to the suitability of the offer to the applicant's needs.

11.19 Interpretation

The Allocations Officer will have the primary responsibility in relation to the interpretation of any matter concerning this Allocations Scheme. Her/his decision may be appealed to the relevant Executive Manager in Dublin City Council.

Section 12. Appendix.

12.1 Who can apply to Dublin City Council?

1. A household resident in Dublin City Council's functional area.
2. A household residing outside the Dublin City Council may be included to such extent that they have a local connection to the functional area:
 - a) Member of household has resided for a **continuous five year period** at any time in the area;
 - b) **Employment** of any member of household is in the area or is located within 15 kilometres of the area;
 - c) A household member is in **full-time education** in any university, college, school or other education establishment in the area;
 - d) A household member with enduring physical, sensory, mental health or intellectual impairment is attending a related educational or medical establishment in the area;
 - e) A relative of any household members lives in the area and has lived here for a minimum of two years, where there are close links with the household in the form of a **commitment or dependence**.
3. The Council may at **its discretion** accept an application from an applicant not resident in the Dublin area and who does not meet the local connection criteria. These applicants may **only** choose from the housing areas within Dublin City Council's area.

12.2 Qualifying for Social Housing - Assessing Eligibility for Social Housing Support

To be considered for an offer of accommodation from Dublin City Council an applicant must in accordance with the Housing (Miscellaneous Provisions) Act 2009 and associated regulations, and in the opinion of Dublin City Council, be **both eligible for social housing support and in need of such accommodation**. If a household does not meet the eligibility criteria, then the assessment ceases at that point.

In order to be eligible to apply to Dublin City Council, the following is assessed:

1. **Income:** The applicant's income must not exceed the thresholds prescribed in the Household Means Policy.
2. **Residency:** The right of non-Irish nationals to qualify for social housing support must meet the criteria set out in Housing Circular 21/2012.
3. **Alternative Accommodation:** The household must, in the opinion of the Council, have no alternative accommodation available to it.
4. **Support Previously Provided:** In determining the most appropriate form of social housing support for a qualified applicant, Dublin City Council will not consider the provision of social housing supports for an applicant who was previously a tenant of a dwelling or a site provided by a housing authority and incurred arrears of rent for an accumulated period of 12 weeks or more in any period of 3 years, and which arrears have not been paid, and the household has not entered into an arrangement with the housing authority for the payment of such arrears or, has not substantially complied with the terms of the arrears agreement. In these circumstances a household may be eligible for HAP, an AHB or a site but will not qualify for the full range of social housing supports until the issues are resolved.

12.3 Qualifying for Social Housing - Assessing the Basis of Need for Social Housing Support

In determining the basis of need Dublin City Council will have regard to the household's current accommodation -

1. whether the household is homeless within the meaning of Section 2 of the Housing Act 1988;
2. whether the household is currently living in overcrowded conditions;
3. whether the accommodation is unfit for human habitation;
4. whether the accommodation is unsuitable for reasons of a physical, sensory, mental health and/or intellectual disability within the household;
5. whether the accommodation is unsuitable for the household's adequate housing on exceptional medical or compassionate grounds;
6. where there are shared households and the applicant household has, in the opinion of the housing authority, a reasonable requirement for separate accommodation;
7. where a household's Mortgage has been deemed by the Lender as unsustainable; (Reg 22, 2011) and Code of Conduct for Mortgage Arrears 2011;
8. where a household is dependent on rent supplement, without which the household would have a difficulty providing for their accommodation needs. (Reg 22, 2016);
9. where there are other grounds where the accommodation is unsuitable in any other material respect having regard to particular circumstances.

12.4 Household Composition

12.5.1 Household Members who can be included in an Application

1. The partner (aged 18 or over) of the applicant, including married, civil partners, unmarried and same sex partners.
2. Where members of a household are forced to live at different addresses, the assessment of housing need (such as overcrowding) will be carried out assuming the whole family are residing together at the more suitable accommodation. Suitability will usually relate to the households housing needs (for example size of property or medical needs) and the security of tenure of both addresses. The applicant will be placed in the band which reflects the best accommodation available to the household.
3. A person that the Council accepts as suitable for inclusion on the basis of an accepted commitment or dependence, such as being a designated carer in receipt of Carer's allowance.
4. Dependent children ordinarily living with the applicant on a full-time basis, or for whom the applicant or their partner has primary care and control. The applicant will be asked to provide some evidence of the dependency and full-time residency e.g. birth certificate and child's benefit payment/social welfare dependent allowance and the Court/Custody order where applicable.

In most cases this will be clear, however to avoid doubt this includes:

- a) children of a current or previous relationship of the applicant or their partner residing on a full-time basis;
 - b) grandchildren who are dependent on the applicant or another member of the household included in the application or for whom the applicant has accepted caring responsibility;
 - c) subsequent births of dependent children;
 - d) dependent children of the applicant who join the household on a full-time permanent basis following adoption or the issuing of a residence or care and control order by a court;
 - e) exceptionally those residing with the tenant for foster care or placed with the applicant/tenant where Health Services Executive /Social Services have confirmed that the placement will be a permanent or long term arrangement. Continued inclusion of foster children will be reviewed periodically;
 - f) access children, subject to the submission of the relevant legal documentation and/or a Statutory Declaration relating to same **(See bedroom requirements)**
 - g) other situations where the applicant has responsibility for a child will be considered on a case by case basis.
5. Persons residing with the applicant who, in the opinion of the Allocations Officer should be considered a member of the applicant's household, regard being had to all circumstances including the length of time resident with applicant. The Council may request all relevant documentation.

