



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE
ON THURSDAY 6 SEPTEMBER 2018 AT 3.00 PM**

AGENDA

THURSDAY 6 SEPTEMBER 2018

PAGE

1	Minutes of meeting dated Thursday 5th July 2018 and matters arising	3 - 4
2	Chairperson's Business: <ul style="list-style-type: none">○ Correspondence○ Update on Sub-Groups<ul style="list-style-type: none">▪ Condensation – Details of next meeting to follow.	
3	Housing Management Update <ul style="list-style-type: none">○ Report on Cost Rental proposal for Emmet Road (St. Michael's Estate)○ Report on Depot Re-organisation (Sites)○ Mechanical and Energy Efficiency Division Programme Update - Presentation○ Homelessness Report○ Housing Supply Report○ Traveller Accommodation Report○ Review of Scheme of Lettings Priorities – Verbal update○ Regeneration Programme Report – Verbal update	5 - 88
4	AOB	

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 5TH JULY 2018

ATTENDANCE

Cllr. Members		Officials
Chris	Andrews	Anthony Flynn, Executive Manager
Janice	Boylan	Daithi Downey, Senior Executive Officer
Christy	Burke	Sheila Hennessy, Administrative Officer
Anthony	Connaghan	Kayanne O' Mahony, Administrative Officer
David	Costello	Rose O' Dwyer, Staff Officer
Patrick	Costello	
Daithi	Doolan	
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
Aideen	Hayden	Threshold
Francis	Doherty	Peter McVerry Trust
Pat	Greene	Dublin-Simon-Community
Kevin	White	Alone
Jill	Young	Irish Council for Social Housing

Apologies

Francis Doherty - PMcVT
Kevin White – Alone

Other Cllrs present:

Cllr Paul Hand

Others:

|

1. Minutes of meeting dated Thursday 7th June 2017 and matters arising

Agreed: Minutes Agreed.

2. HAP, RAS & Leasing

Presentations followed by Discussion

Agreed: Presentations noted.

3. Review of Housing Strategy – Issue Paper

Discussion followed.

Agreed: Report Noted.

4. AOB

Brief discussion in relation to education courses & Cllr fees.

Chair thanked all for their attendance,

Cllr. Daithi Doolan
CHAIRPERSON



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 6th September 2018

Item No. 3b

Report to Housing Strategic Policy Committee



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Proposed reuse of the Operational Depot Network

1. Background

1.1 Report 161/2018, noted with amendment

The City Council noted Report 161/2018 of the Chief Executive – *‘Report on the Proposed Consolidation of the City Council’s Operational Depot Network and Notification under Section 138 of the Local Government Act, 2001 in relation to the North City Operations Depot’* – and also agreed a Motion that:

“This Council notes Report 161/2018 but reiterating its belief that all City Council owned and available land should first of all be prioritised for Social and Affordable Housing and social services.

1. Agrees that the Dublin City Council Housing Strategic Planning Committee and appropriate Council departments consider all options for these sites in line with that belief.
2. Agrees that in the interest of good urban regeneration and the experience to date has shown that urban regeneration is only really successful when it is community lead and the City Council has a guiding role in the project management and ongoing urban management when the projects are completed.
3. Agrees that it provides a full report giving the size of these sites and their development potential.
4. Agrees that, as a guiding principal that the development of these sites be project managed by DCC with a view to providing, a mixture of social, affordable, special needs and public housing along with Social Services facilities as appropriate to the site and the area.
5. Agrees that recommendations be referred to the relevant area committees for examination as to the priority objectives of members of the area committee and that a full report taking all this into account be presented to the November meeting of the City Council.

6. Agrees that where a site is not suitable for housing an alternative local community use be explored.
7. Recognising the need to improve working facilities and a better co-ordination of services calls on the Minister for Housing, Planning and Local Government to provide the funding for the new Depots.”

1.2 Motion referred to Housing SPC

The Council also agreed that motion number 11 (listed below) in the name of Councillor Noeleen Reilly be referred to the Housing SPC to be considered in conjunction with the agreed report.

Motion 11 – “That Dublin City Council applies to the Department of Housing, Planning and Local Government for the site value of the following sites which will become available when the new Depots are built on both the North and South side of Dublin, so that DCC can retain them in their ownership for the building of Social and Affordable housing.

The Department has said on numerous occasions that finance is not the problem and they will fund housing projects for Dublin City Council, therefore it would be obvious that these sites would not be sold off.”

Waste Management	Collins Avenue, Slaney Road, Aldborough Parade
Road Maintenance	Orchard Road, Collins Avenue
Housing	Portland Row Unit 5 /E1 Ballymun Industrial Estate 3 Units in North Ring Business Park, Santry Unit F2 Newtown Industrial Estate, Coolock Broombridge Road, Cabra Coleraine Street Stanley Street
Surface Water Maintenance	Bannow Road
Traffic	Unit 29, Cherry Orchard Industrial Estate
Public Lighting & Electrical Services	Marrowbone Lane

The operations proposed to be located in a South City/City Centre Depots are:

Waste Management	Gulistan Terrace Davitt Road Sweeney's Terrace Kylemore Park North
Road Maintenance	Kylemore Park South Marrowbone Lane
Housing	Marks Lane Garryowen Road Sundrive Road Kylemore Park South Unit 13A Cherry Orchard Industrial Estate

2.0 Response

This report proposes uses for depot sites consistent with the terms of the Motion agreed by the Members at the July City Council meeting.

2.1 Release of depot sites for more appropriate development

Many of the City Council's existing depots are located in residential areas and/or do not conform to the adopted planning policy in the City Development Plan and Local Area Plans. In terms of operations, this restricts the potential to expand or intensify activity on existing sites and, in some instances, restricts current depot activity. In planning terms, many existing depots are in inappropriate locations, in conflict with neighbouring uses and are not contributing to best use of land.

The confirmed total area of the sites to be vacated through the Depot Consolidation Project is 7ha. The release of these sites for more appropriate uses will make an important contribution to the proper planning and sustainable development of the City both in terms of consistency with our own adopted policy and in securing the appropriate use of scarce city lands, particularly for much needed housing in the City.

2.2 Proposed Future Use of Depot Sites

In light of the Motion, and in consideration of the proper planning and sustainable development of the City, the proposed future use of depot sites has been reviewed as set out below:

2.2.1 Sites to be retained for City Council Use

The 7 sites proposed to be retained for Council use, as set out below, are required for operational purposes:

Site	Address	Administrative Area	Zoning	Future development potential
Dominic Street	Dublin 1	Central	Z1	Central Area Public Domain and city centre cleansing operations
Unit E4 North City Bus. Pk.	Finglas, Dublin 11	Fingal Co Co	GE	Currently in use for water and drainage operations
Seamus Ennis Rd	Finglas East, Dublin 11	North West	Z1	Required for Finglas Library redevelopment
Bannow Road (77B & C)	Cabra, Dublin 7	North West	Z1	Currently in use for water and drainage operations
Aldborough Parade	North Strand, Dublin 3	Central	Z5	Recycling centre/city centre cleansing operations
Bow Lane	Dublin 2	South East	Z5	South city centre cleansing operations
Kylemore Park North	Ballyfermot, Dublin 10	South Central	Z6	To be retained as recycling centre
Bannow Road	Cabra, Dublin	North West	Z1	To be retained pending opportunity for future comprehensive redevelopment

2.2.2 Sites to be used for Social and Affordable Housing

In addition to the 6 sites originally proposed to be retained for social and affordable housing purposes, an additional 5 have now been prioritised for this use:

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential	Estimated no of units
Cromcastle Court	Coolock, Dublin 5	North Central	Z4	0.117	Site and adjacent land to be incorporated into City Estate Renewal programme Cromcastle Court Regeneration Plan	120 units (400 total)
Broombridge Road	Cabra, Dublin 7	North West	Z1	0.085	Social housing development	15 units
Coleraine Street	Dublin 1	Central	Z1	0.155	Social housing development	11 units
Garryowen Road	Ballyfermot, Dublin 10	South Central	Z1	0.085	Social housing development	34 units
Portland Row & Marks Lane	Dublin 1	Central	Z1	0.327	Social housing as part of City Estate Renewal Programme of existing social housing in the area (Dunne Street)	35 units
Sundrive Road	Crumlin, Dublin 12	South Central	Z1	0.048	Social housing development	2 units
Davitt Road	Drimnagh, Dublin 8	South Central	Z6	0.44	Social and affordable housing development	70 units
Marrowbone Lane/Forbes Lane	Dublin 8	South Central	Z1	0.512	Social housing, in accordance with the Liberties LAP and the City Estate Renewal Programme South West Inner City, Regeneration of existing social housing	120 units
Orchard Road	Ballybough, Dublin 3	Central	Z1	0.264	Social housing linked with the regeneration of existing social housing in the area	32 units
Collins Avenue	Dublin 9	North West	Z1	1.546	Social housing development	115 units
Sweeney's Terrace	Dublin 8	South Central	Z1	0.077	Social housing development	3 units

The number of units given above are initial estimates based on the densities provided in the City Development Plan and taking broad site constraints into account.

2.2.3 Sites for Mixed Use Redevelopment

2 existing depot sites are zoned for mixed use. A residential development component is considered appropriate in both cases, as outlined below:

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential	Estimated no of units
Stanley Street	Dublin 7	Central	Z5	1.154	Mixed tenure residential development, with mix to be determined. Commercial component to be provided in accordance with land use zoning.	275
Gulistan Terrace*	Rathmines, Dublin 6	South East	Z4	1.17	Mixed use development including residential use. Residential component to be social housing	100

2.2.4 Sites for disposal in accordance with Land Use Zoning

The following sites are zoned for industrial use. As they are within industrial estates, they are not considered appropriate for redevelopment for residential or social service uses. It is proposed to dispose of these sites for redevelopment/use in accordance with their land use zoning.

Site	Address	Administrative Area	Zoning	Site size (ha)	Future development potential
Kylemore Park South	Ballyfermot, Dublin 10	South Central	Z6	0.489	Located in an industrial estate - Industrial use
Unit 29 Cherry Orchard Ind. Estate	Ballyfermot, Dublin 10	South Dublin Co Co	EP2	0.522	Located in an industrial estate - Industrial use
133A Slaney Road	Glasnevin, Dublin 11	North West	Z6	0.513	Located in an industrial estate - Industrial use

This approach to the redevelopment and reuse of the existing depot site network is designed to take the views of Members into account wherever possible, achieve best use of the lands including the development of social and affordable housing where appropriate while at the same time providing the funding necessary to cover the part of the costs of the proposed new consolidated depot facilities. The approach is based on the assumption that funding for sites to be used for social and affordable housing will be made available from the Department of Housing, Planning and Local Government.

