



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

AGENDA

THURSDAY 8 NOVEMBER 2018

PAGE

1	Minutes of meeting dated Thursday 11th October and matters arising Draft Minutes attached	3 - 4
2	Chairperson's Business: <ul style="list-style-type: none">• Correspondence• Update on Sub Groups<ul style="list-style-type: none">○ Condensation Sub Group – Next meeting TBC	
3	Housing Update Reports <ul style="list-style-type: none">a. Homelessness Reportb. Housing Supply Reportc. Traveller Accommodation Report	5 - 42
4	Motion in the name of Cllr. Anthony Connaghan That the Manager provides a system on the DCC website to cater for advertisement of properties for Inter Transfers between tenants.	
5	Motion in the name of Cllr. Chris Andrews That Dublin City Council management agrees to immediately start the process of delisting Pearse House and Markievicz House and redeveloping this site in order to knock these developments and provide residents with decent modern accommodation.	
6	Motion in the name of Cllr. Daithi Doolan Dublin City Council will ring fence the €19m from the sale of Kilcarbery site for a question of land in Dublin for Dublin City Council led housing developments.	
7	AOB	

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 11TH OCTOBER 2018

ATTENDANCE

Cllr. Members		Officials
Chris	Andrews	Brendan Kenny, Assistant Chief Executive
Janice	Boylan	Anthony Flynn, Executive Manager
Christy	Burke	Daithi Downey, Senior Executive Officer
Anthony	Connaghan	
David	Costello	Christy Mc Loughlin, Assistant Staff Officer
Patrick	Costello	
Daithi	Doolan	
Pat	Dunne	
Alison	Gilliland	
Andrew	Keegan	
Ray	McAdam	
Críona	Ní Dhálaigh	
Cieran	Perry	
Eilish	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

Cllr Alison Gilliland
 Cllr Christy Burke
 Aoife Delaney – DFI

Other Cllrs present:
 Cllr Mannix Flynn

Others:

Prof. Michelle Norris UCD

1. Minutes of meeting dated Thursday 6th September 2018 and matters arising

Agreed: Minutes Agreed.

2. The Future of Council Housing Presentation: An analysis of the financial sustainability of local authority provided social housing

Presented by Prof. Michelle Norris (UCD) & Dr. Aideen Hayden (Threshold)

Discussion Followed

Members thanked Prof. Norris & Dr. Hayden for their presentation.

Agreed: Presentation Noted.

3. AOB

Fr. McSweeney House.

Discussion followed.

DCC Stock Assessment.

Discussion followed.

Proposed 2019 Housing SPC schedule discussed.

Agreed: SPC Administrator to explore alternative schedule.

Chair thanked all for their attendance,

Cllr. Daithi Doolan
CHAIRPERSON



1. Dublin Region Homeless Executive Update

This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) from January 2018 to September 2018. The DRHE provides funding to 23 Non Profit Organisations for in excess of 106 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 September 2018.

Table 1

Month	Housing Assistance Payment	Local Authority / Approved Housing Bodies / Long Term Accommodation /Housing Agency Acquisition	Private Rented	TOTAL TENANCIES
Jan-July 18	929	63	2	994
Aug-18	141	24	0	165
Sep-18	162	11	0	173
Total	1232	98	2	1332

The above table emphasizes that the main source of homeless prevention is the Housing Assistance Payment (HAP). The 1,232 Hap tenancies represents a 46% increase for the same timeframe in 2017, n = 845. 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 focused on enhancing the internal resources engaged in Place-finding, recruiting additional staff that will be trained and supported to engage not only with clients but also 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 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 focus of engagement with these families is to provide support to secure a HAP tenancy. So far, in 2018 the team have met with 508 new families, of which 390 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 - September 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 September 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
Aug-18	1,307	1,820	2,821	2,124
Sep-18	1,326	1,839	2,869	2,105

3.2 *Families accessing Emergency Accommodation January – September 2018*

The number of families in all emergency accommodation is categorised by type for September 2018 and detailed in Table 3. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 356 families residing in Family Hub Type Accommodation across the Dublin Region. The DRHE recognises that this is not a long-term solution but in the interim, family hubs provide accommodation, specifically designed for more optimal family living, until additional long-term housing becomes available. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation (see Appendix A for list of Family Hubs).