12.5.2. Persons who cannot be included in an Application

- a) Friends, lodgers, sub-tenants and any other adults not listed above wishing to be included in order to share accommodation with the applicant.
- b) Anyone who does not have a legal right to remain in the State on a long-term basis, in accordance with Housing Circular 12/2012, or any subsequent replacement Circular .
- c) Anyone who has moved into the current property without good reason and caused the household to be overcrowded.
- d) Anyone who does not intend to move to any accommodation offered to the applicant(s).
- e) Any of the persons listed above will be disregarded for the purpose of assessing any overcrowding and the size of property that the household requires.

END





Report on the review of the Scheme of Lettings

Section 22 of the Housing (Miscellaneous Provisions) Act 2009 requires housing authorities to set out the order of priority to be accorded to households assessed as qualified for social housing support and to households, already in receipt of social housing support, that are approved for transfer. It is the function of the Elected Members of the City Council to approve a new scheme or to make amendments to an existing scheme.

The setting of income levels on qualification for inclusion on the assessment of need is a national issue and any changes to those income levels is a matter for the Department of Housing, Planning and Local Government and is outside the control of Dublin City Council.

This is the first review of this Scheme, which was adopted in 2014. The Scheme was however amended in 2017 to include provision for the Housing Assistance Payment (HAP) Scheme.

It is essential at a time of very limited supply, that such a Scheme reflects as much fairness as possible for all applicants on the Housing and Transfer Lists and to avoid any unintended implications from any of the various provisions in the scheme.

A Scheme of Lettings sub-group of the Housing Strategic Policy Committee was formed some months ago and met on several occasions with additional feedback by email submissions.

Elected members of the City Council would have very significant direct experience in the operation of the Scheme of Letting Priorities

In addition the issues involved have received very significant consideration and reflection from Management in the City Council and in the Dublin Region Homeless Executive. There is considerable expertise and experience built up over many years on Homelessness in both DCC and the DRHE with staff in the Central Placement Service (CPS) and the Housing Allocations/Housing Welfare Service having the greatest interaction of all with homeless households in Dublin on a daily basis.

The process was also assisted by an experienced research team in the DRHE.

A number of key themes have emerged in the course of consultation and consideration/reflection.

These are developed below:

Homelessness:

Dublin City Council is proposing to continue assessing homelessness as defined in the 1988 Act and recording it as the basis of need but will no longer prioritise offers of social housing to homeless families ahead of other households who have prior dates of application. (many much longer on the list)

As it stands once a family is accepted and assessed as homeless they move onto a separate Homeless Priority List as well as being offered various forms of emergency accommodation.

The rationale for the proposed change is as follows:

1. Dublin City Council provided a higher than ever number of homeless households with social housing in 2017, including 130 Rapid Build units provided specifically for homeless families and acquisitions by the National Housing Agency from the various Financial Institutions (Distressed mortgages). We consider that it was the correct response to the housing situation at that time however we need to be equally conscious of the large number of families with far longer time on the housing list who are themselves moving between rental properties and facing many of the same issues in relation to security of tenure in the private rental market.
2. There is overcrowding in the private sector but also within our own social housing stock that may soon become unsustainable and also result in homelessness. There was a strong view from the Elected Members' sub-group that we need to prevent homelessness and deterioration of existing stock by relieving overcrowding.
3. Some households with very long waiting times are at risk of being disqualified on income grounds despite having an assessed need over a number of years. Local authorities cannot exercise discretion in relation to income thresholds. By directing more housing offers to those longest qualified it is hoped to address this.
4. The Dublin Region Homeless Executive continually researches patterns of use by families in emergency accommodation. Families who are new to homelessness are far more likely to avail of Housing Assistance Payment (HAP) and have shorter stays. Once families stay beyond 6 months in emergency services the uptake of HAP decreases.
5. We are concerned that families may endure a prolonged period in emergency accommodation (particularly in commercial facilities) and not consider alternatives, in order to secure what they believe to be the most sustainable option for their family i.e. permanent social housing. This is completely understandable but DCC does not have adequate housing stock and families may not realise that waiting for a permanent social housing offer given the current numbers in homeless services is likely to take some years.
6. While emergency accommodation options have been enhanced with the introduction of Family Hubs we consider that the Housing Assistance Payment Scheme within the Private Rented Sector has become a much more sustainable option for Homeless Families. Under our proposed changes to the Allocations Scheme families will move more quickly out of HAP and the resultant vacancies will be *back filled* by other Homeless Families.

While it might seem counter-intuitive to cease prioritising families for social housing as in the current Scheme, it is with a view to encouraging shorter stays and supporting families to rent independently with enhanced financial and social support.

This will be balanced by significantly increasing the level of allocations to Homeless HAP Band 1 Transfer List.