Detailed proposals will be prepared in respect of each site for approval by the Elected Members.

Brendan Kenny
Deputy Chief Executive
6th September 2018



Traveller Accommodation Unit

- Traveller Accommodation Programme 2019-2024 is currently being compiled. Request for submissions have been advertised in local and national papers and by invitation to Traveller interest groups and Greater Dublin Area Councils.
- Successful Court case against unauthorised occupant of No 3 St Margaret's Park. Injunction served and bay returned to stock for allocation.
- Initiative with Coolock Area Office to clean up Darndale Park at Moatview. TAU provided facilitation services with contractors and Travellers on site. Work has been successfully completed.
- Notice to Remove illegal dwelling issued against unauthorised occupants in Labre Park.
- New Framework for the provision of Sanitation Units to the four Local Authorities in the Greater Dublin Area to be signed in October 2018.
- New Capital Works Framework being developed by Dublin City Council on behalf of the Greater Dublin Councils for Traveller Specific Accommodation. Expect preliminary notices to be published in early September. Procurement process to be completed with contract duration set to coincide with Traveller Accommodation Programme 2019-2024.
- New framework to be developed for security services, including serving NTR's, removal of unauthorised occupants etc. for the Greater Dublin Councils.
- 8 voids have been allocated to Travellers in 2018.

Single Stage Approval in Principle			Proposed Budget
14	St Joseph's: Electrical Upgrade	Single Stage application to Department to include drainage rerouting, meter room, wall and Community centre demolition. 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. Consultant Architect	None as yet.

services currently being selected.

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 once initial drawings have been completed.	€2.9 million
STAGE 2 – Detailed Design			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	Final design agreed. Pre planning documentation being compiled for Area Committee presentation in October.	€12.5 million
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 September/October once consultation completed.	€2,566,000
STAGE 4 – Tender Stage			Proposed Budget
1	[House No] Bridgeview, Cloverhill Road	Stage 4 sent to Dept for approval. Contractor selected and expected to begin works in September.	€263,035
1	[House No] Avila Park , Cappagh Road	Stage 4 sent to Dept for approval. Contractor selected and expected to begin works in September.	€254,308

Housing & Community Services

Mechanical & Energy Efficiency Division



Mechanical & Energy Efficiency Division

The Mechanical and Energy Efficiency Division comprises of the following three sub divisions:

▶ Mechanical (Commercial)

▶ Mechanical (Domestic)

▶ Energy Efficiency

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Dublin City Council

Mechanical (Commercial)

The Commercial Mechanical Division comprises of the management of 140 Corporate and Non Corporate sites in addition to supporting City Architects on new projects. Overview of the Division as follows:

- ▶ 43 Corporate Sites including 20 Libraries, The Liberty Arts, Crèche and Dance Studio Facilities, The Civic Offices and Hugh Lane Gallery for example
- ▶ 97 Non Corporate sites including 40 Senior Citizen Complexes, 25 Homeless Sites and 5 Culture, Recreation and Amenity (CRA) sites for example
- ▶ Associated plant and Equipment includes Heating, Refrigeration, Ventilation, Building Management Systems, Fire Dampers, Fire Suppression Systems and Gas Detection Systems
- ▶ Comprehensive Planned Preventative Maintenance Schedule and Contract Management Structure in situ with individual specialist contracts (423 in total) across all sites
- ▶ Upgrading of Gas detection to include CO sensors



Mechanical (Commercial)

- ▶ Part V inspection/condition surveys carried out in conjunction with City Architects
- ▶ Currently 20 Regeneration and New Build Projects comprising of 608 housing units
- ▶ Integration of our Better Energy Community (BEC) Schemes to extend to suitable sites including Senior Citizen Complexes and Homeless sites
- ▶ Management of renewable energy systems on new projects going forward
- ▶ All Mechanical works and maintenance is carried out to associated regulations and best industry standards



Mechanical (Domestic)

The Domestic Mechanical Division comprises of the management of 22,500 Domestic Boilers and Heating Systems.

Risks associated with aging stock include:

- ▶ Poor boiler efficiency resulting in higher bills to our tenants
- ▶ Increased number of breakdowns in colder weather
- ▶ Harmful emissions to the environment
- ▶ Potential risk of injury
- ▶ Potential dangerous levels of carbon monoxide
- ▶ Notice of hazards from contractors and gas networks

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Going forward:

- ▶ Service our entire stock on an annual basis
- ▶ Implementation of a Boiler Replacement Programme



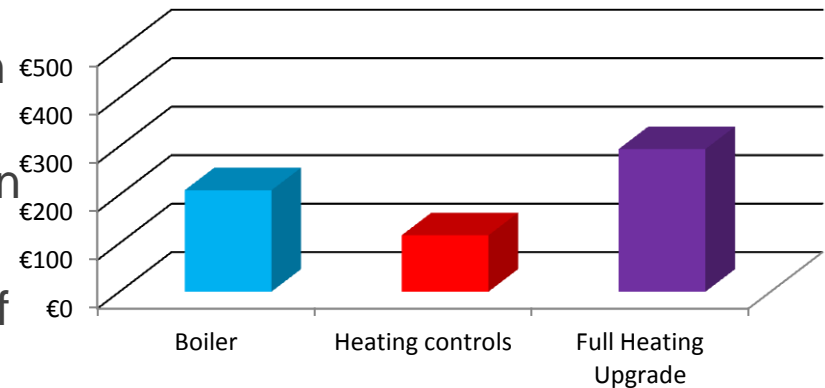
Mechanical (Domestic)

Boiler Replacement Programme (BRP)

- ▶ €3 Million per annum allocated funding in Dublin City Council's capital budget over the next three years for BRP (€9 Million in total)
- ▶ BRP has been extended to Phase Two of The Energy Efficiency Fabric Upgrade Programme
- ▶ 618 boilers replaced to date in 2018
- ▶ Plan to ramp up BRP in the following complexes areas:
 - ▶ Oliver Bond House (396 Units)
 - ▶ Stannaway Court (43 Units)
 - ▶ Avondale House (66 Units)
 - ▶ James Larkin House (33 Units)

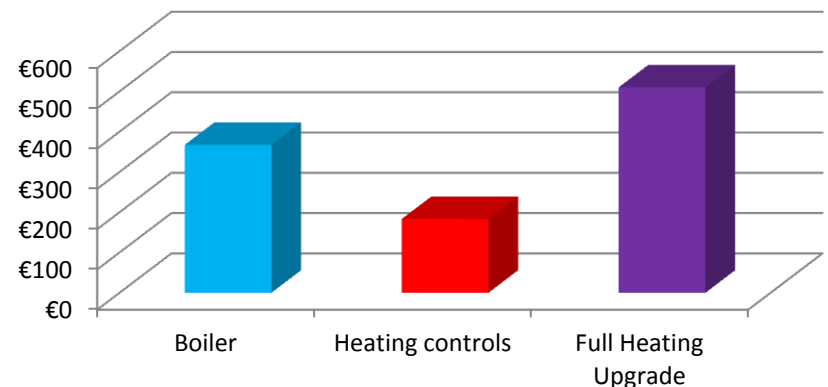
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2 Bed Mid Floor Apartment



Expected Energy Savings for Full Heating Upgrade is 4975kWh

3 Bed Semi Detached House



Expected Energy Savings for Full Heating Upgrade is 8634kWh



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Energy Efficiency

The Energy Efficiency Division comprises of various energy upgrade works to our housing stock under The Energy Efficiency Fabric Upgrade Programme and our Better Energy Community Scheme Projects (BEC) on an annual basis.

Phase One

Phase One of the programme involved the following upgrades:

- ▶ Cavity Wall Fill Insulation
- ▶ 300mm Attic, Tanks and Pipes Insulation
- ▶ Roof and Wall Ventilation
- ▶ Draught Proofing
- ▶ Lagging Jackets

Phase One is now complete which saw in excess of 8,000 units upgraded with an average BER improvement from an F to a C3 rating and an estimated €29.6 million saved in energy bills for our tenants since it's commencement.

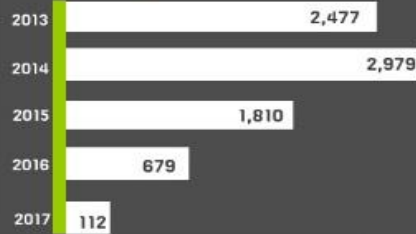


Dublin City Council Fabric Upgrade Programme

Phase 1

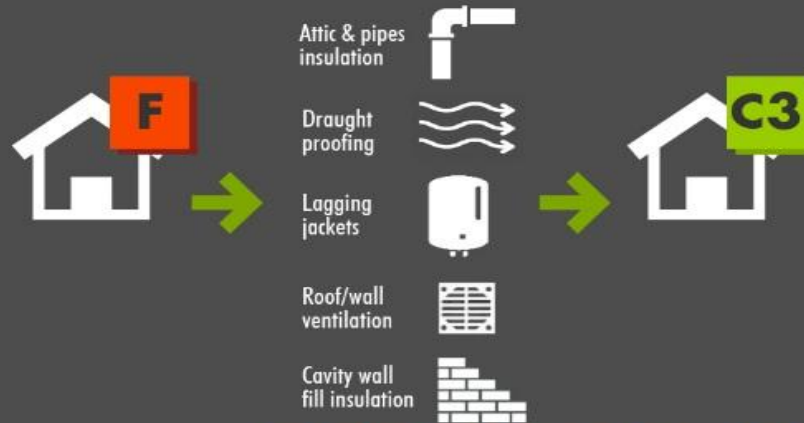
Between 2013-2017, Dublin City Council has upgraded 8,057 of its social housing units. The upgrades were carried out as part of Phase 1 of its Fabric Upgrade Programme and have resulted in significant energy and cost savings and improved comfort levels for tenants.