In addition, rather than placing families in emergency accommodation, the DRHE has been endeavouring to place families and individuals in fully furnished, own door units that allow families to live independently. Although they are not at risk of homelessness or in emergency accommodation, these families are receiving supports and staff continue to engage with them to support them into long-term tenancies. There are currently 210 families with 308 dependent children in these units.

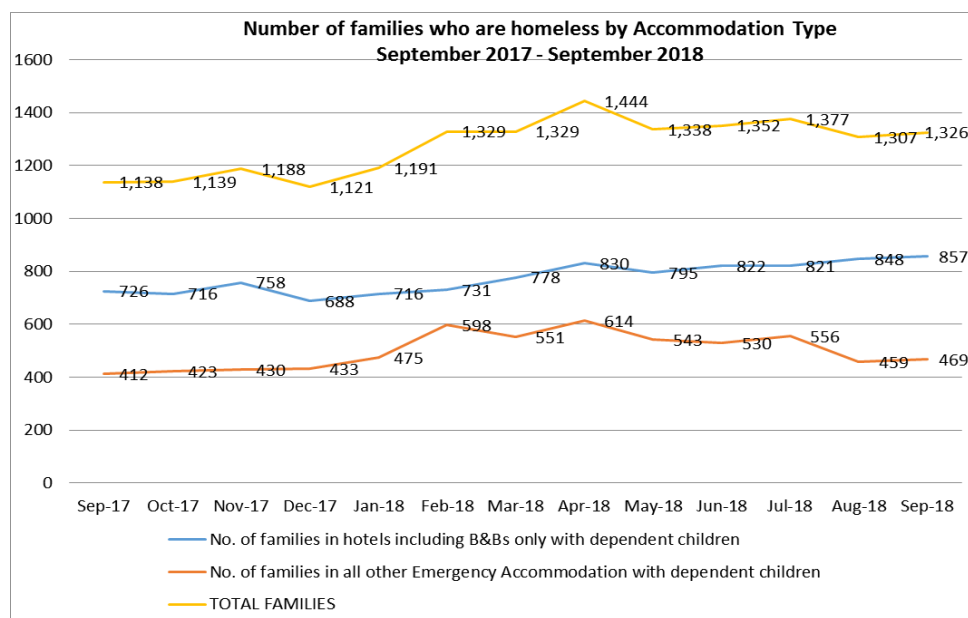
Table 3

September 2018	No. of families with children	No. of Individual Adults	No. of Children
Private Emergency Accommodation (Including hotels)	857	1,207	1,910
Supported Temporary Accommodation	113	150	272
Family Hubs	356	482	687
Total	1,326	1,839	2,869

The overall number of families accessing emergency accommodation increased from 1,191 in January 2018 to 1,326 in September 2018. Although there were an additional 878 new families entering emergency accommodation in the Dublin Region, in the same period, the overall net increase of families is 135 = 11.3%. The ongoing work carried out by the DRHE, in preventing families entering homelessness and exiting families from emergency accommodation to tenancies is a significant factor in maintaining a low net increase.

Figure 1 below illustrates the trend in the number of families experiencing homelessness by accommodation type, from September 2017 to September 2018.

Figure 1: Families Trend by Accommodation Type: Sep 2017 to Sep 2018



– *New families accessing homeless accommodation*

A total of 878 new families accessed homeless accommodation services from January to September 2018. As can be seen in Table 4 below, the number of families presenting varies each month, with an average of 98 families accessing emergency accommodation per month in the Dublin Region.

Table 4

New Families accessing homeless accommodation: Jan 18 – Sep 2018										
Month	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total
Number	109	102	82	90	79	92	123	113	88	878

3.4 Challenges – Demand on Services

Although the overall net increase is relatively low, a real indication of the challenge faced is revealed in the July and August figures of new families accessing homeless accommodation, which are the highest numbers of new presentations to our Central Placement Service. The section on Reasons for Family Homelessness will provide more in-depth analysis on the reasons for new family presentations.