In summary what we propose for Homeless Families is:

- a) Continuing the provision of emergency accommodation where necessary including Family Hubs.
- b) Continued qualification for the Homeless HAP scheme, with a month's deposit and rent in advance and 50% uplift on existing rent supplement caps;
- c) Homeless families will retain their full length of time entitlement on the list.
- d) An expanded place finder service to assist households in emergency accommodation to find accommodation under the Housing Assistance Payment Scheme (HAP)
- e) *Giving a higher proportion of allocations to Band 1 Transfer HAP.*
- f) Under CAS and other housing development schemes DCC will continue to set aside a small proportion of dwellings specifically targeted at vulnerable homeless households. These will include housing provided by Focus Ireland, Peter McVerry Trust, Dublin Simon, Alone etc.
- g) Homeless Families may apply for medical and welfare priority in the normal way, and we will put greater focus on Homeless families gaining welfare priority through our Housing Welfare Service.
- h) Any homeless households reached for offer under the length of time qualified on the list will continue to be offered social housing.
- i) Visiting support varying from intensive and indefinite (Housing First) to time-limited and low-support will be made available to homeless households.
- j) We will continue to set aside a number of units for Housing First as the most effective response to rough sleeping and chronic homelessness. Priority for these units is based on the length of time homeless and the level of vulnerability to rough sleeping.
- k) An impact Assessment of Changes Review will be commissioned by the Council within 12 months of the proposed revisions being implemented.

It is very important that I further clarify item (e) above which will confirm that the proposed revision of the scheme will not result overall in Homeless families being de-prioritised.

In 2017 just over 20% (318) of all lettings made by Dublin City Council were to Homeless families and in the context of the proposed revision of the scheme, Dublin City Council will continue to make a similar level of lettings to Homeless families by ring-fencing 21% of total lettings each year to families residing in Homeless HAP Tenancies. (Band 1 Transfer List)

In addition to this 21% ring-fencing, Homeless families will continue to receive lettings through the Priority provisions on Medical and Welfare in the Scheme.

Any revisions approved to the Allocations Scheme will not be applied retrospectively and they will only become effective after approval by the Elected Members at a full City Council meeting (May 2018)

This means that current families in Homeless Emergency Accommodation (Over 1,000) will be catered for under the provisions of the existing scheme and over the following year it will be possible to assess the real impact of the proposed changes where new families will be catered for under the proposed revised provisions of the Allocations Scheme.

Children in Shared Custody/Access arrangements:

The issue of children in access arrangements not being offered bedroom accommodation with partial access/custody arrangements has been considered. All parties agreed that in principle it would be beneficial to provide for overnight access through provision of extra bedrooms.

However, Dublin City Council must have regard to the housing available to it and to secure the most beneficial, effective and efficient use of such limited stock as we have. Consideration must be given to children in overcrowding situations (Band 2) and families currently in emergency accommodation where children do not have any access to a separate bedroom (Band 1).

The impact of allowing additional bedroom requirements in these cases would be significant:

- a) There are currently 895 access households identified on the system.
- b) It is likely this would increase if the policy changes. This may impact significantly on current housing and transfer list positions for 2 bedroom accommodation.
- c) There will be an effect on the supply both in social housing and in the rental market of 2 bedroom accommodation available to families if separated parents are also competing for this accommodation.

If supply was not so constrained, Dublin City Council would recommend listing separated parents with partial custody/access arrangements for one additional bedroom on assessment of the relevant legal documentation.

However given the extensive waiting lists in Dublin City Council, it is recommended that while there are households with children on the housing wait list with a greater need, i.e. no access to a bedroom, the following should apply:

- a) Children of parents living apart will in general be included in the Household of each parent but the type and extent of accommodation, which they require, will be assessed taking into account the extent to which their need for accommodation is met in the household of the other parent.
- b) Dublin City Council will assign multiple bedroom unit requirements to the parent with whom the children reside for the greater part and a 1-bedroom requirement to the other parent.

Older Persons:

Dublin City Council sets aside a proportion of its stock to cater for the housing needs of older persons.

We are recommending, *without affecting existing qualified applicants*, that the age of qualification for Older Persons accommodation be raised to **60** (Currently 55) with consideration on application of persons **55** years (Currently 50) and over where any of the following factors apply:

1. Disability: Physical, sensory, intellectual or mental health
2. Medical Grounds: if the applicant has been awarded medical priority.
3. Compassionate: If the applicant has been awarded welfare priority.
4. Homeless: If the applicant is residing in Section 10 funded Housing.

In a previous era when there was a plentiful supply of suitable housing, Dublin City Council reduced the age of qualification for older persons accommodation (to 55 and 50) but we consider that it is now appropriate to increase both by five years.

Disability:

Dublin City Council will require 5% of all new developments to make specific provision for disability.

Dublin City Council under its Capital Assistance Scheme (CAS) and other housing development schemes sets aside a small proportion of dwellings for individuals who, in the opinion of the housing authority and supported by objective assessments, require specific supports relating to their form of disability and will allocate appropriately (based on date of qualification in the first instance and match of needs in the second). E.g. HAIL/Cheshire Homes etc.

Medical Priority:

As requested we have attempted to set out more clearly how medical priority is awarded and to separate it from disability.

Refusals:

We are setting out more clearly what happens in the case of refusals of housing offers.

Appeals:

We have included for an appeal of decisions.