Units upgraded



272,476 MWh → **€29.6 million**
 estimated energy saved from 2013-2017 saved on energy bills from 2013-2017

Building Energy Rating (BER) on average improved from 'F' to 'C3'^{**}



^{**}Taken from a typical sample of 244 properties that underwent Phase 1

Energy Efficiency

Ballymun Project

- ▶ 154 Units in Ballymun which were a combination of Phase One and Phase Two
- ▶ Areas included Shangan Gardens, Sillogue, Sandyhill, Balcurris and Coultry Gardens
- ▶ €2.29M funding secured with the Department to fund project
- ▶ Upgrade measures included:
 - ▶ Cavity Wall / External Insulation
 - ▶ Attic Insulation
 - ▶ Boiler Replacement
 - ▶ Heating Controls
 - ▶ Windows and Doors (where required)
- ▶ The completion of the project now sees Ballymun completed in it's entirety

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Before



After



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Energy Efficiency

Phase Two

Phase Two of the programme involves the following upgrades:

- ▶ External Wall Insulation
- ▶ 300mm Attic, Tanks and Pipes Insulation
- ▶ Roof and Wall Ventilation
- ▶ Draught Proofing
- ▶ Lagging Jackets
- ▶ Windows and Doors where required
- ▶ Boiler replacements where required under our Boiler Replacement Programme



Energy Efficiency

Phase Two

- ▶ Funding allocation for Phase Two has yet to be announced by the Department
- ▶ Phase Two has now commenced in the absence of Departmental funding
- ▶ 5 Frameworks (one per area) of 10 x contractors per framework area
- ▶ €5.8 Million per annum allocated funding in Dublin City Council's capital budget over the next three years for Phase Two (€17.4 Million in total)
- ▶ Target of 400 properties per annum over the next three years (1,200 total)
- ▶ We estimate approximately 5,243 units categorised under Phase Two
- ▶ Projected budget to complete Phase Two of approximately €80 Million
- ▶ Projected timeframe of 14 years to complete Phase Two based on current funding levels



Energy Efficiency

Phase Two Current Programme (154 units complete since mid-March)

<u>Area</u>	<u>Current Location</u>	<u>Currently working on</u>	<u>Future Locations</u>	<u>Future Works</u>
Central	Tolka Road	8 Units	Bargy Road, Russell Avenue and Church Road	10 Units
North Central	Edenmore Avenue, Crescent, Gardens and Laragh Close	9 Units	Edenmore Avenue, Crescent, Gardens, Clanree Road	28 Units
North West	Kippure Park and Annamoe Drive	11 Units	Kippure Park and Annamoe Drive	28 Units
South Central	Landen Road	7 Units	Cremona Road, Landen Road and Mourne Road	34 Units
South East	Beech Hill Crescent, Drive and Road	4 Units	Derravaragh Road and Larkfield Avenue	7 Units
Total		39 Units		107 Units



Energy Efficiency

Better Energy Community (BEC) Scheme Projects 2018

- ▶ Application approved by SEAI on **Friday 13th of April.**
- ▶ Main Application includes 3 x Blocks of Cromcastle, 10 House Northside, 10 Houses Southside, 19 Corporate and Communal Heating sites (**including 10 Senior Citizens and 4 Homeless**) to receive various upgrade works.
- ▶ Largest ever application by DCC, in summary €2.1M projected spend less €675k funding support from SEAI.
- ▶ Additional application through Energy Action to upgrade 16 houses in Ballyfermot.
- ▶ BEC Programme of Works ***commenced on the 23rd of April 2018.***
- ▶ Target ***completion date October 2018.***



Energy Efficiency

BEC Programme 2018

- Corporate and Communal Heating Sites
- Red = Homeless Sites (**78 Beds**), Orange = Senior Citizen Complexes (**317 Dwellings**)
- Expected Energy Savings of 1.5GWh

Building Name	Walls	Roofs	Windows	Doors	Heating	Controls	Pumps	PV Panels
Mellowes Court, Finglas	Complete	Complete			Complete	Complete	Complete	
Rathmines Court					Complete			
St. Laurence O'Tooles Court, Oriel St			Ongoing	Ongoing	Complete		Complete	
11 Belvedere Rd, Off Dorset St					Complete	Complete		
St. Lukes Court, Coolock					Complete		Complete	
Robinson Court, Cork St.					Complete		Complete	
Careville Court, Glasnevin		Ongoing			Complete		Complete	
Father Kitt Court, Walkinstown					Complete			
North Circular Rd Mews Building		Ongoing			Complete	Complete		
Rathmines Library					Complete	Complete	Complete	
Walkinstown Library	Complete				Complete	Complete		
The Haven, 155 Navan Rd, Dublin 7		Ongoing	Ongoing	Ongoing				
Cedar House, Marlborough St					Complete	Complete		
Silloogue Golf Course								Complete
Griffith Crescent, Finglas, D11		Ongoing			Complete			
Albert College, Glasnevin, D11		Ongoing			Complete		Complete	
Beggars Bush Block D, Shelbourne Road, Dublin 4					Complete	Complete		
14 Walkinstown Green, Walkinstown					Complete			
Liberty Arts /Dance, Foley St								Complete
DCC Fleet Management, 9 Merchants Quay					Complete	Complete		



Energy Efficiency

Cromcastle

- ▶ Ireland's first ever Managed Energy Services Agreement (MESA) carried out by any Local Authority in Ireland across all eight blocks.
- ▶ Contract to run concurrently from 2015 to 2023.
- ▶ Heating now provided by high energy efficiency air to water heat pumps with remote access.
- ▶ Blocks 1 & 6 have been upgraded to receive External Wall Insulation and Demand Controlled Ventilation under our Better Energy Community Schemes 2016 & 2017.
- ▶ Under our **2018** Better Energy Community Scheme works commenced on the 8th of May to externally insulate Blocks 2, 3 & 4 and install Demand Controlled Ventilation to all blocks.
- ▶ Under our **2019** Better Energy Community Scheme application we plan to externally insulate the remaining three blocks (i.e. Blocks 5, 7 & 8).
- ▶ This will see the completion of all eight blocks which upon completion achieve a combination of A and B BER Ratings for individual units contained within.



Block 2 Cromcastle June 2018



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Block 2 Cromcastle July 2018



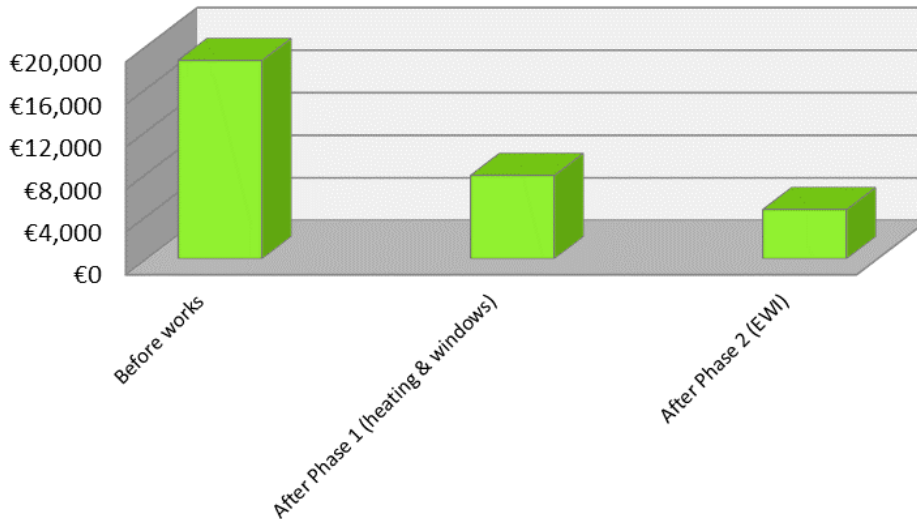
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Energy Efficiency

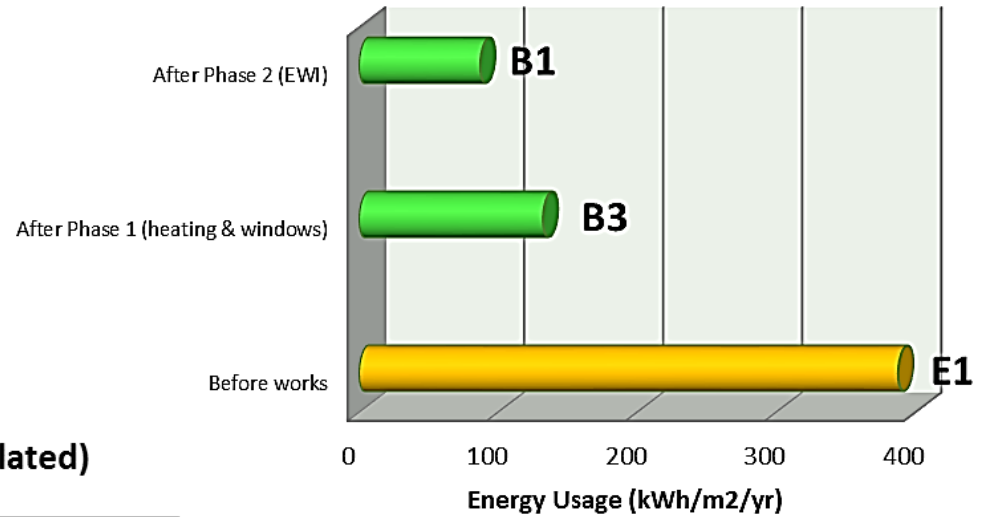
Improvements with each Phase

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Annual Running Costs (Calculated)



Average BER Rating



Energy Efficiency

Energy Efficiency Obligation Scheme (EEOS)

- ▶ The Energy Efficiency Obligation Scheme is administered by The Sustainable Energy Authority of Ireland (SEAI).
- ▶ There are various energy credits available for various elements of upgrade works.
- ▶ Only obligated parties (10 in total) can claim energy credits under The EEOS.
- ▶ Dublin City Council tendered our credits for our Boiler Replacement Programme with all of the obligated parties in May 2018.
- ▶ All funding achieved by tendering our energy credits will be reinvested in our Boiler Replacement Programme



Energy Efficiency

Pilot Projects

Warmth and Wellbeing Scheme

- ▶ The warmth and wellbeing scheme aims to improve the living conditions of vulnerable people living with chronic respiratory conditions
- ▶ The initiative is led by the Department of Communications, Climate Action and Environment, in conjunction with the Department of Health, the HSE and SEAI
- ▶ Upgrade measures include attic and wall ventilation and insulation, boiler replacement including heating controls and new windows and doors
- ▶ Scheme has been extended to Dublin 8, 10, 12, 22 and 24
- ▶ Upgrade works carried out at no cost to tenant
- ▶ Dublin City Council in partnership with SEAI on behalf of our tenants in these areas who qualify where 85 units have been upgraded to date and 27 are currently in progress



