



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON THURSDAY 7 JUNE 2018 AT 3.00 PM**

AGENDA

THURSDAY 7 JUNE 2018

PAGE

- | | | |
|---|---|---------------|
| 1 | Minutes of meeting dated Thursday 10th May 2017 and matters arising

Draft Minutes Attached | 3 - 6 |
| 2 | Chairperson's Business: <ul style="list-style-type: none">○ Correspondence○ Update on Sub-Groups<ul style="list-style-type: none">▪ Condensation | |
| 3 | Housing Update Reports <ul style="list-style-type: none">○ Homelessness Report○ Housing Supply Report○ Traveller Accommodation Report | 7 - 42 |
| 4 | Motion in the name of Cllr. Cieran Perry

This committee calls on the Chief Executive to desist with the proposal to move the Housing Department Caretaker service from a complex based service to a Squad Based system as part of the current restructuring of Caretaker services. We believe this proposal will lead to a lesser service for our tenants. | |
| 5 | AOB | |

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 10TH MAY 2018

ATTENDANCE

Cllr. Members		Officials
Chris	Andrews	Brendan Kenny, Assistant Chief Executive
Janice	Boylan	Tony Flynn, Executive Manager
Christy	Burke	Eileen Gleeson, Director DRHE
Anthony	Connaghan	Daithi Downey, Senior Executive Officer
David	Costello	Darach O'Connor, Senior Executive Officer
Patrick	Costello	Mary Hayes, Administrative Officer
Daithi	Doolan	Aisling Browne, Project Estate Officer
Pat	Dunne	
Alison	Gilliland	
Andrew	Keegan	
Ray	McAdam	
Críona	Ní Dhálaigh	
Cieran	Perry	
Éilish	Ryan	
Norma	Sammon	
Sonya	Stapleton	
		External Members
Aoife	Delaney	Disability Federation of Ireland
Francis	Doherty	Peter McVerry Trust
Pat	Greene	Dublin Simon Community
Kevin	White	Alone
Jill	Young	Irish Council for Social Housing

Apologies

Cllr. Ray McAdam

Other Cllrs present:

Ardmhéara Mícheál MacDonncha

Cllr. Ciaran Cuffe

Cllr. Larry O'Toole

Cllr. Cathleen Carney Boyd

Others:

Pat Coyne – Public Area

1. Approved Housing Bodies (Presentation – Irish Council for Social Housing)

Donal McManus and Jill Young presented Dublin City Council Partnership for delivery with Housing Associations (AHBs)

Discussion Followed.
Members thanked ICSH for presentation.

Agreed: Presentation Noted.

2. Minutes of meeting dated Thursday 5th April 2018 and matters arising.

Agreed: Minutes noted.

3. Report on Regeneration proposals for Dublin City Council Apartment Complexes

Darach O'Connor and Tony Flynn presented report on Regeneration proposals for Dublin City Council Older Apartment Complexes.

Cllrs. Ciaran Cuffe and Patrick Costello submitted an emergency motion to have wording on page 19 of the SPC Report Pack changed.

Discussion Followed.
Members thanked DCC for report.

Agreed: Members supported original wording as contained in the SPC Report Pack.
Motion Rejected.

Agreed: The Report on Regeneration proposals for Dublin City Council Apartment Complexes was noted and approval was given to management to pursue such proposals.

4. Scheme of Letting Priorities

Discussion Followed.
Members thanked DCC for report.

Agreed: Report along with a recommendation for adoption from the SPC will be submitted at the May City Council meeting.

Agreed: A report containing information about the Housing Transfer process (Chain of Transfer) shall be brought to the Housing SPC at a future date.

5. Review of Housing Strategy report 2015-2017

Discussion Followed.
Members thanked DCC for report.

Agreed: Issues paper – Review of Housing Strategy will be presented at the July Housing SPC meeting.

6. A.O.B.

Agreed: A meeting between local representatives from the South Central Area and Clonard Family Hub facility management to be organised by DRHE.