Other changes:

Everything that relates to qualifying has been included at the end of the document as the Scheme proper relates only to how Dublin City Council Housing is allocated to qualifying applicants.

Equalisation of Band One:

It is proposed to use the qualifying date for Band 1 and not the categories within Band 1 as the basis for housing offer. In effect this means there would be no advantage in having a medical over a welfare priority and no need to apply twice for priority.

Transfer Chain:

This is a new proposal based on a suggestion in one of the sub-groups. It would allow for DCC to implement a number of moves in a chain to meet a number of needs and optimise the stock.

Young people exiting care.

There is a new provision relating to this important category.

Retrospection:

Any approved revisions to the scheme will **not** be applied retrospectively.

Conclusion:

This important issue has been under consideration now for a long period with extensive input from a range of experts in this field

The proposed revised scheme (first draft) report was debated comprehensively at the March meeting of the Housing Strategic Policy Committee (SPC) and following this April SPC meeting it will then be submitted to the May meeting of Dublin City Council for approval or amendment by the Elected Members.

If approved, implementation of the new scheme will be initiated from June 2018.

Brendan Kenny
Deputy Chief Executive
5th April 2018

N.B - This report should be read in conjunction with the Scheme of Letting Priorities Document (attached) where all the material revisions are outlined in yellow print.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 5th April 2018

Item No.4c

Traveller Accommodation Update – April 2018

Traveller Accommodation Update – April 2018

- The total number of Traveller Families in the Dublin City Council Area is 736 (Annual Traveller Count 2017).
- There were 22 allocations to Traveller families in 2017.
- 524 Traveller families live in Permanent Accommodation, e.g. Standard housing, Traveller Specific Group Housing, Private rented an increase of 70 from 2016.
- 212 Families Sharing with tenants, Serviced Halting Sites, Temporary Accommodation, Unauthorised Sites down 111 from 2016
- There are a 168 unauthorised occupants living in units across the Dublin City Council Area.

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. Single stage agreement in principle from Dept.	€80,000
2	Avila Park: Community Centre	Demolish entre and build 2 new housing units. Single stage agreement in principle from Dept.	€654,600
3	Naas Road	Build 3 Traveller Specific Houses on new site in collaboration with CENA. Single stage agreement in principle from Dept.	€997,000
1	Labre Park	Special Needs Adaptation and VOID return. Single stage agreement in principle from Dept	€215,000
STAGE 1 – Awaiting Approval			Proposed Budget
10	Grove Lane – Stage 1	Stage 1 submitted to Department on revised Grove Lane Project. Stage 1 approval granted. Compiling stage 2 detailed design.	€2.9 million
STAGE 2 – Detailed Design			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	Compile Stage 2 information. Completing community consultation for detailed design. Expect to agree final design in March/April. Pre Part VIII presentation to area committee in May/June.	€12.5 million
STAGE 3 – Tender Stage			Proposed Budget
1	[House No] Bridgeview, Cloverhill Road	Stage 2 approval complete. Architects appointed to progress project.	€263,035
1	[House No] Avila Park, Cappagh Road	Stage 2 approval complete. Architects appointed to progress project.	€254,308
30	St. Margaret's Park Dayhouse Upgrade	Revised Stage 2 approved at €2.5m. Final design agreed. Pre-Part VIII presentation to area committee in April/May.	€2,566,000
STAGE 4 - IMPLEMENTATION			Proposed Budget
1	Special Needs Adaptation: Belcamp Crescent	Final fix to be completed and returned to tenant in end March.	€98,277.18
Issues & Initiatives			

12 voids have been allocated to Travellers.

All Departmental funding (€793,018.34) for 2017 has been drawn down.



Homelessness Update

1. Emergency Accommodation Provision - Families Experiencing Homelessness

The number of families in emergency accommodation, including hotels / B&Bs and other homeless accommodation, for January and February 18 is detailed in Table 1. Whilst there is an overall increase in the number of families accessing Emergency Accommodation, significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are 333 families residing in Hubs across the Dublin Region.

The DRHE in conjunction with the other Dublin Authorities increased the number of family hub type facilities in the Dublin Region to seventeen. The full utilisation of these family hubs provides more appropriate and suitable accommodation for families, with a range of support services including cooking facilities, meals on site, play space, laundry facilities, communal recreation space, key-working and homework clubs.

The DRHE recognises that this is not the long term solution. However in the interim, family hubs provide accommodation that is specifically designed for more optimal family living, until families can move into more permanent housing provided under social housing supports, once supply becomes available. A list of the family hubs in the Dublin Region is detailed in Appendix A.

Table 1: Number of families in EA for Jan 18 & Feb 18

	Jan 18	Feb 18
Total Families	1,191	1,329

1.1 Families entering homelessness in 2018

In January and February 2018, there were a total of 340 families who were assessed and accepted as homeless. Of this number, 211 families were new to homeless services and had never presented before.

There is a consistent pattern of families who may be deferring presentation to homeless services over the Christmas period as low numbers in December are followed by a peak in January / February.

1.2 Families exiting from Hotels / B&Bs in 2018

As referred to earlier, work continues in 2018 to reduce the duration of time families spent in commercial facilities. Thus far in 2018, 288 families moved from hotels / B&Bs to either Supported Temporary Accommodation or tenancies. Currently 70% of families are spending less than twelve months in private emergency accommodation.