Energy Efficiency

Alone

- ▶ Alone is a charity organisation which supports older people to age at home
- ▶ Alone also provides Housing with Support, Support Coordination, Befriending and Campaigns for change to older people including those who are homeless, socially isolated, living in deprivation or in crisis
- ▶ Dublin City Council have partnered with Alone for a pilot project at our Senior Citizen Complex in Old Mill Court, Clanbrassil Street, Dublin 8
- ▶ Works include the installation of personal alarms which are monitored on a 24hr basis. Temperature sensors included in pilot project
- ▶ Works carried out at no cost to tenant
- ▶ Works completed June 2018



Energy Efficiency

Condensation Sub Group

- ▶ Condensation Sub Group initiated in September 2017 to discuss and try and address ongoing issues with mould, dampness and condensation in our housing stock
- ▶ Specialist Consultant, Andrew Lundberg, Director of Passivate, engaged to join Sub Group to offer specialist advice on proposals
- ▶ We are currently trialling four different products, namely:
 1. Damp Doctor – Positive Input Ventilation (PIV) which circulates air around the dwelling to reduce the moisture content in the air
 2. Soler and Palau – Similar to PIV however smaller fans which automatically initiate when the humidity rises to remove air out of the rooms



3. Mould Growth Consultants – Area where mould is present is treated and then an insulation type called Sempatap is applied over the affected area and painted over. The methodology behind the product is that it heats the wall which in turn prevents moisture being attracted to the cold surface
4. Inducoat – Similar to previous product whereby it is a paint however has a chemical which “fights” mould when it is trying to form on a surface



Energy Efficiency

Oliver Bond House

- ▶ Complex comprises of 396 Units over 16 Blocks
- ▶ Ongoing condensation issues
- ▶ Plan to carry out upgrade works in September 2018 to 12 Units including:
 - Positive Input Ventilation (PIV) which circulates air around the dwelling to reduce the moisture content in the air
 - New Windows and Doors
 - Boiler Replacements
 - Inducoat – Paint inclusive of a chemical which “fights” mould when it is trying to form on a surface
- ▶ If successful, submit funding request to the Department to upgrade entire complex
- ▶ Extend Boiler Replacement Programme to upgrade all non condensing boilers in the entire complex in 2018



Summary

- ▶ A lot done
- ▶ Plan to do a lot more
- ▶ Your support is appreciated

Thank You





1. Dublin Region Homeless Executive Update

This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) up to the end of July 2018. The DRHE provides funding to 23 Non Profit Organisations for in excess of 112 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:-



2. 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. Homelessness prevention continues to be a priority for the DRHE as highlighted in Table 1 below, which details all households (singles and families) prevented from entering homelessness from January 2018 to July 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
May-18	120	12	0	132
Jun-18	191	10	0	201
July-18	169	11	0	180
Total	929	63	2	984

The above table emphasizes that the main source of homeless prevention is the Housing Assistance Payment (HAP). The 929 Hap tenancies represents a 47% increase for the same timeframe in 2017, n= 630. The introduction of Homeless HAP and the Place-finder service has been hugely important in driving additional capacity and effectiveness of HAP as a preventative option.

2.1 Challenges

In order to sustain these tenancy numbers and support the DRHE in sourcing more homes, enhanced Place-finder arrangements need to be put in place, including more intensive direct working at the earliest point to support households already living in private rented accommodation who are at risk of becoming homeless. In this regard the DRHE is now focussed on enhancing the internal resources engaged on Place-finding, recruiting additional staff that will be trained and supported to engage not only with clients but also at scale with property providers including estate agents, where appropriate. Subject to funding from the Department of Housing, Planning and Local Government, this will support greater

prevention of homelessness and will also assist more broadly in increasing the exits from emergency accommodation.

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 385 families, 286 of these families were prevented from entering homeless services (*these figures are included in the Table 1).

3. Protection – Emergency Accommodation

3.1 People accessing Emergency Accommodation January - July 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 July 2018.

Table 2

Month	No of families	No of individual adults in families	No of children in families	No of adults (singles & couples)
Jan-18	1,191	1,658	2,509	2,261
Feb-18	1,329	1,846	2,801	2,175
Mar-18	1,329	1,853	2,780	2,254
April-18	1,351	1,899	2,810	2,106
May-18	1,338	1,859	2,886	2,203
Jun-18	1,352	1,878	2,858	2,205
July-18	1,367	1,896	2,894	2,201

3.2 Families accessing Emergency Accommodation January – July 2018

A total of 677 new families accessed homeless accommodation services from January to July 2018. As can be seen in Table 3 below, the number of families presenting varies each

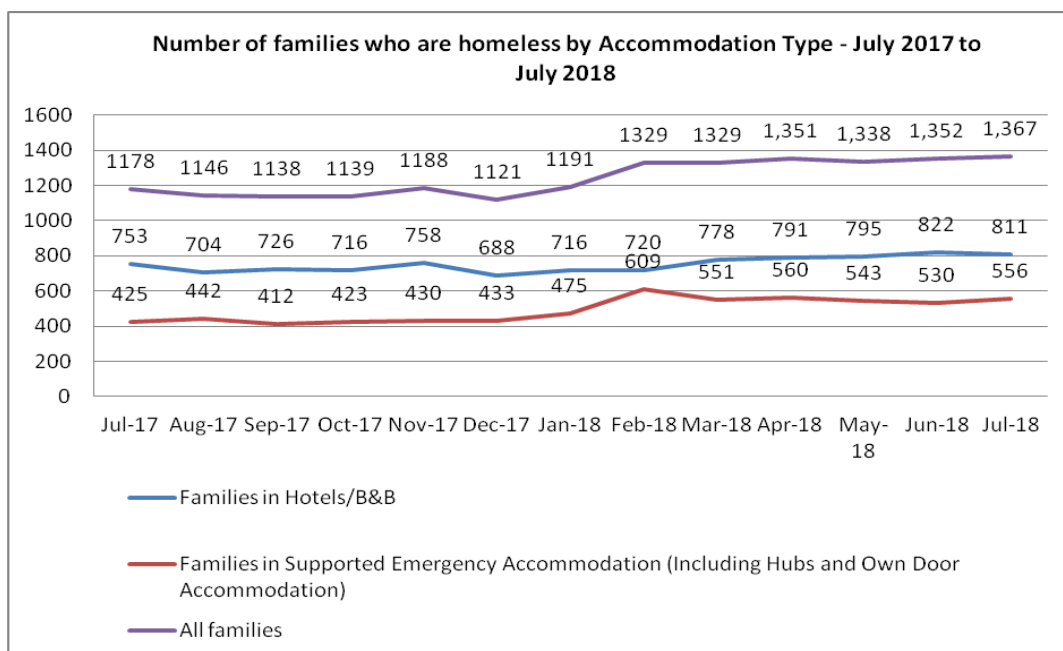
month, with January and July 2018 being the busiest months for new presentations. This is in keeping with normal trends for new presentations.

Table 3

Month	New Families accessing homeless accommodation
Jan-18	109
Feb-18	102
Mar-18	82
April-18	90
May-18	79
Jun-18	92
July-18	123
Totals	677

The overall number of families accessing emergency accommodation increased from 1,191 in January 2018 to 1,367 in July 2018 as detailed in Figure 1 below. Although there were an additional 677 new family presentations to homeless services in the Dublin Region, in the same period, the overall net increase of families is 176, a 14.8%. This is a direct result of the ongoing work being carried out by the DRHE exiting families from homeless services to tenancies.

Families Trend by Accommodation Type – July 2017 to July 2018



3.3 Families in Supported Temporary Accommodation

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 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.

The number of families in all emergency accommodation is broken down by type for July 18 and detailed in Table 4. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 400 families residing in Family Hub Type Accommodation across the Dublin Region. (See Appendix A for list of Family Hubs).

Table 4

July 2018	No. of families with dependent children	No. of Individual Adults	No. of Dependents
Private Emergency Accommodation (Including hotels)	811	1,149	1,764
Supported Temporary Accommodation / Family Hubs	471	619	885
Emergency Accommodation - Own Door Apartments	85	128	245
Total	1,367	1,896	2,894

3.4 Challenges - Demand on Services

There have been occasions where the DRHE has not been able to keep pace with the demands for accommodation in terms of sudden increases in presentations. We have experienced additional demand to support families in the following circumstances:-

- Migrant families who present and have no eligibility for social housing support;
- Families with larger family sizes who are having difficulty getting a booking in a commercial hotel / B&B;
- Families who have been asked to leave emergency accommodation for various reasons.

The DRHE endeavours on any given night to offer an emergency response to every family who presents with a housing need in the Dublin Region, and have a large number of additional contingency beds in operation for when this occurs. Contingency beds are used mainly for families with no entitlement to social housing support or for families that arrive late in the evening in crisis. Bookings are given on a one night only basis and the families are then asked to provide the necessary paperwork to enable a housing assessment to be carried out by the relevant local authority (families that have no entitlement to social housing support remain in one night only beds until they either obtain a right to reside or repatriate).

Two comprehensive reviews are currently underway namely 1) review of the Freephone service (incl. bookings for one night only accommodation) and 2) review of the policies and procedures with respect to people not eligible for housing support. These are expected to conclude shortly and it is expected they will make recommendations for improvements in service provision. An implementation group is in place that will oversee the outcome of these reviews. In tandem with these two reviews, the DRHE continually monitors the demand for emergency accommodation provision. As needs arise and evolve, the DRHE is working on innovative accommodation solutions for those in need of emergency accommodation that will provide families and individuals with safe and secure accommodation

3.5 Individuals accessing Emergency Accommodation January - July 2018

Table 4 highlights an upward trend in the number of individuals accessing EA in the first quarter of 2018. A dip can be observed in April with a more consistent pattern emerging from May to July.

Table 4

Month	No. of Individual Adults
Jan-18	2,175
Feb-18	2,261
Mar-18	2,254
April-18	2,106
May-18	2,203
Jun-18	2,205
July-18	2,201

The requirement to further expand emergency accommodation is under constant review and as the cold weather approaches, there will be increasing pressure to provide additional capacity to ensure that people sleeping rough can avail of adequate shelter.

3.6 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 247 housing first tenancies have been established to date for 207 unique individuals. Of the 207 unique individuals who have been supported in tenancies, 177 have successfully retained housing which reflects a retention rate of 85.5%.

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. However, full implementation of the plan along with further expansion of the Housing First Programme nationally is contingent on additional funding from the HSE.

4. Progression - Exits from Emergency Accommodation to tenancy

4.1 People exiting homelessness to tenancy

From January 2018 to July 2018, 613 households (families and individuals) exited homelessness to tenancies as detailed in Table 5. This work is an essential aspect of the DRHE function and directly contributes to maintaining a relatively low net increase in the overall numbers of families accessing emergency accommodation in 2018.