Chair thanked all for their attendance,

Cllr. Daithi Doolan
CHAIRPERSON



1. Homelessness Update

This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) for the first four months of 2018. The DRHE provides funding to 23 Non Profit Organisations for in excess of 102 services across the Dublin Region. In addition the DRHE coordinates and funds the provision of private emergency accommodation for people experiencing homelessness. The DRHE drives a housing led approach to homelessness on a regional basis in conjunction with service providers throughout the sector. The DRHE works to move people through emergency accommodation with health and support services towards a sustained exit from homelessness. This work is carried out through three main areas of operation:-

- Prevention
- Provision and management of homeless support services
- Assistance to exit homelessness

2. Prevention

The DRHE has set a number of Key Performance Indicators as targets to be consistently achieved which include headings under Homeless Prevention. There was much success in 2017 with the introduction of a new Prevention strategy that engaged with families presenting as homeless and worked with them to prevent an episode of homelessness occurring. In 2017, 817 families and 521 individuals were assisted by the DRHE to secure tenancies and prevented from entering homelessness. Homelessness prevention has continued to be a priority for the DRHE as is highlighted in Table 1 below, which details all households (singles and families) prevented from entering homelessness from January 2018 to April 2018.

Table 1

Month	Housing Assistance Payment	Local Authority / Approved Housing Bodies / Long Term Accommodation /Housing Agency Acquisition	Private Rented	TOTAL TENANCIES
Jan-18	105	2	2	109
Feb-18	119	16	0	135
Mar-18	94	9	0	103
April-18	131	3	0	134
Total	449	30	2	481

The above table reveals that the main source of prevention is the Housing Assistance Payment (HAP), which is consistent with the type of tenancy exits as outlined later in this report in Tables 5 and 6.

2.1 DRHE Prevention Team

In 2017 the DRHE set up a designated homeless prevention team that work with families presenting as homeless to find an alternative solution to entering homeless emergency accommodation. The team also meets with families who are already in emergency accommodation to discuss their move on options. The main focus of the engagement with the families is to provide support to secure a HAP tenancy. So far in 2018 the team have met with 206 families, 144 of these families were prevented from entering homeless services (*these figures are included in the Table 1).

3. Emergency Accommodation Usage

3.1 *People accessing Emergency Accommodation January 2018 - April 2018*

Table 2 below provides an overview of the numbers of adults (singles & couples), families and children in all Emergency Accommodation from January 2018 to April 2018.

Table 2

Month	No of families including (new families)	No of individual adults in families	No of children in families	No of adults (singles & couples)
Jan-18	1,191 (109)	1,658	2,509	2,261
Feb-18	1,329 (102)	1,846	2,801	2,175
Mar-18	1,329 (82)	1,853	2,780	2,254
April-18	1,351 (90)	1,899	2,810	2,106

3.2 *Families accessing Emergency Accommodation March - April 2018*

The DRHE, in conjunction with the other Dublin Authorities has increased the number of family hub type facilities in the Dublin Region to eighteen. 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. (A list of the family hubs in the Dublin Region is detailed in Appendix A).

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 more long term housing becomes available. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation; further development of additional family hub type accommodation is required. Typically when a family is residing in temporary supported accommodation they will exit to a tenancy within a quicker timeframe, as compared to families that reside in commercial hotels.

The number of families in all emergency accommodation is broken down by type for March and April 18 and detailed in Table 3. Whilst there is a small 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 348 families residing in Family Hub Type Accommodation across the Dublin Region.