2. Exiting Homelessness - Tenancies created in January and February 2018 for people experiencing homelessness

In January and February a total of 459 tenancies were secured, families (291) and singles (168). HAP tenancies account for 338 and 121 were social housing allocations. Of the 459 tenancies created, a total of 215 households left emergency accommodation to take up tenancies, while 244 households were assisted and prevented from entering emergency accommodation.

It is important to note that in 2017 the number of additional emergency accommodation units needed for families increased by only 9%, this is a dramatic decrease compare to a 51% increase in 2016 and a 106% increase in 2015. This significant shift in the trend can be directly attributed to the work being carried out exiting families out of homelessness to tenancies, particularly HAP. In this context the overall HAP scheme has been very successful in exiting families from homelessness, with an average of 90 HAP tenancies created for families per month. Consequently the overall net increase of families in homelessness in the Dublin Region is stabilising.

3. 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. Additionally, the Placefinders Team continue to source HAP tenancies in the Dublin Region. In January and February 2018 a total of 244 households were prevented from entering emergency accommodation and re-housed in 2018:- 144 families and 100 singles.

Throughout 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.

4. Emergency Accommodation Usage in the Dublin Region 2018 – Singles

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 and on into 2018 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. In 2017 capacity was expanded by 218 permanent bed spaces with an additional 50+ temporary bed spaces available for the winter period.

The number of singles able to access emergency accommodation has been steadily increasing from 1,195 in October 2017 to 2,261 in January 2018. This increase can be directly attributed to the increase in accommodation provision for singles as outlined above. Consequently the number of people sleeping rough is decreasing. 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. So far in 2018, 58 additional permanent bed spaces have become operational.

5. Allocations and Transfers – Homeless

- **Housing and Transfer Waiting List:**

The number of Active Homeless Priority cases for March 2018 was 2,423; an increase of 115 or 5% on the February figure of 2,308. Homeless Applicants now account for 12.5% of all Housing Applications an increase from February 2018 of 0.5%.

- **Housing & Transfer Lettings:**

A total of 182 lettings were made in January and February not including Mortgage to Rent, RAS or HAP.

- Housing List – 58%
- Transfer List – 42%
- Lettings to homeless families and singles represented 24% of overall housing and transfer lettings or 41% of all housing lettings.

6. Reasons for family homelessness January 2018

In January 2018, a total of 109 families were accommodated in emergency accommodation (EA) in the Dublin Region who had no active or previous record in homeless services, i.e. they were 'new' to homeless services. .

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

Data was available for 102 of the 109 families and the overall breakdown for January 2018 reasons for family homelessness is as follows¹:

- **48%** of families (n=49) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- **47%** of families (n=48) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- **5%** of families (n=5) left their accommodation for other reasons including no income source, victim of anti-social behaviour, etc.

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

7. Analysis of engagement with people sleeping rough during recent Severe Weather Event

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 work of the Housing First Intake teams was vital during the most recent severe weather event. The DRHE in conjunction with the Peter McVerry Trust undertook a detailed analysis of the people that accessed emergency shelter in St. Catherine's Sports Hall during this period. Importantly, this unprecedented event provided the opportunity to engage with those service users that are generally reluctant to come into services for whatever reason. Subsequently many remained in emergency accommodation and were able to access relevant supports to address their specific needs. The main findings are set out below.

• Profile of Service Users

A total of 177 unique individuals were accommodated in the facility during the period of operation, of which 99 were non-Irish nationals.

¹ The information is gathered from administrative data that captures a single reasons for homelessness. In reality, the picture is often more complex. Qualitative research undertaken at the end of 2015 indicated that families leaving private rented accommodation may return to family and friends for a period of time before presenting to homeless services, therefore leading to a possible under-reporting of the number of families experiencing difficulties sustaining tenancies in the private rented sector.

- 78 Irish Nationals
- 64 European
- 29 Non European
- 6 Unknown

This detailed profile of nationality highlights the challenges faced by Homeless Services and emphasises the need for continued coordination and integration of multi agency efforts using a risk based approach to individuals both in homelessness and at risk of presenting as homeless.

- ***Presenting Issues***

Many of the service users presented with a range of needs underscoring the many complexities within homelessness. A number of service users presented with health related issues, complex physical and needs in relation to drug and / or alcohol use. In this context the DRHE has regularly been working with the HSE & TUSLA with regard to their services for those suffering from mental health and addictions.

- ***Move on to Emergency Accommodation***

Of the 177 individuals, 89 were supported to source further alternative accommodation (incl. 83 placed in emergency accommodation), 86 people did not return to services and 2 did not take up placements.

The challenge that faces us now is continuing the work of active engagement with people sleeping rough, particularly those that do not generally engage with services and ensuring that there is sufficient emergency accommodation for people sleeping rough, which requires a collaborative multi agency response.