Table 5

Month	Housing Assistance Payment	Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition	Private Rented	Total Households
Jan-18	46	62	1	109
Feb-18	68	37	1	106
Mar-18	29	30	2	61
Apr-18	48	24	4	76
May-18	35	27	3	65
Jun-18	55	26	0	81
Jul-18	81	34	0	115
Total	362	240	11	613

4.2 Families exiting from Hotels / B&B's

Work continues in 2018 to reduce the duration of time families spend in commercial facilities. Thus far in 2018, 402 families moved from hotels / B&B's to either Supported Temporary Accommodation or tenancies. DRHE research demonstrates that typically when a family is residing in supported temporary accommodation, they will exit to a tenancy within a quicker timeframe, as compared to families that reside in commercial hotels.

Table 6

Month	Number of families who moved to tenancies	Number of families who moved to STA/HUBs	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
May-18	18	20	38
Jun-18	30	33	63
July-18	41	38	79
Total	207	195	402

4.3 Challenges

The constraint on social housing supply is a constant challenge in terms of exiting people from homelessness. The DRHE is reliant on HAP to provide a steady stream of exit options, as detailed above 61% of tenancy exits are sourced through HAP. There can be an understandable reluctance by people to accept a HAP tenancy, previous experience in the private rental market is often a contributing factor. Furthermore a steady supply of single person units with the necessary supports is critical to the expansion of Housing First. It is however expected that social housing supply will ramp up over the coming months and we expect to see a corresponding increase in the number of exits.

5. Reasons for family homelessness – January to June 2018

The total number of new families who accessed emergency accommodation in the six month period from January to June 2018 was 554. An analysis of these household's circumstances at presentation to homeless services across the four local authorities in the Dublin Region reveals that:

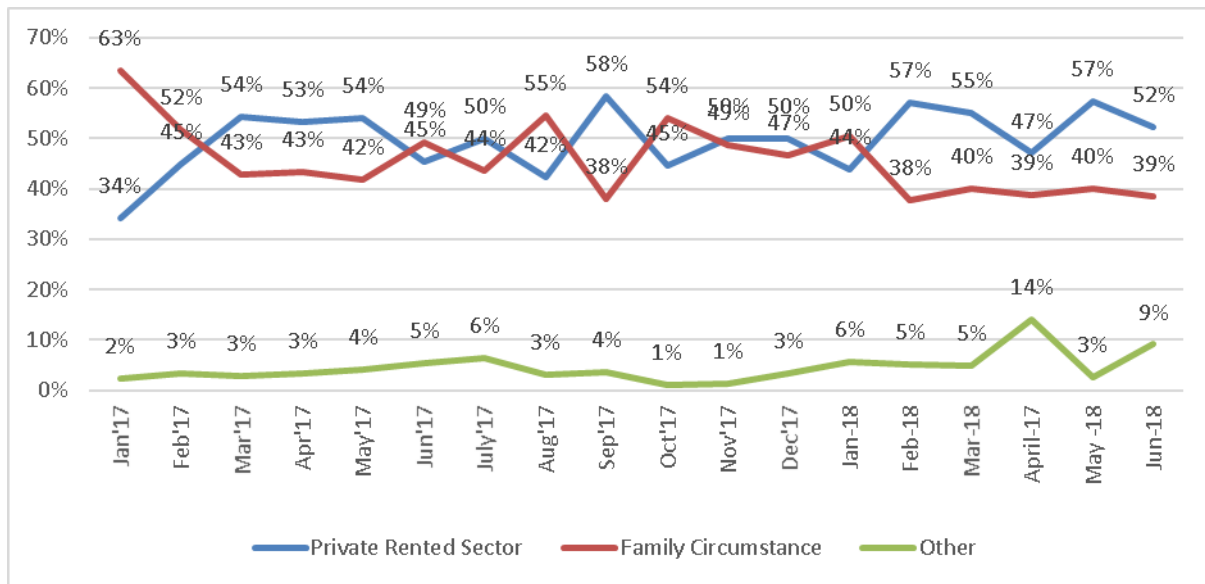
- **52%** of families (n=276) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- **41%** of families (n=220) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- **7%** of families (n=37) reported 'other' reasons for their presentation to homeless services.
- There was insufficient information available for the remaining 21 families.

Table 7 below presents a percentage breakdown of the reasons for homelessness for Jan-Jun 2018.

Table 7

	Jan'18	Feb'18	Mar'18	Apr'18	Jun'18	Jul'18
Private Rented Sector	44%	57%	55%	47%	57%	52%
Family Circumstance	50%	38%	40%	39%	40%	39%
Other	6%	5%	5%	14%	3%	9%
TOTAL	100%	100%	100%	100%	100%	100%

Figure 1: Reasons for family homelessness, January 2017 to June 2018



5.1 Challenges – Private Rented difficulties

Figure 1 above demonstrates a gap emerging between reasons for homelessness associated with the private rented sector and those associated with family circumstance. From February to June this year higher percentages of families have presented as a result of a loss or inability to secure private rented accommodation

The DRHE recognises that work is underway to strengthen the protections for tenants in private rented accommodation, particularly in relation to the sale and repair of their rented properties and the obligations of landlords to their tenants. It is essential that the resources of the Residential Tenancies Board are kept under review in order to ensure that they can enforce the legal protections for tenants and that the Rent Pressure Zone legislation is implemented with rigour. The provisions in the new Rental Tenancies (Amendment) Bill being drafted will allow the RTB to more proactively enforce against non-compliant landlords without relying on tenants to initiate cases.

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

Appendix A

Family Hub Type Accommodation

	Location	Number of Units	Operator	Category
1	Grace Park Road, Drumcondra, Dublin 3	34	Respond	Cat 1
2	Hazel House, Glasnevin, Dublin 11	14	PMVT	Cat 1
3	Bram Stoker, Clontarf, Dublin 3	25	PEA / Focus	Cat 2
4	Brookfield Court, Rialto, Dublin 8	4	PMVT	Cat 1
5	The Townhouse, Dublin 1	98	PEA / Focus	Cat 2
6	Mater Dei, Clonliffe Road, Dublin 9	50	Crosscare	Cat 1
7	Anna Livia, O'Connell Street, Dublin 1	38	PEA / Focus	Cat 2
8	Aisling House, 19/20 St. Lawrence's Road, Dublin 3	11	Respond	Cat 1
9	Viking Lodge, Dublin 8	30	PEA / Focus	Cat 2
10	Clonard Road, Crumlin, Dublin 12	25	Salvation Army	Cat 1
11	Sarsfield House, Ballyfermot, Dublin 10	12	SODP / Novas	Cat 1
12	Greencastle, Coolock, Dublin 17	28	Salvation Army	Cat 1
South Dublin County Council Family Hubs				
13	Chuan Álainn, Tallaght, Co. Dublin	9	Respond	Cat 1
14	Abberley, Tallaght, Co. Dublin	40	PEA / Focus	Cat 2
Fingal County Council Family Hubs				
15	Claddagh House, Kinsealy, Co. Dublin	12	PMVT	Cat 1
16	Kylemore House, Swords, Co. Dublin	6	PMVT	Cat 1
Dun Laoghaire Rathdown County Council Family Hubs				
17	Millmount, Dundrum, Dublin 14	12	PEA / Focus	Cat 2
18	Monkstown, Co. Dublin.	17	PMVT	Cat 1
Total – 465				
Cat 1 managed by a service provider				
Cat 2 managed by a private operator and support by Focus Ireland Housing Action Team				



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 6th September 2018

Item No. 3E

Housing Supply Report September 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	192	826
Part V	56	26	82
Buy and Renew Scheme	3	3	6
Rapid Home Delivery	130		130
Voids Restored	879	500	1379
Outturn	1702	721	2423

HAP Tenancies Delivered	2017	2018	Total 2017-2021
HAP Tenancies, Homeless (Dublin Region)	1579	1048	2627
HAP Tenancies (General)	1040	745	1785
Outturn	2619	1793	4412

HEADLINE ITEMS QUARTER 3 2018

Completions

- **Dolphin Phase 1 – 100 Units – due for completion October**

On-Site

- **O’Devaney Gardens – 56 units – on site 4th July**
- **Rapid Build: Cherry Orchard - 72 Units; Rathvilly Park - 13 Units; Woodbank Drive - 3 Units**

Tender Stage

- **Dominick Street – 73 Units –Tender report completed**
- **Cornamona - 61 units - tender issued 24th August**
- **St. Teresa’s Gardens, Tenders returned August - currently being assessed**

Contract Award

- **North King Street – contract to be awarded September 2018**

Projected Delivery to 2021	2018	2019	2020	2021	Total
Units Under Construction	419	342	56		817
Units currently being acquired	304	5			309
Buy & Renew	21				21
Repair & Lease	16				16
Part V Units	48	127			175
Units at Tender Stage		126	261		387
Capital Appraisals Submitted to Department		45	583		628
Units at Preliminary Planning/Design		31	314	321	666
Potential Units from Vacant Council Lands			437		437
Sites for Social housing PPP Bundle 1			220		220
Projected Acquisitions	170	100	100	100	470
Rapid Home Delivery	69	102	587		758
Voids	278	800	800	800	2678
Total Delivery of Units	1325	1678	3358	1221	7582

Projected Delivery to 2021 for HAP Tenancies	2018	2019	2020	2021	Total
HAP	555	2000	2000	2000	6555
HAP Homeless	452				452
Total Delivery of Units	1007	2000	2000	2000	7007