Table 3

Families with dependent children in <u>ALL</u> Emergency Accommodation broken down by PEA, STA / HUBS, Own door STA apartments: March and April 2018						
	No. of families with dependent children		No. of Individual Adults		No. of Dependents	
	<i>March</i>	<i>April</i>	<i>March</i>	<i>April</i>	<i>March</i>	<i>April</i>
Private Emergency Accommodation (Including hotels) (PEA)	763	791	1,083	1,137	1,615	1,651
Supported Temporary Accommodation (STA)	94	85	117	110	201	202
Family Hub Type Accommodation	351	348	471	459	660	635
Emergency Accommodation - Own Door Apartments	121	127	182	193	304	322
Totals	1,329	1,351	1,853	1,899	2,780	2,810

As needs arise and evolve, the DRHE is working on innovative accommodation solutions for those in need of emergency accommodation. It is important that the DRHE continue to be innovative in terms of addressing homelessness and provide families and individuals with safe and secure accommodation. Since March 2018 a separate category of emergency accommodation i.e. 'owns door apartments' is included. Previously this category was included under Supported Temporary Accommodation. Families residing in this type of accommodation are not accessing typical emergency accommodation, but instead are occupying fully furnished, own door units that allow families to live independently.

3.4 *Individuals accessing Emergency Accommodation March – April 2018*

The number of single adults accessing emergency accommodation has been steadily increasing from 1,850 in October 2017 to 2,250 in March 2018. Table 3 sets out the number of single adults accessing emergency accommodation in the first quarter 2018. This increase can be attributed to a significant extent to the increase in accommodation provision for singles and has directly impacted on the number of people sleeping rough, as evidenced in the spring 2018 Sleeping Rough Count which saw numbers decrease by 40% from 184 in Winter 2017 to 110 in Spring 2018.

Table 4

Individuals in Emergency Accommodation - 2018	
Month	No. of Individual Adults
January	2,175
February	2,261
March	2,254
April	2,106

The requirement to further expand emergency accommodation is under constant review, as the number of new persons being assessed as homeless continues to rise. To date in 2018, 58 additional permanent bed spaces have been sourced and are operational and further accommodation options will be developed over the remainder of the year.

3.5 *Housing First*

The Housing First model is integral to the DRHE’s response to people sleeping rough and enables the individuals involved, who have a high level of complex needs, to obtain permanent secure accommodation, with appropriate supports to help them maintain their tenancies. The Housing First programme is gaining momentum; over 220 housing first

tenancies have been established to date and this will continue to expand over the coming years.

Currently, the DRHE is preparing a five year implementation plan to extend the programme nationally, specifically aimed at enabling those with a high level of complex needs to obtain permanent secure accommodation with the provision of intensive supports to help them maintain their tenancies.

4. Exits from Emergency Accommodation to tenancy

4.1 Families

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 compared 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 undertaken in exiting families out of homelessness to tenancies.

Consequently the rate of increase in family homelessness is stabilising. Table 6 details the families exiting emergency accommodation to tenancy for the first quarter 2018, broken down by tenancy type.

Table 5

Month	Housing Assistance Payment	Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition	Private Rented	Private Rented Other	Total Households
Jan-18	31	46	0	0	77
Feb-18	42	19	0	0	61
Mar-18	17	22	0	26	65
Apr-18	32	13	0	65	110
Total	122	100	0	91	313

4.2 Duration of time families in all Emergency Accommodation

Table 4 sets out the length of time spent by families in all types of emergency accommodation and utilises data from a single night i.e. 31st January 2018. As illustrated below, in January 2018, 45% of families reside in Emergency Accommodation for six months or less, as compared to June 2017 when the figure was 36%. Families are in general spending less time in Emergency Accommodation pending exit to tenancy.

Table 6

Length of time in EA	June 2017		January 2018	
	No. of families	Percentage	No. of families	Percentage
24+ months	54	5%	94	7%
18-24months	133	13%	116	9%
12-18 months	188	18%	170	13%
6-12 months	286	28%	335	26%
6 months or less	376	36%	580	45%
Total families	1,037	100%	1,295	100%

4.3 Families exiting from Hotels / B&B's

Work continues in 2018 to reduce the duration of time families spent in commercial facilities. Thus far in 2018, **313** families moved from hotels / B&B's to either Supported Temporary Accommodation or tenancies.