Eileen Gleeson
Director of Dublin Region Homeless Executive
29th March 2018

Appendix A

Table 2 – Family Hubs operational in the Dublin Region

	Location	Number of Units	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		



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 2018

Item No.4b

Housing Supply Report April 2018

Housing Supply Report April 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	60	694
Part V	56		56
Buy and Renew Scheme	3	3	6
Rapid Home Delivery	130		130
Voids Restored	876	210	1086
Outturn	1699	273	1972

HAP Tenancies Delivered	2017	2018	Total 2017-2021
HAP Tenancies, Homeless (Dublin Region)	1579	386	1965
HAP Tenancies (General)	1040	219	1259
Outturn	2619	605	3224

HEADLINE ITEMS QUARTER 2 2018

Tender Stage

- O'Devaney Gardens – 56 Units – tender issued February 2018 – closed 29th March 2018
- Dominick Street – 73 Units – tenders assessed. Proceeding to next stage of Procurement
- Cornamona, 61 units, tender to issue April 2018

Part 8

- St. Teresa's Gardens, Part 8 advertised for additional 4 units. Tender documents to issue April 2018
- Infirmary Road – 38 units - Part 8 to be initiated at May Area Committee
- Pt. 8 to be initiated at May Area Committee for Rapid Build in Fishamble St. (5 Units) and Bunratty Road (70 units)

Contract Award

- North King Street – contract to be awarded April 2018

Projected Delivery to 2021	2018	2019	2020	2021	Total
Units Under Construction	285	102	80		467
Units currently being acquired	327	107			434
Buy & Renew	8				8
Repair & Lease	14				14
Part V Units	71	104			175
Units at Tender Stage		161	211		372
Capital Appraisals Submitted to Department		57	487		544
Units at Preliminary Planning/Design		40	305	200	545
Potential Units from Vacant Council Lands			437		437
Sites for Social housing PPP Bundle 1			220		220
Projected Acquisitions	62	100	100	100	362
Rapid Home Delivery	144	446	138		728
Voids	590	800	800	800	2990
Total Delivery of Units	1501	1917	2778	1100	7296

Projected Delivery to 2021 for HAP Tenancies	2018	2019	2020	2021	Total
HAP	1081	2000	2000	2000	7081
HAP Homeless	614				614
Total Delivery of Units	1695	2000	2000	2000	7695

**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	Total per Category
General Needs	DCC	General Acquisitions	LA Housing	38	
	DCC	Buy & Renew Scheme	B&R	3	
		Total Acquisitions & Constructions:			41
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	Gandon Hall, Lower Gardiner St., Dublin 1 (Dublin Simon)	CAS	1	
Central/Special Needs	AHB	Crosbies Yard, East Wall, Dublin 3 (Dublin Simon)	CAS	1	
Central/Special Needs	AHB	Seville Terrace, North Strand, Dublin 3 (Dublin Simon)	CAS	1	
		Total CAS			7
Central/Special Needs	AHB	Benedicts Gardens, Dublin 7 (ALONE)	AHB Leasing	1	
South East/Special Needs	AHB	Creighton St., Dublin 2 (Peter McVerry)	AHB Leasing	1	
North Central/Special Needs	AHB	St. Lawrences Court, Dublin 3	CALF	1	
Various/General Needs	AHB	HA Bundke 1 (Oaklee Housing)	CALF	11	
South Central/General Needs	AHB	Downpatrick Rd., Crumlin, Dublin 12 (Clúid)	CALF	1	
		Total Leasing			15
		OVERALL TOTAL - COMPLETIONS			63

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.	Completion of Scheme	Q1 & Q2 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.	Completion of phased handover of blocks 13-20 (Nov. 2018).	Q2 2019
South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Construction ongoing	Completion of Phase 1	Q2 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	On site	Completion of works	Q4 2018
South Central General Needs	AHB	John's Lane West D8 (Focus)	CALF	31	On Site (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 (9 x 1 beds/24 x 2 beds/6 x 3 beds)	Completion of works	Q4 2018
South Central General Needs	AHB	Cherry Orchard Meadow, D10 (CHI)	CALF	72	On site (72 x 3 beds)	Completion of Works	Q2 & Q3 2018
South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF	33	On site (28 x 1 beds & 5 x 2 beds)	Completion of works	Q1 2019
Central/General Needs	AHB	St. Mary's Mansions (Clúid)	CALF	80	On site	Completion of works	Q1 2020
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	On site (42 x 1 beds & 1 x 2 bed)	Completion of units	Q2 2019

Schemes Under Construction – DHPLG CWMF Stage 4							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central - Special Needs	AHB	Martanna House, High Park (Respond)	CAS	8	On site (4 x 2 beds/4 x 1 beds)	Completion of works	Q4 2018
South East - Special Needs	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	On Site (19 x 1 beds)	Completion of works.	Q4 2018
	Total			467			

Units Currently Being Acquired – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme		Status	Next Milestone	Expected Completion Date
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	89	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	240	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	37	In progress		
	GRAND TOTAL	Units being acquired		434			

Schemes at Tender Stage							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	54	Part 8 process Initiated for 4 additional houses and revised park. Tender documents being prepared	Tender to issue April 2018.	Q1 2020
Central Area General Needs	Dublin City Council	O'Devaney Gardens Phase 1	Regeneration	56	Tender issued February 2018 – closed 29 th March.	Assessment of Tenders	Q3 2020
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Tenders being assessed	Award Contract	Q4 2019
Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Stage 1 tender process underway (EOI)	Tender assessment completion	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 withdrawn. Disposal to be completed.	1) Award contract 2) Complete disposal	Q2 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Disposal complete. Contractor to be appointed	On Site Q3 2018	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 (CHI)	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	Planning permission granted	Submit Stage 3	2019
Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	Final Grant issued 5/1/2018. Advised DHPLG re deterioration of building and uplift in Architects fees.	Complete pre-tender submission	2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	8	Stage 2 approved. Design team appointed	Planning application to be lodged April 2018	Q4 2019
South Central – Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Stage 4 approval granted. Due on site April 2018	On site	Q 2 2019
	GRAND TOTAL			372			