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	Acquisition	General Acquisitions	LA Housing	108	
General Needs	DCC		Buy & Renew Scheme	B&R	3	
General Needs	DCC	Construction	Construction - Buttercup, Darndale	LA Housing	9	
General Needs	DCC	Acquisition	Part V (Castleforbes)	CALF	26	
			Total Acquisitions & Constructions:			146
South Central/Special Needs	AHB	Acquisition	Various (Focus)	CAS	2	
Central/Special Needs	AHB	Acquisition	Fairview (Peter McVerry Trust)	CAS	1	
Central/Special Needs	AHB	Acquisition	Stoneybatter (Focus)	CAS	5	
Central/Special Needs	AHB	Acquisition	Mountjoy Square (Dublin Simon)	CAS	2	
South Central/Special Needs	AHB	Acquisition	Patrick Street (Dublin Simon)	CAS	1	
South Central/Special Needs	AHB	Acquisition	Wheaton Court, Inchicore (Dublin Simon)	CAS	1	
Central/Special Needs	AHB	Acquisition	Gandon Hall, Lower Gardiner St., Dublin 1 (Dublin Simon)	CAS	1	
Central/Special Needs	AHB	Acquisition	Crosbies Yard, East Wall, Dublin 3 (Dublin Simon)	CAS	1	
Central/Special Needs	AHB	Acquisition	Seville Terrace, North Strand, Dublin 3 (Dublin Simon)	CAS	1	
North Central/Special Needs	AHB	Acquisition	Crescent House, Clontarf, Dn. 3 (Dublin Simon)	CAS	1	
North Central/Special Needs	AHB	Acquisition	The Beech, Grattan Wood, Dn. 13 (Dublin Simon)	CAS	1	
South East/Special Needs	AHB	Acquisition	Fortfield Court, Terenure, Dublin 6W (HAIL)	CAS	1	
South Central/Special Needs	AHB	Acquisition	Frankfort Court, Dublin 6 (HAIL)	CAS	1	
Central/Special Needs	AHB	Acquisition	St. Peters Square, Phibsboro, Dn.7 (Don Bosco)	CAS/Careleavers	1	
North West/Special Needs	AHB	Acquisition	Clearstream Court, Finglas, Dn 11 (Focus)	CAS/Careleavers	2	
			Total CAS (Acquisitions)			22
Central/Special Needs	AHB	Leasing	Benedicts Gardens, Dublin 7 (ALONE)	CALF (P&A only)	1	
South East/Special Needs	AHB	Leasing	Creighton St., Dublin 2 (Peter McVerry)	CALF (P&A only)	1	

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
North Central/Special Needs	AHB	Acquisition	St. Lawrences Court, Dublin 3 (Focus)	CALF	1	
Various/General Needs	AHB	Acquisition	HA Bundle 1 (Oaklee Housing)	CALF	11	
South Central/General Needs	AHB	Acquisition	Downpatrick Rd., Crumlin, Dublin 12 (Clúid)	CALF	1	
Central/Special Needs	AHB	Acquisition	Cornmill, Dublin 3 (Focus)	CALF	2	
North Central/Special Needs	AHB	Acquisition	Beaumont Court, Dublin 5	CALF	1	
Various/General Needs	AHB	Acquisition	HAA Bundle 4 (Tuath)	CALF	3	
South Central/Special Needs	AHB	Acquisition	Earls court, Reuben St., Dublin 8 (ALONE)	CALF	13	
North West/ Special Needs	AHB	Acquisition	Prospect Road, Glasnevin, Dublin 9 (Focus)	CALF	1	
North Central/Special Needs	AHB	Acquisition	Danes Court, Clontarf Dublin 3	CALF	1	
Various/General Needs	AHB	Acquisition	HA Acquisitions (Dublin Simon)	CALF	3	
Various/General Needs	AHB	Acquisition	HA Acquisitions - Phoenix Manor, Johns Court, Grange Abbey Drive (Oaklee)	CALF	3	
South Central/General Needs	AHB	Acquisition	HA Acquisition (Walkinstown Crescent Dublin 12)	CALF	1	
North Central/General Needs	AHB	Acquisition	The Timbermills, Artane, Dublin 5 (Tuath)	CALF	10	
			Total CALF (Acquisitions & Leasing)			53
			OVERALL TOTAL - COMPLETIONS			221

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 - General Needs	Dublin City Council	Dolphin House, D8 Phase 1	Regeneration	100	On Site	Handover September 2018	Q3 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	On site	Completion of works	Q4 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.	Phased completion of Blocks 13-20 from Oct. 18 to Apr 19. Phased completion of Blocks 8-12 from Jun 19 to Sep 19.	Q3 2019
Central Area General Needs	Dublin City Council	O'Devaney Gardens Phase 1	Regeneration	56	Contractor on site	Completion of works	Q1 2020
North West/General Needs	AHB	Stormanstown Hall, Dublin 11 (Oaklee)	CALF	42	(8 x 1 beds/16 x 2 beds/7 x 3 beds/11 x 4 beds). Snagging started.	Practical Completion September 2018.	Q3 2018
South Central/General Needs	AHB	Bluebell Avenue, Dublin 12 (Tuath)	CALF	7	On Site. Issue with car park.	Handover of units September 2018	Q3 2018
South Central General Needs	AHB	Cherry Orchard Meadow, D10 (CHI)	CALF	72	On site (72 x 3 beds)	First 36 units August with remaining 36 3-4 weeks after that	Q3 2018
North Central	AHB	Tonlegee Road, Dublin 5 (FOLD)	CALF	47	On Site	Practical Completion November 2018	Q4 2018

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 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)	Practical Completion November 2018	Q4 2018
Central - Special Needs	AHB	Martanna House, High Park (Respond)	CAS	8	On site (4 x 2 beds/4 x 1 beds)	Practical Completion December 2018	Q4 2018
North Central General Needs	AHB	Richmond Road (CHI)	CALF	40	On site. (9 x 1 bed, 24 x 2 bed, 7 x 3 bed).	Practical Completion November 2018	Q4 2018
South East - Special Needs	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	On Site (19 x 1 beds)	Practical Completion September 2018	Q4 2018
South Central	AHB	Balfe Road, Crumlin (Respond)	CALF	15	(Total 16 units inc. one Part V). On Site . Funding application made to DHPLG.	Funding Approval to issue. Practical Completion December 2018	Q4 2018
Central/General & Special Needs	AHB	1-2 Mountjoy Square North, Dublin 1 (Respond)	CALF	31	CALF approved	Units to be acquired	Q4 2018
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	On Site Agreement to be reached on fit-out of Community Centre.	Completion of works	Q1 2019
Central/Special Needs	AHB	175/176 North Strand Road(5 Lamps) (CHI)	CALF	11	On Site. AHB negotiating with contractor re costs.	Completion of works	Q1 2019
South Central – Special Needs	AHB	Rafter's Lane, D. 12. (WALK)	CAS	15	On Site	Completion of works	Q3 2019
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/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	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
Central/General Needs	AHB	St. Mary's Mansions (Clúid)	CALF	80	On site	Completion of works	Q4 2019
South Central – Special Needs	AHB	St. Agnes, Armagh Road D12 (FOLD)	CALF	97	On Site	Completion of works	Q4 2019
North Central - General Needs	AHB	Old Schoolhouse Lane, Santry, Dublin 9 (Tuath)	CALF	8	Turnkey Development. Approved by Dept. 20/8/2018	Completion of units	Q3 2019
	Total			817			

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)	113	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	CALF	84	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	44	In progress		
	GRAND TOTAL	Units being acquired		309			

Schemes at Tender Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Contract to be awarded	Award of contract	Q4 2019
South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	54	Tender issued 28/6/18	Return of Tenders Aug. 2018	Q1 2020
Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	72	Tenders returned 27/6/18	Tender assessment. On site Sept 2018	Q2 2020
South Central General Needs	DCC	Cornamona, Ballyfermot	LA Housing	61	Tender issued 24/08/18 - return deadline 5th October	Assessment of tenders	Q3 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.	Q3 2020
North West Special Needs	AHB	Wad River Close, Ballymun (Cluid)	CALF	9	Revised approval issued 15/8/2018	1) Award contract 2) Complete disposal	Q3 2019
Central	AHB	North King Street 84 (CHI)	CALF	30	Contract negotiations complete	Contracts between both parties to be signed September. On site before end of 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 Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF	9	Tender submissions assessed. Letter to preferred tenderer	On Site October 2018	2019
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Stage 2 approved. Planning permission granted.	Submission of Stage 3	2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	8	Design team appointed. Final Grant issued 3/7/2018	Submission of Stage 3	Q4 2019
Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	Final Grant issued 5/1/2018. Request for uplift in Architects fees with DHPLG approved. Stage 3 application received.	Submit Stage 3.	2019
	GRAND TOTAL			387			

Capital Appraisals submitted 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 and CBA to DHPLG August 2018	Stage 1 approval	2020
Central	Dublin City Council	Constitution Hill	Regeneration	100	Stage 1 application and CBA to DHPLG August 2018	Stage 1 submission	2021
South East General Needs	DCC	Moss Street, Dublin 2	LA Housing	22	On-site	Completion of scheme	Q4 2019
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Design Team appointed	Prepare outline plans	Q3 2020
North Central General Needs	Dublin City council	Belcamp (Site C)	LA Housing	16	Design Team appointed	Prepare outline plans	Q3 2020
Central General Needs	DCC	Infirmiry Road/ Montpelier Hill	LA Housing	40	Further info on Stage 2 submitted 17th July	Stage 2 approval	Q4 2020
North West Area	Dublin City Council	St. Finbar's, Cabra	LA Housing	46	Stage 1 approval December 2017 - Design team appointed	Prepare Cost Plan for Stage 2 submission. Part 8 end 2018.	Q4 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
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 approved 2/10/2017. Consultants appointed. AHB awaiting feedback from pre-planning submission.	Submission of Stage 2 for approval	2019

Capital Appraisals submitted to DHPLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Single stage approved by DHPLG 21/2/2018. Planning application lodged 2/7/18 (3409/18)	Decision on planning application	Q1 2019
South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Stage 1 approved January 2017. CSSO have applied for 1st Registration	Complete transfer of site to DCC	Q4 2019
Central/ Special Needs	AHB	Arbour Hill (Dublin Simon)	CAS	18	Stage 2 approved. Further information requested from Planning Dept.	Submission of Stage 3 application	Q1 2020
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. CBA submitted to Dept. Further information requested.	Provide clarification on CBA	Q2 2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Stage 1 Approved. Design team appointed August 2018	Completion of feasibility study	Q4 2020
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. Final grant.	Decision on tender	Q3 2019
South East/ Special Needs	AHB	Bethany House, Sandymount (Clúid)	CALF	62	Planning permission issued on 20th July 2018.	CALF approval to issue from DHPLG. Issue tender documents CALF approval.	2020
Grand total				628			

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	Dublin City Council	Bow Lane West, James's Street	LA Housing	11	FS received from PMVT. Title issues back with Development Department (July 2018)	Resolve title issues.	2019
Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Outline design being prepared	Outline design & revised masterplan to be agreed. CBA to be completed	2020
North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	TBC	Surveys carried out on site to inform on suitability for development.	Determine when sites will be available for future development.	2020
South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020
South Central - General Needs	Dublin City Council	Lissadell Road/Rafters Lane	LA Housing	184	Design being examined. Scope of development to be determined	Prepare Stage 1 submission	2021
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands	LA Housing	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	137	Tender for design team to issue August 2018	Prepare Stage 1 submission	2021