Table 7

Month	Number of families who moved to tenancies from Hotel/B&B	Number of families who moved to STA/HUBs from Hotel/B&B	All families who departed Hotels/B&B
Jan-18	45	32	77
Feb-18	28	33	61
Mar-18	16	49	65
Apr-18	29	81	110
Total	118	195	313

4.4 Singles

An exit from emergency accommodation for single adults to any tenure can be challenging due to the lack of available one bedroom accommodation, yet progress has been achieved in the first quarter 2018. There is a higher uptake of exits to tenancy for single adults when exiting from supported temporary accommodation. Table 8 below provides details of the individuals exiting emergency accommodation in the first quarter 2018 broken down by tenancy type.

Table 8

Month	Housing Assistance Payment	Local Authority /Approved Housing Bodies /Long Term Accommodation /Housing Agency Acquisition	Private Rented	Allocations to Households
Jan-18	15	16	1	32
Feb-18	26	18	1	45
Mar-18	12	8	2	
Apr-18	16	5	4	
Total	261	271	47	580

4. Tenancy Offers in 2018

From Jan - March 2018, the total numbers of offers of permanent social housing to homeless applicants was 65. Of the 65 offers, 34 offers were made to single homeless applicants and 31 offers were made to homeless families. Specifically in March 2018, 13 offers of permanent accommodation were made and 11 were accepted (7 singles and 4 families) and 2 refused (1 single and 1 family). **These figures are for the Dublin City Council area only and do not include information for the whole DRHE region.*

5. Presentation on the 2016 and 2017 Families who experienced Homelessness in the Dublin Region - Bernie O'Donoghue Hynes

Eileen Gleeson
Director of Dublin Region Homeless Executive
31st May 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.	Greencastle Parade, D. 17	24	Salvation Army	
12.	Viking Lodge, Dublin 8.	30	PEA / Focus	DCC
13.	Chuan Álainn, Tallaght, Co. Dublin.	9	Respond	SDCC
14.	Abberley, Tallaght, Co. Dublin 24.	40	PEA / Focus	SDCC
15.	Malahide Road, Co. Dublin.	12	PMVT	Fingal
16.	Kylemore, Swords, Co. Dublin.	6	PMVT	Fingal
17.	Millmount, Dundrum, D. 14.	12	PEA / Focus	DLRCC
18.	Monkstown, Co. Dublin.	17	PMVT	DLRCC
	Total	461		



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 2018

Item No.

Housing Supply Report June 2018

Housing Supply Report June 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	107	741
Part V	56	26	82
Buy and Renew Scheme	3	3	6
Rapid Home Delivery	130		130
Voids Restored	879	267	1146
Outturn	1702	403	2105

HAP Tenancies Delivered	2017	2018	Total 2017-2021
HAP Tenancies, Homeless (Dublin Region)	1579	705	2284
HAP Tenancies (General)	1040	472	1512
Outturn	2619	1177	3796

HEADLINE ITEMS QUARTER 2 2018

Tender Stage

- Dominick Street – 73 Units – Stage 2 tenders issued 27th April – tender return date 13/6/2018
- Cornamona, 61 units, tender to issue July 2018
- St. Teresa’s Gardens, Part 8 advertised for additional 4 units. Tender documents to issue end of May 2018

Part 8

- Infirmary Road – 38 units - Part 8 to be initiated at June Area Committee
- Pt. 8 to be initiated at June Area Committee for Rapid Build in Fishamble St. (5 Units) and Bunratty Road (70 units)

Contract Award

- O’Devaney Gardens – contract awarded – on-site June 2018
- North King Street – contract to be awarded June 2018