Capital Appraisals submitted to the Department							
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. Completed cost plan. Completed CBA.	2020
South Central General Needs	DCC	Cornamona, Ballyfermot	LA Housing	61	Tender documents being prepared	Tender to Issue April 2018	Q2 2020
Central General Needs	DCC	Infirmity Road/ Montpelier Hill	LA Housing	38	Part 8 Submission being prepared	Submission of Part 8 to May Area Committee meeting	Q4 2020
Central General Needs	DCC	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Tender documentation being prepared. Judicial review proceedings in train.	Seek Stage 3 approval to go to tender. Address judicial review issues.	Q2 2020
South East General Needs	DCC	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	46	Stage 1 approval December 2017 - Design team to be appointed	Prepare Cost Plan for Stage 2 submission. Part 8 end 2018.	Q4 2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Stage 1 approved	Appoint Design Team	2020
Central/ Special Needs	AHB	Arbour Hill (Dublin Simon)	CAS	18	Stage 1 approved. Stage 2 application received.	AHB to submit further information	Q1 2020
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Stage 1 approved by DHPLG 27/2/2018	Submission of Stage 2 application	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.	Complete transfer of site to DCC	Q4 2019
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Single stage approved by DHPLG 21/2/2018	Submission of Stage 2 application	Q1 2019
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application approved by DHPLG 27/2/2018	Submission of Stage 2 application	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	CALF	61	Conditional approval granted 31/01/2017	Developer to commence on site	2020
Grand total				544			

Scheme at Preliminary Planning/Design							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
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	Procurement process for Design Team to bring to Part 8	Procurement of Design Team	
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 Central - General Needs	Dublin City Council	Lissadell Road/Rafters Lane	LA Housing	100	Design being examined. Stage 1 application being prepared.	Stage 1 submission. Complete CBA.	2021
Central	Dublin City Council	Constitution Hill	Regeneration	100	Design being examined. Stage 1 application being prepared.	Stage 1 submission. Complete CBA.	2021
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

Scheme at Preliminary Planning/Design							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	Dublin City Council	Bow Lane West, James's Street	LA Housing	11	Title issues on site. Feasibility Study received from AHB for development of site.	Resolve title issues.	2019
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF	9	Agreement reached with Beneficiaries. Law Department finalising legal documentation. ALONE to proceed to Tender March/April 2018. Application for funding submitted to DHPLG.	Issue funding approval	2019
South East/ Special Needs	AHB	Bethany House, Sandymount (Clúid)	CALF	65	Planning application lodged February 2018	Decision on 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				545			

PART V

Committee Area/ Hsg Cat	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	DCC	Royal Canal Park	LA Housing (Acquisitions)	10	Funding approved by DHPCLG	Units acquired.	Ongoing 2017 to 2019
Central	DCC	49A-51 Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by DHPCLG	Development almost complete	Q1 2018
South East	DCC	Marianella, Rathgar, Dublin 6	LA Housing (Acquisitions)	19	Funding approved by DHPCLG	Units acquired.	Ongoing to 2018
South East	DCC	Terenure Gate, Terenure, Dublin 6W	LA Housing (Acquisitions)	5	Funding approved.	Units acquired.	Ongoing to 2018.
North Central	DCC	119 Howth Road, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Funding approved	Unit acquired.	Ongoing to 2018
South East	DCC	Church Avenue, Rathmines Dn. 6	LA Housing (Acquisitions)	1	Agreement in place.	Unit acquired.	Q2 2018
North West	DCC	Pelletstown, Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Units acquired.	Q1 2019
North Central	DCC	Sybil Hill, Raheny, Dublin 5	LA Housing (Acquisitions)	7	Agreement in place.	Units acquired.	Q3 2018
South East	DCC	(8 Hanover Quay - off site)	LA Housing (Acquisitions)	4	Agreement in place.	Units acquired.	Q2 2018
South East	DCC	The Ivory Building, Hanover Street, Dublin 2	LA Housing (Acquisitions)	6	Agreement in place.	Units acquired.	Q2 2018
	TOTAL			175			

Potential Affordable Build Homes (Tentative Proposals)

Scheme/Site	No. of Units	Status	Expected Completion Date
Ballymun O'Cualann (Site 1 - Poppintree)	49	Contractor on site	19 Completed - remaining 30 2018
Ballymun O'Cualann (Site 2 - Balbutcher Lane/Cranogue Rd)	40	Feasibility Stage	2019
Ballymun (Other Sites)	200	Feasibility Stage	TBC
Cherryorchard	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		