The Homeless Report to the July SPC outlined some of the challenges faced by the DRHE, mainly in relation to the demand on services. It highlighted sudden increases in family presentations, family circumstances that are challenging to accommodate and the measures that the DRHE has in place to offer an emergency response to every family that presents with a housing need in the Dublin Region.

– *Update*

On 15 October 2018, the Family Support Service, previously operated by Focus Ireland, was transferred to the Central Placement Service, DRHE. There are four additional dedicated staff working in this service, a mixture of internal transfers of existing staff and recruitment. The operational hours have been extended, in order to facilitate families with an allocation of emergency accommodation earlier in the day. We expect this transfer of service will contribute to improving overall services for families. The DRHE has been working closely with Focus Ireland to ensure a smooth transfer of service and is grateful for their continued cooperation and support.

3.5 Individuals accessing Emergency Accommodation January - September 2018

Table 4 highlights an upward trend in the number of individuals accessing EA in the first quarter of 2018. The trend is consistent with intermittent dips, characteristic of the episodic and transitional nature of the patterns of emergency accommodation usage by singles.

Table 4

Month	No. of Individual Adults
Jan-18	2,261
Feb-18	2,175
Mar-18	2,254
April-18	2,106
May-18	2,203
Jun-18	2,205
July-18	2,201
Aug-18	2,214
Sep-18	2,101

The requirement to expand emergency accommodation is under constant review and the DRHE is fully cognisant of the impact of severe weather at this time of year on people sleeping rough. In November, the DRHE will activate the Cold Weather Strategy, 2018. The approach is twofold and aimed at both expanding current permanent capacity to meet demand for emergency accommodation and importantly provide a targeted considered response to people who are long-term rough sleeping or people who may not be in regular contact with existing services.

3.6 Housing First

The Housing First model is integral to the DRHE's response to people sleeping rough and enables 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, to date, 263 housing first tenancies created, for 222 unique individuals. Of the 222 individuals supported in these tenancies, 191 have successfully retained housing, which reflects a retention rate of 86.1 %.

– *Implementation Plan*

The Department of Housing, Community and Local Government recently launched the Housing First National Implementation Plan. The plan outlines the implementation of the Housing First 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. Full implementation of the plan, along with further expansion of the Housing First Programme nationally is contingent on additional funding from the HSE. The plan is available at:-

<https://www.homelessdublin.ie/content/files/Housing-First-Implementation-Plan-2018-2021-final.pdf>

4. Progression - Exits from Emergency Accommodation to tenancy

4.1 People exiting homelessness to tenancy

From January 2018 to September 2018, 801 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- July 18	362	240	11	613
Aug-18	60	59	1	120
Sept-18	45	22	1	68
Total	467	321	13	801

4.2 Families exiting homelessness to tenancy

Work continues in 2018 to reduce the duration of time families spend in commercial facilities. Thus far, in 2018, 530 families moved from hotels / B&B's and Supported Temporary Accommodation to tenancies.

Table 6

Month	Number of families who moved from hotel / B&B to tenancy	Number of families who moved STA / HUBs to tenancy	Total families exited to tenancy
Jan - July 18	207	195	402
Aug-18	43	40	83
Sep-18	25	20	45
Total	275	255	530

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 in Table 5, 58.3% of tenancy exits are sourced through HAP. There can be an understandable reluctance by people, to accept a HAP tenancy, often previous experience in the private rental market is 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 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 September 2018

The total number of new families who accessed emergency accommodation in the nine month period from January to September 2018 was 877. An analysis of these household's circumstances, at presentation to homeless services across the four local authorities in the Dublin Region reveals that:

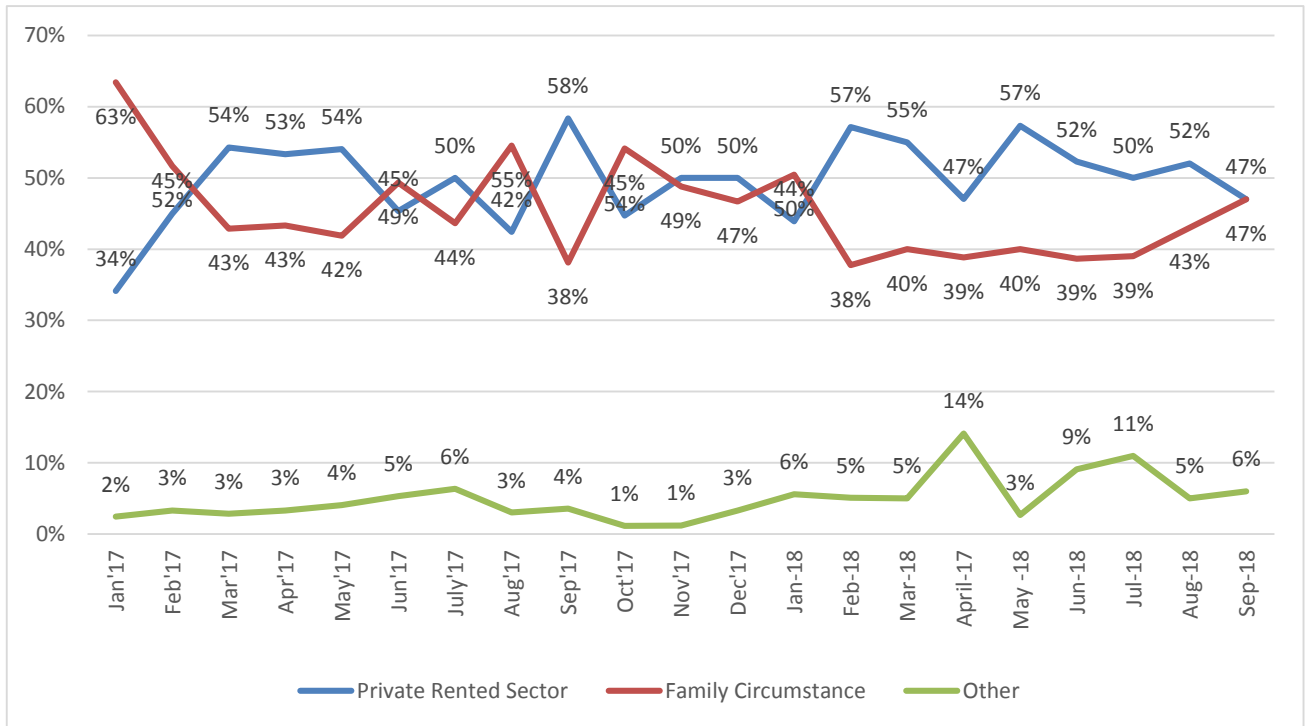
- **51%** of families (n=419) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- **44%** of families (n=342) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- **7%** of families (n=60) reported 'other' reasons for their presentation to homeless services.
- There was insufficient information available for the remaining 56 families, insufficient information is excluded from the calculation of the percentages.

Table 7: Reasons for family homelessness, January to September 2018

	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18*	Aug-18*	Sept-18*
Private Rented Sector	44%	57%	55%	47%	57%	52%	50%	52%	47%
Family Circumstance	50%	38%	40%	39%	40%	39%	39%	43%	47%
Other	6%	5%	5%	14%	3%	9%	11%	5%	6%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

**Figures for Jul-Sept subject to final verification*

Figure 2: Reasons for family homelessness, January 2017 to September 2018



5.1 Challenges – Private Rented

Figure 2 demonstrates a gap emerging between reasons for homelessness associated with the private rented sector and those associated with family circumstance. From February 2018 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.