Projected Delivery to 2021	2018	2019	2020	2021	Total
Units Under Construction	283	182			465
Units currently being acquired	376	113			489
Buy & Renew	12				12
Repair & Lease	15				15
Part V Units	46	104			150
Units at Tender Stage		161	317		478
Capital Appraisals Submitted to Department	23	45	481		549
Units at Preliminary Planning/Design	15	40	314	200	569
Potential Units from Vacant Council Lands			437		437
Sites for Social housing PPP Bundle 1			220		220
Projected Acquisitions	219	100	100	100	519
Rapid Home Delivery	69		728		797
Voids	533	800	800	800	2933
Total Delivery of Units	1591	2273	2669	1100	7633

Projected Delivery to 2021 for HAP Tenancies	2018	2019	2020	2021	Total
HAP	828	2000	2000	2000	6828
HAP Homeless	295				295
Total Delivery of Units	1123	2000	2000	2000	7123

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	59	
General Needs	DCC	Buy & Renew Scheme	B&R	3	
General Needs	DCC	Construction - Buttercup, Darndale	LA Housing	2	
General Needs	DCC	Part V (Castleforbes)	CALF	26	
		Total Acquisitions & Constructions:			90
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	
North Central/Special Needs	AHB	Crescent House, Clontarf, Dn. 3 (Dublin Simon)	CAS	1	
North Central/Special Needs	AHB	The Beech, Grattan Wood, Dn. 13 (Dublin Simon)	CAS	1	
South East/Special Needs	AHB	Fortfield Court, Terenure, Dublin 6W (HAIL)	CAS	1	
South Central/Special Needs	AHB	Frankfort Court, Dublin 6 (HAIL)	CAS	1	
Central/Special Needs	AHB	St. Peters Square, Phibsboro, Dn.7 (Don Bosco)	CAS/Careleavers	1	
		Total CAS			12
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 (Focus)	CALF	1	
Various/General Needs	AHB	HA Bundle 1 (Oaklee Housing)	CALF	11	
South Central/General Needs	AHB	Downpatrick Rd., Crumlin, Dublin 12 (Clúid)	CALF	1	
Central/Special Needs	AHB	Cornmill, Dublin 3 (Focus)	CALF	1	
North Central/Special Needs	AHB	Beaumont Court, Dublin 5	CALF	1	
Various/General Needs	AHB	HAA Bundle 4 (Tuath)	CALF	3	
South Central/Special Needs	AHB	Earlscourt, Reuben St., Dublin 8 (ALONE)	CALF	13	
North West/ Special Needs	AHB	Prospect Road, Glasnevin, Dublin 9 (Focus)	CALF	1	
		Total Leasing			34
		OVERALL TOTAL - COMPLETIONS			136

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	7	28 units handed over to date. Final 7 units to be completed early June.	Completion of Scheme	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 June 2017.	Completion of phased handover of blocks 13-20 (Nov. 2018). Blocks 8-12 May 2019	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 bed, 24 x 2 bed, 6 x 3 bed). CHI looking for revised PP to increase number of units to 40 (1 extra 3 bed)	Completion of works	Q1 2019
South Central General Needs	AHB	Cherry Orchard Meadow, D10 (CHI)	CALF	72	On site (72 x 3 beds)	Completion of Works	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	Q3 2019
Central/General Needs	AHB	St. Mary's Mansions (Clúid)	CALF	80	On site	Completion of works	Q4 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
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	Construction commenced 27/4/18. Agreement to be reached on fit-out of Community Centre.	Completion of units	Q2 2019
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.	Q3 2018
	Total			465			

Units Currently Being Acquired – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No. of Units	Status	Next Milestone	Expected Completion Date
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	99	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
Page 24 All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	281	In progress		
	AHB	AHBs/General Needs & Special Needs	CAS	41	In progress		
	GRAND TOTAL	Units being acquired		489			