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)		
Schemes/Sites	Comment	Social Units
O Devaney Gardens + Infirmary Road	Next phase of the procurement process (ITPD) Invitation to Participate in Dialogue documents to pre-qualified candidates issued 21 st March 2018.end February 2018. Technical Dialogue April 2018. Final Tender to issue September 2018. Total Units 585	119
Central - General Needs		
Oscar Traynor Road	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 issued 20/02/18. Total Units 640	192
North Central - General Needs		
St Michaels Estate	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 420	126
South Central - General Needs		
Total	1645	437
Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - North 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 Cherry Orchard Ballyfermot	53	Contract Awarded	Contractor on site	Q3 2018
Woodbank Drive	3	Contract Awarded	Contractor on site	Q3 2018
Rathvilly Park / Virginia Park	13	Contract Awarded	Contractor on site	Q3 2018
Total	69			

Rapid Home Delivery – Project 1 and 2				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
P1 - Fishamble Street	5	Design Team in place	Part 8 initiated May 2018	Q3 2019
P2 - Bunratty Road	70	Design Team in place	Part 8 initiated May 2018	Q3 2019
Total	75			

Rapid Home Delivery Phase 2 - Volumetric

Ref. No.	Scheme/Sites	No. of Units	Status	Expected Completion
Bundle 1	Cork Street/Weaver St.	102	Initiate Part 8	Q4 2019
Bundle 1	Springvale Chapelizod	118	Initiate Part 8	Q4 2019
Bundle 1	Bonham Street	68	Initiate Part 8	Q4 2019
Bundle 2	Woodville House/Kilmore Road	40	Feasibility/Design being prepared	Q4 2019
Bundle 2	Grand Canal Harbour Site	80	Prepare Draft Design	Q4 2019
Bundle 3	The Valley Site, St. Helenas Road, Finglas	150	Feasibility/Design being prepared	Q4 2019
Bundle 3	Slademoire Ayrfield	15	Feasibility/Design being prepared	Q4 2019
Bundle 3	Spine Site, Darndale	80	Feasibility/Design being prepared	Q4 2019
	Total	653		

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

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
South Central	Private owner	Benbulbin Road, Drimnagh	1	Documents pending	Owner to submit schedule of works	DCC	2018
South Central	Private owner	Chapelizod Hill Road, Dn. 20	1	Inspected	Accept to RLS scheme	TBC	2018
South Central	Private owner	Fairview Strand, Dn. 3	1	Inspected	Accept to RLS scheme	TBC	2018
Total:			14				

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. Anthonys 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				

REPORT TO Housing & Community SPC – 8th MARCH 2018

RE: PART V – DOCKLANDS AREA

The Dublin Housing Strategy forms part of the Dublin City Development Plan 2016-2022. The strategy has three core principles that inform and guide the overall core strategy of the development plan related to housing. These are:

1. To ensure the provision of good quality housing across owner-occupied and rental housing tenures in sustainable communities
2. To ensure the planning and building of housing and residential space in the city contributes to sustainable and balanced development, and
3. To ensure adequate provision of social rental housing for households unable to afford housing from their own resources.

Under Part V of the Planning and Development Acts 2000 (as amended), developers are required to allocate up to 10% of land zoned for residential use in new housing developments to the local authority for social and affordable housing. Section 96(3) sets out 6 types of Part V agreements that may be made, which include:

1. Transfer of lands
2. Build and transfer of up to 10% of the proposed housing units
3. Transfer of housing units on any other land in the functional area of the planning authority
4. Lease of housing units either on the site subject to the application or in any other area within the functional area of the planning authority
5. Combination of a transfer of land and one of more of the other options; and
6. Combination of options not involving a transfer of the ownership of land

All new proposals for residential development must meet the obligations under Part V legislation. In order to satisfy this statutory requirement, it is the City Council's policy to seek delivery of social housing units on-site in the first instance. Only in exceptional circumstances will the Council default to the alternative options as outlined above.

Circular 33 of 2015 outlines considerations that should be taken by the City Council under Section 96(3)(c) of the Act of 2000 (as amended). One such consideration is to use "the best use of resources to ensure an adequate supply of housing and the financial implications of the agreement" It further notes that the City Council should "consider value for money in the making of an agreement while adhering to the Departments expenditure ceilings."

All units that become available in the Docklands area under Part V of the Planning and Development Acts (as amended) are assessed according to the above.

Dublin City Council's Part V Unit currently has eleven active developments in the Docklands area where Part V applies. Of these, the City Council is currently in negotiations with five developers. Valuations have been agreed with the City Valuers and costings have been submitted and assessed by the Quantity Surveyor's Unit.

Their findings show that the costs will exceed the Department of Planning, Housing, Community and Local Government's cost ceilings and are not deemed "value for money". As a result, the City Council must now consider acquiring units off-site as Part V compliance. Some off-site units have been identified in the electoral area and deposits have been paid to acquire these units. However, the availability of off-site proposals in the South East Area, within the Department's cost ceilings, is minimal.

In order to achieve Part V compliance for developments in the Docklands, where on-site affordability is not possible, the City Council proposes that the entire Docklands Area be taken into consideration when assessing off-site proposals. This will include the South East & Central Area and increase the options available for off-site delivery.

Therefore, I am now informing Dublin City Council's Housing & Community Services Strategic Policy Committee to note:

All of the Docklands Area will be considered to comply with Part V when negotiating off-site provision.

Map of the Docklands area is attached.

Anthony Flynn
Executive Manager