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	AHB (Circle)	Coruba House lands, Dublin 12 (Circle)	CALF	20	FS submitted by Circle and received by DCC.	DCC to review FS submitted	2019
North Central - General Needs	Dublin City Council	Cromcastle	LA Housing	440	Masterplan and CBA to be developed	Stage 1 application	TBC
Central	Dublin City Council	Matt Talbot	LA Housing	92	CBA Complete	Stage 1 application	TBC
Central	Dublin City Council	Dunne Street	LA Housing	103	CBA Complete	Stage 1 application	TBC
Central	AHB	Site at Railway St. - opposite Peadar Kearney House (Circle)	CALF	48	Design team appointed. Change in numbers following re-design. AHB to consider including adjoining land in design scheme	Lodgement of planning application	2020
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
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				1301			

Part V Units

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
Central	Dublin City Council	49A-51 Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by DHPCLG	Development almost complete	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
South East	Dublin City Council	Church Avenue, Rathmines, Dublin 6	LA Housing (Acquisitions)	1	Agreement in place.	Unit to be acquired.	Q2 2018
South East	Dublin City Council	(8 Hanover Quay - off site)	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	119 Howth Road, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Funding approved	Unit to be acquired.	Q3 2018
South East	Dublin City Council	Terenure Gate, Terenure, Dublin 6W	LA Housing (Acquisitions)	5	Funding approved.	Units to be acquired.	Q3 2018

Part V Units

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	Marianella, Rathgar, Dublin 6	LA Housing (Acquisitions)	19	Funding approved by DHPCLG	Units to be acquired.	Q3 2018
North Central	Dublin City Council	Vernon Avenue, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Agreement in place.	Unit to be acquired.	Q3 2018
South Central	AHB	Balfe Road East, Crumlin, Dublin 12 (Respond)	AHB Leasing	1	Total 16 units under construction inc. one Part V. Agreement in place.	Units to be completed.	Q4 2018
North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Funding approved by DHPCLG	Units to be acquired.	Ongoing 2017 to 2019
North Central	Dublin City Council	St. Josephs School for the Blind, Gracepark Road, Dublin 9	LA Housing (Acquisitions)	14	Funding approved by DHPLG	Units to be acquired.	Q1 2019
North West	Dublin City Council	Pelletstown, Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Units to be acquired.	Q1 2019

Part V Units

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	Dublin City Council	St Pancras Mount Tallant	LA Housing (Acquisitions)	6	Agreement in place.	Units to be acquired.	Q2 2019
South East	Dublin City Council	Boland Mills off site	LA Housing (Acquisitions)	3	Agreement in place.	Units to be acquired.	Q4 2019
	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)	39	Planning application lodged 11/6/2018 for 39 units	2020
Ballymun (Other Sites)	200	Feasibility Stage	TBC
Cherry Orchard	500	Feasibility Stage	TBC
Land Initiative Sites	329	Procurement process	TBC
Poolbeg SDZ	500	Feasibility Stage	TBC
Belcamp/Oblate lands, Coolock	300	Feasibility Stage	TBC
Kildonan Road/Abigail Lands	150	Feasibility Stage	TBC
St. Helena's Finglas	50	Feasibility Stage	TBC
Total	2117		

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	New developmental proposal for site - 30% Social and 70% Cost Rental. DCC to carry out construction. Preparation of Masterplan underway and the appointment of Design Team.	126
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. Tenders were received on the 5th 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 were received on the 5th July and it is anticipated that the Preferred Tenderer will be selected in September 2018.	150
Total		220

Rapid Home Delivery - Phase 1 B

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
HSE Lands Cherry Orchard Ballyfermot	72	Contractor on-site	53 units to be completed December 2018 - remaining 19 units Q1 2019	Q4 2018 and Q1 2019
Woodbank Drive	3	Contractor on-site	Completion of units	Q3 2018
Rathvilly Park / Virginia Park	13	Contractor on-site	Completion of units	Q3 2018
Total	88			

Rapid Home Delivery - Phase 1 B

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Fishamble Street	5	Part 8 initiated	Contractor on-site	Q3 2019

Rapid Home Delivery - Future Bundles

Ref. No.	Scheme/Sites	No. of Units	Status	Expected Completion
Bundle 1	Bunratty Road	78	Initiate Part 8	Q4 2019
Bundle 1	Cork Street/Weaver St.	102	Initiate Part 8	Q1 2020
Bundle 1	Springvale Chapelizod	118	Initiate Part 8	Q1 2020
Bundle 1	Bonham Street	68	Initiate Part 8	Q1 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	Sladmore Ayrfield	15	Feasibility/Design being prepared	Q3 2020
Bundle 3	The Valley Site, St. Helenas Road, Finglas	150	Feasibility/Design being prepared	2020
Bundle 3	Spine Site, Darndale	80	Feasibility/Design being prepared	2020
	Total	731		

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	Appoint Architect and prepare tender.	DCC	2018
Central	Private owner	Ormond Place, Dublin 1	1	Inspected	Tender process for refurbishment 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, Dublin 10	1	Tenanted	P&A to be finalised	AHB	2018
South Central	Private owner	Benbulbin Road, Drimnagh, Dublin 12	1	Schedule of works agreed	Tender process for refurbishment works	DCC	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	Chapelizod Hill Road, Dublin 20	1	Inspected	File Closed.	TBC	2018
South Central	Private owner	Fairview Strand, Dublin 3	1	Schedule of works completed	Schedule of works to be agreed by owner	TBC	2018
Central	Private owner	Church Ave., East Wall, Dublin 3	1	Application suspended pending further documentation	Schedule of works to be agreed by owner	TBC	2018
North Central	Private owner	Howth View Park, Donaghmede, Dublin 13	1	Schedule of works to be agreed by owner	Prepare tender	TBC	2018
Total:			16				

Buy and Renew Scheme/Derelict Sites

Committee Area	Scheme/Property Address	No. of Units	Refurb. work to be completed by..	Current Status	Next Milestone
Central	Nelson Street, Dublin 7	1	DCC	Contractor to be appointed	Refurbishment
North West	Oakwood Avenue, Dublin 11	1	DCC	Title Acquired	Legal
South Central	Reuben Avenue, Dublin 8	1	DCC	Refurbishment works commenced	Practical completion
South Central	St. Anthonys Road, Rialto, Dublin 8	1	DCC	Refurbishment works completed	To be tenanted
Central	Lower Rutland St, Dublin 1	1	DCC	Refurbishment works commenced	Practical completion
Central	Kingsland, Dublin 7	1	DCC	Refurbishment works commenced	Practical completion
North West	Barry Avenue, Finglas, Dublin 11	1	DCC	Refurbishment works commenced	Practical completion
South East	Creighton Street, Dublin 2	1	DCC	Design stage.	Tender
South East	Harolds Cross Road, Dublin 6	2	DCC	Design stage.	Tender
South Central	Huband Road, Bluebell, Dublin 12	1	DCC	Refurbishment works completed	To be tenanted
South Central	St. James's Terrace, Dublin 8	1	DCC	Refurbishment works completed	To be tenanted

Buy and Renew Scheme/Derelict Sites

Committee Area	Scheme/Property Address	No. of Units	Refurb. work to be completed by..	Current Status	Next Milestone
South Central	Rafters Lane, Drimnagh, Dublin 12	1	DCC	Refurbishment works commenced	Practical completion
North West	Barry Avenue, Finglas, Dublin 11	1	DCC	Acquired	Design stage
North West	Berryfield Road, Finglas, Dublin 11	1	DCC	Acquired	Design stage
North West	Glenties Park, Finglas, Dublin 11	1	DCC	Acquired	Design stage
North Central	Kilbarron Park, Coolock, Dublin 5	1	DCC	Acquired	Design stage
Central	Kirwan St. Cottages, Dublin 7	1	DCC	Acquired	Design stage
Central	Manor Place, Stoneybatter, Dublin 7	1	DCC	Acquired	Design stage
North Central	Oldtown Road, Santry, Dublin 9	2	DCC	Acquired	Design stage
Totals:		21			



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 6th September 2018

Item No. 3a

**Report to the Housing and Community
Strategic Policy Committee**

Proposed Redevelopment of Lands at Emmet Road Inchicore

Update

September 2018

BACKGROUND

In 2006 the then Government gave Dublin City Council approval for the demolition of St Michael's Estate and the redevelopment of the site which contained approximately 12 acres of land. Plans then progressed by way of a Public/Private Partnership which unfortunately became a victim of the economic crash. However progress on the re-housing of tenants continued to the stage where it was possible to gradually demolish the whole estate of apartment blocks leaving a clear development site in a key part of the city. During the recession years it was not possible to progress the redevelopment of the site.

In 2015 St Michaels Estate was one of three sites which made up the Housing Land Initiative (HLI) pursued by Dublin City Council. The other two sites were O' Devaney Gardens and Oscar Traynor Road which have now progressed to a crucial stage. Feasibility Studies for each of the three sites were undertaken by the Council in December 2015. The 2015 studies were subsequently reviewed and further reports completed in 2016. The feasibility studies for each of the three sites were presented to the City Council at a joint DCC Housing and Planning Strategic Policy Committee (SPC) in December 2016 and adopted by the elected members at a City Council meeting on 9th January 2017.

The feasibility study for St Michaels Estate was based on the policy and objectives of the Dublin City Development Plan 2016-2022, which includes specific detailed guidance for St. Michaels Estate as a designated Strategic Development and Regeneration Area (SDRA 9). The tenure mix agreed for all three HLI sites comprised 30% social housing; 20% affordable housing and 50% private housing. St Michaels Estate had an estimated delivery of 415 dwellings with the addition of commercial/civic buildings fronting Emmet Road.

The progress of the St Michael's Scheme was delayed because time was needed to finally resolve ownership and title issues on the front (Emmet Road) part of the site. During this period the Housing Strategic Policy Committee (SPC) discussed the possibility of a different development model and there were also discussions with the Department of Housing and Planning about the possibility of a revised Housing Mix to include a Cost Rental model of Housing which is a common concept in other European Countries and Cities.

In June 2018 the Feasibility Study was further considered to re-examine the residential component of the St Michaels scheme having regard to the newly published Guidelines for Planning Authorities on apartment standards. Dublin City Council, in consultation with the Department of Housing, Planning and Local Government, has identified the land at Inchicore as an option for a cost-rental project. The development is now being considered for a revised tenure mix of 30% Social Housing and 70% Cost Rental with a possible 10% of this 70% being reserved for Affordable Purchase.