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 report to DCC in June for 4 additional houses and revised park. Tender documents being prepared	Tender to issue June 2018.	Q1 2020
Central Area General Needs	Dublin City Council	O'Devaney Gardens Phase 1	Regeneration	56	Tender assessment completed, letter of intent issued.	On site end June 2018	Q1 2020
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Contract being prepared	Award of contract	Q4 2019
Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	72	Stage 2 tender issued	Stage 2 tender return date 13/6/2018	Q1 2020
South Central General Needs	DCC	Cornamona, Ballyfermot	LA Housing	61	Tender documents being prepared	Tender to issue July 2018	Q2 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
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	Q3 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Disposal complete. Contractor to be appointed	On site July 2018. 15 month construction period	Q4 2019
Central	AHB	North King Street 84 (CHI)	CALF	30	Tenders being assessed	Appoint Contractor. On site June 2018	Q4 2019

Schemes at Tender Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Planning permission granted	Submission of Stage 3 application early June. Construction start Oct/Nov 2018	Q4 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.	1)Submission of Stage 3/ pre-tender submission. 2. Respond to DHPLG's queries re uplift in fees.	Q4 2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	8	Stage 2 approved. Design team appointed. Planning application lodged 6/4/18	Grant of planning permission	Q4 2019
South Central Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Contractor appointed	On Site June 2018	Q 3 2019
	GRAND TOTAL			478			

CAPITAL APPRAISALS TO DHPLG

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	LA Housing	115	Stage 1 application December 2017.	Stage 1 approval. Completed CBA.	2020
Central General Needs	DCC	Infirmiry Road/ Montpelier Hill	LA Housing	38	Part 8 Submission being prepared	Submission of Part 8 to Area Committee meeting	Q4 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
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	In-house design team preparing plans for Part 8 application	Stage 2 application and initiate Part 8 process	Q3 2020
North Central General Needs	Dublin City council	Belcamp (Site C)	LA Housing	16	In-house design team preparing plans for Part 8 application	Stage 2 application and initiate Part 8 process	Q3 2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Stage 1 approved	Appoint Design Team	Q4 2020
Central/ Special Needs	AHB	Arbour Hill (Dublin Simon)	CAS	18	Stage 1 approved. Stage 2 application approved	Submission of Stage 3 application	Q1 2020
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Stage 1 approved by DHPLG 27/2/2018. Request for Tender Design Team	Submission of Stage 2 application	2019

CAPITAL APPRAISALS TO DHPLG

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. Consultants appointed. 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	Lodge planning application May 2018	Q1 2019
South Central/ Special Needs	AHB	25/26 Ushers Island and 20-22 Island Street (Dublin Simon)	CAS	100	Planning permission granted for Ushers Island. Funding application submitted to DHPLG. Dept. requested further information including a CBA	Submission of information by AHB	Q2 2020
South Central/ General Needs	AHB	Harolds Court, Parnell Road, Dublin 12 (Tuath)	CALF	23	With Dept. for approval	To be acquired. Remedial works to be carried out.	Q3 2018
Central/Special needs	AHB	Dominick Place (The Paddy McGrath Housing Project)	CALF	9	Conditional approval granted. HFA will not fund project until constructed. AHB currently sourcing alternative funding.	Decision on tender	Q3 2019

CAPITAL APPRAISALS TO DHPLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South East/ Special Needs	AHB	Bethany House, Sandymount (Clúid)	CALF	62	Planning application lodged February 2018. DCC returned comments 26/4/18	Decision on planning application and approval on funding. Due to start on site Q4 2018.	2020
Grand total				549			

Schemes 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	Outline design being prepared	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	Design being examined. Scope of development to be determined	Prepare Stage 1 submission	
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. Scope of development to be determined	Prepare Stage 1 submission	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

Schemes at Preliminary Planning/Design

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	Dublin City Council	Bow Lane West, James's Street	LA Housing	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	Disposal approved at Area Meeting 16th May 2018	Disposal to City Council Meeting on 11th June 2018	2019
Central	AHB	Site at Railway St. - opposite Peadar Kearney House (Circle)	CALF	48	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, Gracepark Road (Respond)	CALF	101	Stage 2 with An Bord Pleanála	ABP decision. If permission granted before end 2018, tender April 2019	2020
South Central	AHB	Balfe Road East, Crumlin (Respond)	CALF	15	On site. Part V to be agreed	Contracts to be agreed between AHB & Developer	Q4 2018
Central	AHB	North Great Charles St., Dublin 1 (Clúid/SMH)	CALF	60	MOU with SMH being finalised. Planning application to be lodged Sept/Oct 2018. Design Team to be appointed	AHB to acquire site from St. Michaels House	2020
TOTAL				569			