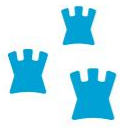
It is essential that the resources of the Residential Tenancies Board are kept under review in order to ensure that they can enforce the legal protections for tenants and that the Rent Pressure Zone legislation is implemented with rigour. The provisions in the new Rental Tenancies (Amendment) Bill being 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
1st November 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 8th November 2018
Item No. 3b

Dublin City Council Housing Supply Report – November 2018

The Dublin City Council Delivery Target for the three year period 2015- 2017 was **3,347** Homes.

Delivery Output 2015-2017

Delivered through:	2015	2016	2017	Total
<i>Construction by DCC</i>	19	68	235	322
<i>Acquisition/Leasing by DCC</i>	263	259	165	687
<i>Construction by AHB's</i>	53	0	142	195
<i>Acquisition/Leasing by AHB's</i>	230	206	225	661
<i>Part V Acquisitions</i>	0	25	56	81
<i>Voids Restored by DCC</i>	1012	975	879	2866
<i>Delivery Total</i>	1577	1533	1702	4812
<i>HAP Tenancies, Homeless (60% in the City)</i>	112	934	1579	2625
<i>HAP Tenancies, General</i>	0	0	1040	1040
Total Housing Outturn	1689	2467	4321	8477

The delivery target for the four year period 2018 -2021 for Dublin City is **9,094**

This target figure includes Local Authority new build, acquisitions, refurbishment/voids, leasing and part V. It also includes similar activity by Approved Housing Bodies.

Separate targets are set for the Housing Assistance Payment Scheme (HAP).

I am setting out below our initial prediction on these targets over the four year period 2018-2021.

I am confident that this challenging overall target of **9,094** will be achieved.

Delivery Target for the 4 year period, 2018 – 2021

Programmes:	2018	2019	2020	2021	Total
<i>Construction by DCC</i>	178	296	739	589	1802
<i>Acquisition/Leasing by DCC (includes 50 for leasing)</i>	219	250	300	300	1069
<i>Construction by AHB's</i>	312	338	300	300	1250
<i>Acquisition/Leasing by AHB's</i>	200	300	300	369	1169
<i>Part V Acquisitions</i>	54	150	200	200	604
<i>Voids Restored by DCC</i>	800	800	800	800	3200
<i>Target Total</i>	1763	2134	2639	2558	9094
<i>HAP Tenancies, General</i>	2980	3000	3000	3000	11,980
<i>HAP Tenancies, Homeless- Dublin (60% in the City)</i>	1128	1100	1000	1000	4228
Total Housing target outturn 2018-2021	5871	6234	6639	6558	25,302

The following pages outline the various stages that all our projects are at with estimated milestones and completion dates.

Homes under Construction

Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
North Central	DCC	Priory Hall Coolock Dublin 5	LA Housing	26	Phases 1-7 complete. Phase 6 (Blocks 8-20) on site June 17	Completion of phased handover of blocks 13-20 from Oct 18 – Mar 19	Q1 2019
North Central	AHB (CHI)	Richmond Road	CALF	40	On site	Completion November 2018	Q4 2018
North Central	AHB (Fold)	Tonlegee Rd Coolock Dublin 5	CALF	47	On site	Completion November 2018	Q4 2018
North Central	AHB (Tuath)	Old School House Lane Santry Dublin 9	CALF	8	Turnkey - Development approved by DHPLG 20/8/18	Completion of Units	Q3 2019
South East	AHB (RHDVHA)	Beechill Dublin 4	CAS	19	On site	Completion November 2018	Q4 2018
South East	DCC	Moss street	LA Housing	22	22 units in exchange for transfer of land. Contractor on site.	Completion of contract	Q4 2019
South Central	AHB (Focus)	John's Lane Dublin 8	CALF	31	On site	Completion December 2018	Q4 2018
South Central	DCC	Dolphin House Phase 1 Dublin 8	Regeneration	100	On site	Completion November 2018	Q4 2018
South Central	AHB (Tuath)	Raleigh Sq. Dublin 12	CALF	33	On site	Completion of contract	Q3 2019

Homes under Construction (Cont.)

Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
South Central	AHB (CHI)	Cherry Orchard Dublin 10	CALF	72	First 36 units handed over in Sept 2018	Works to be completed on remaining 36 with new contractor	Q4 2018
South Central	AHB (FOLD)	Dolphin Park Dublin 8	CALF	43	Work ceased on site 13/9/18. To resume once contractor has resolved difficulties	Completion of Scheme	Q1 2019
South Central	AHB (WALK)	Rafter's Lane Dublin 12	CAS	15	On site	Completion of Scheme	Q3 2019
South Central	AHB (Tuath)	Bluebell Avenue Dublin 12	CALF	7	On site	Handover of Homes November 2018	Q4 2018
South Central	AHB	Camac Park Bluebell Dublin 12	CALF	5	Oaklee to acquire units as turnkey.	Oaklee to finalise agreement with developer	Q2 2019
South Central	AHB (Respond)	Balfe Road Crumlin	CALF	15	On site	Completion December 2018	Q4 2018
South Central	AHB (Fold)	Armagh Road	CALF	97	On site	Completion of contract	Q4 2019
Central	AHB (Cluid)	St. Mary's Mansions	CALF	80	On site	Completion of contract	Q4 2019
Central	DCC	Ballybough Road	LA Housing	7	On site	5 units completed December 2018 2 Remaining units March 19	Q4 2018
Central	AHB (Respond)	Martanna House High Park	CAS	8	On site	Completion December 2018	Q4 2018

Homes under Construction (Cont.)							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
Central	DCC	O' Devaney Gardens	Regeneration	56	On site	Completion of Scheme	Q1 2020
Central	AHB (Oaklee)	Poplar Row Dublin 3	CALF	29	On site	Completion of Scheme	Q4 2019
Central	AHB (Respond)	Mountjoy Square	CALF	31	Approved by Department	Units to be acquired	Q4 2018
			Total	791			

Estimated value of Homes under construction = 237.3 Million Euro

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	137	In legal process	Closing of acquisitions ongoing	2018
All Areas	AHB	General and Special Needs	CALF	29	Various proposals In progress	Closing of acquisition	2018
All Areas	AHB	General and Special Needs	CAS	19	Various proposals in progress	Closing of acquisition	TBC
Central	DCC	Liffey Trust Dublin 1	Leasing	4	Approved by Department	Closing of acquisition	2018
North West	DCC	Prospect Hill Turnkey	LA Housing	58	In remediation process	Completion of acquisition	Q4 2018
North West	AHB	Cabra Park	CALF	10	Approved by Department 13/8/18	Units to be acquired	Q4 2018
South Central	AHB (Tuath)	Harolds Cross Parnell Road	CALF	23	CALF Approved. 22 units ready for tenanting	Remedial works to be carried out	Q4 2018
South East	AHB (PMVT)	Castle Street	CALF	13	CALF submission to be made	Completion of purchase	Q4 2018
South East	AHB (PMVT)	Haddington Road	CAS	18	Contracts signed	Completion of acquisition	Q4 2018
North Central	AHB (Tuath)	The Timber Mills Artane	CALF	14	With Dept. for approval	To be approved and units to be acquired	Q4 2018
			Total	325			