The key objective of Cost Rental is to provide affordable accommodation for moderate income households in urban areas of high demand for residential accommodation. The rents paid will be linked to the cost of construction, be significantly below local market rents, have security of tenure and with clarity on rent levels over a long period. Given its well connected convenient city location, we consider that this land is ideally suitable for a cost rental housing development.

SITE DESCRIPTION AND LOCATION

The land at Inchicore located c.4km west of the city centre in Inchicore. The property which extends to c.4.9 hectares is bounded to the north by Emmet Road, to the south by the Grand Canal and Goldenbridge Cemetery, to the east by the rear of residential dwellings on Connolly Avenue and Bulfin Court and to the west by St. Vincent's Street West. There is an internal road which runs in a north south direction and links the newly developed social housing at Thornton Heights to Bulfin Road. The site is on the location of the former St. Michael's Estate.

PLANNING POLICY CONTEXT:

The site at is zoned 'Z14' – a Strategic Development and Regeneration Area – in the Dublin City Development Plan 2016-2022, with a stated objective *“To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and Z6 (employment) would be predominant uses”*.

The City Development Plan 2016-2022 contains a number of key guiding principles for this site under the heading SDRA 9, notably:

1. The development of a high-quality, vibrant, mixed-use urban quarter will be promoted; new facilities will be located in accessible locations and will maximise the opportunities to connect with the wider neighborhood.
2. The development will support and compliment the regeneration of Inchicore by encouraging a natural extension of the village centre eastwards along Emmet Road; the development will provide strong connections between the site and the functions of the village centre, for which a Local Environmental Improvements Plan is proposed.
3. The development of high-quality streetscape onto Emmet Road with accessible civic spaces, active frontages and an appropriate transition in scale, height and character between the village centre and the site will be promoted.
4. Strong permeability will be sought through the site, including pedestrian and cyclist connections, to achieve strong north-to-south connections between Emmet Road and the LUAS/Grand Canal corridor and east-to-west connections between St Vincent Street West and Bulfin Road; active streetscapes along these routes will be promoted.
5. Variety in housing tenures and unit types will be sought in order to achieve a balanced and sustainable community.
6. The important heritage features on, and adjoining the site, shall be respected and highlighted by urban design with particular regard to the tourism, heritage, community and amenity value of assets such as St. Michael's Church, Richmond Barracks, Goldenbridge Cemetery and the Grand Canal.
7. Innovative proposals that create a landmark destination within the city for combined facilities of a community, recreational, leisure and sports nature will be promoted; such facilities shall integrate positively with the existing sports facilities on site.

8. The development of high-quality housing for Older Persons. This will be located on the site between Thornton Heights and Richmond Barracks.

The Dublin City Development Plan 2016-2022 also contains an indicative land-use map for the future build-out of this proposed development.

PROPOSED TENURE MIX

The residential development proposed for the main c.4.9 hectares' site comprises of an appropriate mix of cost rental and social housing units along with commercial units, community facilities and amenity open space, with the overall objective of delivering a sustainable mixed tenure mixed use development.

The 2017 feasibility study was revised to re-examine the residential component of the scheme having regard to the newly published Guidelines for Planning Authorities on apartment standards and also taking into account a revised tenure mix of **30% Social** and **70% Cost-Rental accommodation**.

The revised feasibility study for the site indicates that the site has potential for the development of 472 residential units. The proposed tenure of these units is broken down in Table 1 below.

Table 1: Potential residential development – Land at Emmet Road, Inchicore, Dublin 8

Tenure of unit	Number of units
Cost Rental units	330
Social units (inclusive of 52 assisted living units at Thornton)	142
Total	472

RETAIL/ COMMUNITY FACILITIES

Separate to the residential development, this location has a demand for commercial and community facilities. In order to integrate with the wider community, the site has potential to develop a high quality streetscape onto Emmet Road.

This will include a new Civic Urban Space linking to St. Michaels Church and connecting Emmet Road with Inchicore Community Sports Centre, while also accommodating the existing community facilities and the provision of a new Public Library. The proposed new retail/community facilities will include the following:

- A new public library
- Supermarket and retail units
- High quality civic building
- A local neighbourhood park with play facilities
- A public plaza
- Replacement of the current Parish Centre in a new building.

In addition to these facilities, the proposed development will improve pedestrian links to and from the Luas, as well as improving permeability within the wider Inchicore area.

DELIVERY STRATEGY

This project will be delivered by Dublin City Council. We have already appointed a small Project Team to drive this very important development for the whole Inchicore /Kilmainham area and this team will be enhanced as necessary as planning for the development progresses. **Ms Sandra McAleer** Senior Engineer is the Project Manager who will be working full time on this specific development. Sandra has significant experience already on housing and Regeneration projects in the city and in more recent times has been intimately involved on the Housing Land Initiative. In the immediate term she will be assisted by **Brian Gallwey**, Staff officer who is a Planner by trade. Both will report into **Tony Flynn** Executive Manager, Housing Department, and **Brendan Kenny** Deputy Chief Executive. There will of course be a close involvement by the South Central area Office in all aspects of the project in particular on the consultation arrangements.

FUNDING

Funding will be provided by Department of Housing Planning and Local Government for the 30% social housing and by the European Investment Bank for the cost rental housing.

Funding for the cost rental element of the project will be sourced by Dublin City Council at a low rate of interest directly from the European Investment Bank (EIB). The EIB has extensive experience supporting cost rental housing developments across Europe. The cost of developing the project, including the cost of servicing the debt, will be directly linked to the rent paid by tenants.

Dublin City Council is providing the site/land to facilitate the full development.

ESTATE MANAGEMENT

The future management of this overall development will in our view require a radically different form of management and ideally the provision of a professional estate management entity. Such new models of management are essential and hence there will be specific emphasis on this in the criteria involved in the selection of a suitable Developer. We will consider separating the role of developer and the management of the whole estate by a separate tender process.

We are very conscious of deficiencies in Estate Management in this area during the existence of the St Michaels Estate and indeed following its demolition. Therefore this issue will get the utmost attention from Dublin City Council before, during, and after construction of this residential, community and retail development.

We are very aware of Social problems in this area eg Criminality, Anti Social Behaviour, Educational deficits, unemployment and the lack of opportunities for young people. We will work very closely with all the relevant Statutory Agencies on the development of plans to overcome where possible these difficult Social Issues.

We are also very aware of problems in the business sector in Inchicore Village with a very significant number of vacant or under utilized premises dotted throughout. We will work with the business sector in the area in trying to resolve these issues.

We believe the proposed re-development of the former St Michael's Estate land will be a major catalyst for much needed renewal of the Village, we must ensure that it does.

CONSULTATION

Dublin City Council will ensure that there will be a full, comprehensive, and broad based consultation process that will include all the various stakeholders in the Inchicore/Kilmainham area eg residents, community groups, voluntary bodies sporting organisations, business and heritage/historical bodies. This will be facilitated by:

- The DCC Local Area Team.
- The Kilmainham/Inchicore network.
- Public submissions etc.
- South Central Area Committee.

In addition Dublin City Council has asked the Kilmainham/Inchicore Network (KIN) to establish a special **Inchicore Regeneration Consultative Forum** to focus directly on the development of this site and to ensure that there is constant and ongoing consultation before, during and after construction. This Forum will be established in the coming weeks and will be chaired by **Eamon Devoy** (Retired Senior Trade Union Official) who is currently Chair of the above Network and it will be administered by **Aoife Hannon** who will act as the Director of the Forum. Aoife currently is the Manager of the Network (Not a DCC official). This Forum will be supported by Dublin City Council and it is hoped to acquire an office premises in Inchicore to facilitate its operation and to cater for local residents with enquiries on the project.

The Network (KIN) will shortly invite expressions of interest from all relevant parties in Inchicore/Kilmainham. Leaflets with this invitation will be posted (Or dropped in) to all homes and premises in the area with a view to forming a broad based Consultative Forum with up to 20 members. We have no intention of '*hand picking*' these members.

It is hoped that the first meeting of this Forum can be held before the end of September. The first task of the Forum in association with Dublin City Council will be to formulate an initial public consultation process with all stakeholders in the area (Inchicore/Kilmainham) during the month of October. While the Consultative Forum, which will include local City Councillors, will oversee ongoing participation of all stakeholders, there will be specific consultation campaigns at the different project milestones such as Draft Masterplan, Planning Application, Announcement of National Cost Rental Scheme and selection of developer etc.

In line with the guiding principles for this site under the heading SDRA 9, City Development Plan, Dublin City Council will undertake a community audit to consider educational, economic/retail, community, cultural, recreational and sports/leisure facilities in the surrounding area. This will inform the new draft masterplan for the area.

NEXT STEPS

The Department of Housing, Planning and Local Government is currently in the process of finalising the detail of a National Cost Rental Scheme. We hope this scheme will be announced before the end of the year, until then we are not in a position to answer all the detailed questions currently being asked on this very welcome new model of Housing. In the meantime we intend to advance the project as quickly as possible because a project of this size and complexity takes time to progress with a lot of work needed on the following;

- Procure Planning Consultant
- Procure Multidisciplinary Design Team
- Develop Masterplan
- Submit funding applications
- Complete Detailed Design
- Submit planning application to An Bord Pleanála
- Procure Building Contractor
- Commence on site

This can also be done in parallel with the consultation process. We are not in a position at this early to give definite timescales on the delivery of this project but we will do so as soon as possible.

The redevelopment of this site in Inchicore has been a long journey with some false starts and lots of different views all of which we have listened to and will continue to do so. We finally now have a definite road map for development and certainty over funding and we must now move forward as quickly as possible with planning, design and ultimate construction.

This is not just another Housing Estate it is a project that can also bring significant economic and social renewal to the whole Historical area of Inchicore and Kilmainham including opportunities for the business sector in the Village.

This report is an important update on the redevelopment of these lands and it outlines the following:

- A revised Housing mix including a new concept of Cost Rental Housing.
- Direct development of the overall site by DCC.
- Initiation of a comprehensive consultation process
- The provision of significant Community, Civic, and Commercial facilities.

We hope that members of the Housing Strategic Policy Committee will give strong support to the urgent progress of this very important project and we will report back on an ongoing basis.

Brendan Kenny

Deputy Chief Executive

Tony Flynn

Executive Manager

Sandra McAleer

Project Manager

6th September 2018