PART V

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF	84	On site	Iveagh Trust to acquire units once complete	Q1 2019
North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Funding approved by DHPCLG	Units to be acquired.	Ongoing 2017 to 2019
Central	Dublin City Council	49A-51 Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by DHPCLG	Development almost complete	Q2 2018
South East	Dublin City Council	Marianella, Rathgar, Dublin 6	LA Housing (Acquisitions)	19	Funding approved by DHPCLG	Units to be acquired.	Ongoing to 2018
South East	Dublin City Council	Terenure Gate, Terenure, Dublin 6W	LA Housing (Acquisitions)	5	Funding approved.	Units to be acquired.	Ongoing to 2018.
North Central	Dublin City Council	119 Howth Road, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Funding approved	Unit to be acquired.	Ongoing to 2018
South East	Dublin City Council	Church Avenue, Rathmines, Dublin 6	LA Housing (Acquisitions)	1	Agreement in place.	Unit to be acquired.	Q2 2018
North West	Dublin City Council	Pelletstown, Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Units to be acquired.	Q1 2019

PART V

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central	Dublin City Council	Sybil Hill, Raheny, Dublin 5	LA Housing (Acquisitions)	7	Agreement in place.	Units to be acquired.	Q3 2018
South East	Dublin City Council	<i>(8 Hanover Quay - off site)</i>	LA Housing (Acquisitions)	4	Agreement in place.	Units to be acquired.	Q2 2018
South East	Dublin City Council	The Ivory Building, Hanover Street, Dublin 2	LA Housing (Acquisitions)	6	Agreement in place.	Units to be acquired.	Q2 2018
North Central	Dublin City Council	10 Lonsdale, Howth Rd., Raheny, Dublin 5	LA Housing (Acquisitions)	1	Agreement in place.	Unit to be acquired.	Q2 2018
	TOTAL			150			

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
Kilonan 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 Central - General Needs	Next phase of the procurement process (ITPD) Invitation to Participate in Dialogue documents to pre-qualified candidates issued 21st March 2018. Technical Dialogue April 2018. Final Tender issue September 2018. Total Units 585	119
Oscar Traynor Road North Central - General Needs	Development opportunity advertised in national press 24/4/17. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Next phase of procurement Project Information Memorandum and Pre Qualification Questionnaire issued 20th February 2018. PPQ's returned, currently being assessed. Total Units 640	192
St Michaels Estate South Central - General Needs	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 420	126
Total	1645	437

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - Nowrth West General Needs	2nd phase of the procurement process commenced in December 2017, following the issue of the Invitation to Participate in Dialogue (ITPD) document and the initial Project Agreement to the Prequalified Candidates. Tenders are programmed to be received on the 05th of July and it is anticipated that the Preferred Tenderer will be selected in September 2018.	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. Tenders are programmed to be received on the 05th of July and it is anticipated that the Preferred Tenderer will be selected in September 2018.	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	Part 8 plans being finalised	Part 8 initiated June 2018	Q3 2020
P2 - Bunratty Road	70	Part 8 plans being finalised	Part 8 initiated June 2018	Q3 2020
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	Q3 2020
Bundle 1	Springvale Chapelizod	118	Initiate Part 8	Q3 2020
Bundle 1	Bonham Street	68	Initiate Part 8	Q3 2020
Bundle 2	Woodville House/Kilmore Road	40	Feasibility/Design being prepared	Q3 2020
Bundle 2	Grand Canal Harbour Site	80	Prepare Draft Design	Q3 2020
Bundle 3	The Valley Site, St. Helenas Road, Finglas	150	Feasibility/Design being prepared	2020
Bundle 3	Slademoire Ayrfield	15	Feasibility/Design being prepared	2020
Bundle 3	Spine Site, Darndale	80	Feasibility/Design being prepared	2020
	Total	653		

Repair and Lease

Committee Area	Provider	Scheme/ Property Address	No. of Units	Status	Next Milestone	Refurb work to be completed by...	Expected Closing Date
Central	Private owner	Richmond Crescent, North Circular Rd., Dublin 1	1	Inspected	Additional information required from owner	DCC	2018
Central	Private owner	Ormond Place, Dublin 1	1	Inspected	Appointment of Design Team	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

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 pending decision re BAR scheme. Currently being acquired by DCC	TBC	2018
South Central	Private owner	Fairview Strand, Dn. 3	1	Inspected	Schedule of works to be completed	TBC	2018
Central	Private owner	Church Ave., East Wall, Dn. 3	1	Inspected	Schedule of works to be completed	TBC	2018
Total:			15				

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	Refurbishment works commenced	Practical completion
South Central	St. Anthony's Road, Rialto, Dublin 8	1	To be confirmed	DCC	Refurbishment works commenced	Practical completion
Central	Lower Rutland St, Dublin 1	1	To be confirmed	DCC	Design stage.	Tender
Central	Kingsland, Dublin 7	1	To be confirmed	DCC	Design stage.	Tender
North West	Barry Avenue, Dublin 11	1	To be confirmed	DCC	Refurbishment works commenced	Practical completion
South East	Creighton Street, Dublin 2	1	To be confirmed	DCC	Design stage.	Tender
South East	Harolds Cross Road, Dublin 6	2	To be confirmed	DCC	Acquisition	Design stage
South Central	Huband Road, Bluebell, Dublin 12	TBC	To be confirmed	DCC	Acquisition	Refurbishment
South Central	St. James's Terrace, Dublin 8	1	To be confirmed	DCC	Acquisition	Refurbishment
South Central	Rafters Lane, Drimnagh, Dublin 12	1	To be confirmed	DCC	Acquisition	Refurbishment
Totals:		12				



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 7th June 2018

Item No. 3c

Traveller Accommodation Report

Traveller Accommodation Update – June 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	Revised project to demolish Centre and build 3 new housing units and a further single 3 bed house in Avila Close. Single stage agreement in principle from Dept.	€654,600
3	Naas Road	Build 3 Traveller Specific Houses on new site in collaboration with CENA. Possible problem connecting to main sewers being investigated. Single stage agreement in principle from Dept.	€997,000
1	St Mary's	Overcrowding extension. Single stage agreement in principle from Dept. Drawings and tender documents being compiled	€96,475
1	Labre Park	Special Needs Adaptation and VOID return. Single stage agreement in principle from Dept. Drawings and tender documents being compiled	€215,000
1	Reuben Street	Build one 3 bed house to accommodate Traveller family. Single stage currently being compiled for Dept.	None as yet.
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. Consultation with residents planned for June/July.	€2.9 million
STAGE 2 – Detailed Design			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	Compile Stage 2 information. No agreement as yet on final design.	€12.5 million
STAGE 3 – Tender Stage			Proposed Budget
1	[House No] Bridgeview, Cloverhill Road	Stage 3 sent to Dept for approval. Tender documents completed and issued. Closing date 1 st June.	€263,035
1	[House No] Avila Park, Cappagh Road	Stage 3 sent to Dept for approval. Tender documents completed and issued. Closing date 1 st June.	€254,308
30	St. Margaret's Park Dayhouse Upgrade	Revised Stage 2 approved at €2.5m. Final design agreed. Pre-Part VIII presentation completed. Part VIII application to planning in June.	€2,566,000
Issues & Initiatives			

13 voids have been allocated to Travellers.