Estimated value of Homes being acquired = 97.5 Million Euro

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
North West	AHB (Cluid)	Wad River Close	CALF	9	PP Nov 17.Revised approval granted 15/8/2018	Award Contract	Q3 2019
Central	DCC	North King Street	LA Housing	30	Scheme re-tendered. Return date of Nov 2nd	Award Contract December 2018	Q2 2020
Central	DCC	Dominick Street	Regeneration	72	Stage 4 Approval	Award contract November 2018	Q2 2020
Central	AHB (CHI)	North King St	CALF	30	Contract in place	On site end of 2018	Q4 2019
Central	DCC	Croke Villas Sackville Ave	Regeneration	72	Preparation of Tender Documents. Judicial Review in train	Stage 3 submission to DHPLG	Q2 2020
Central Special Needs	AHB (Tuath)	Ellis Court, Dublin 7	CAS	22	Stage 3 application received and sent to DHPLG	Stage 3 Approval	2019
South Central	DCC	St. Teresa's Gardens	Regeneration	54	Stage 4 Approval	Award Contract November 2018	Q1 2020
South Central General Needs	DCC	Cornamona Ballyfermot	LA Housing	61	Tender returns due Oct 15 th	Award contract November 2018	Q2 2020
South Central	AHB (Alone)	Jamestown Court, Inchicore	CALF	9	Letter to preferred tenderer	On site October 2018	2019
South Central	AHB (PMVT)	New Street, Dublin 8	CAS	8	Final grant planning permission July 2018. Design Team appointed	Submit Stage 3 Application	Q4 2019
South East Special Needs	AHB (PMVT)	Townsend Street 180-187	CAS	18	Stage 3 application submitted to DHPLG	Stage 3 Approval	2019
			Total	385			

Estimated value of Homes at Tender Stage = 115.5 Million Euro

Capital Appraisals Submitted to Department

Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	DCC	Infirmary Road Montpelier Hill	LA Housing	40	Further information on stage 2 submitted Aug 9 th 2018	Stage 2 Approval Part 8 submission to Area Committee	Q4 2020
Central	AHB (The Paddy McGrath Housing Project)	Dominick Place	CALF	9	Conditional Approval granted. HFA will not fund until constructed. Alternative funding sought	Decision on Tender	Q3 2019
Central	AHB (Novas)	Bolton St	CAS	8	Stage 1 approved. Consultants appointed. Awaiting feedback from pre planning submission	Submission of stage 2 for approval	2019
Central	AHB (Dublin Simon)	Arbour Hill	CAS	18	Stage 2 approved. Planning application lodged. Additional information requested 11/7/18	Decision on planning application	Q1 2020
Central	DCC	Dorset St Flats	LA Housing	115	Stage 1 and CBA submitted to DHPLG Aug. Revised CBA requested Oct 2018	Stage 1 approval	2020
Central	DCC	Constitution Hill	LA Housing	100	Stage 1 and CBA submitted to DHPLG Aug. Revised CBA requested Oct 2018	Stage 1 approval	2021
North Central	DCC	Belcamp (B)	LA Housing	12	Outline design prepared	Offer to AHB	Q4 2019
North Central	DCC	Belcamp (C)	LA Housing	16	Outline design prepared	Offer to AHB	Q4 2019
South Central	AHB (Alone Circle)	1B St. Michaels	CAS	52	Stage 1 approved by Department. Design team appointed Aug 2018	Completion of Feasibility	Q4 2020
South Central	AHB (Novas)	Kilmainham	CAS	11	Stage 1 approval January 2017	Transfer of site to DCC	Q4 2019

Capital Appraisals Submitted to Department (Cont.)

Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
South Central Special Needs	AHB (Dublin Simon)	25/26 Ushers Island and 20-22 Island Street	CAS	100	Planning Permission granted for Ushers Island. Funding application and CBA submitted to DHPLG	Decision on Stage 3 application	Q2 2020
South East Special Needs	AHB (Cluid)	Bethany House, Sandymount	CALF	62	Planning Permission granted July 2018	Contractor due on site Q4 2018	2020
South East	AHB (PMVT)	Shaw Street	CAS	11	Stage 1 approved by DHPLG	Submit Stage 2 application	2019
North West	AHB (Novas)	Ratoath Avenue	CAS	6	Single stage approved by DHPLG. New planning application lodged Aug18. Additional information requested	Planning decision.	Q3 2019
North West	DCC	St Finbar's Court	LA Housing	46	Stage 1 approved. Design team appointed	Prepare cost plan for stage 2 submission. Part 8 in Q.4 2018	Q4 2020
			Total	606			

Estimated value of Homes at Capital Appraisal Stage = 181.8 Million Euro

Schemes at Preliminary Planning/Design

Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
North West	DCC	Thatch Road Collins avenue	LA Housing	30	To be offered to Approved Housing Body for Senior citizens	Preparation of Planning application.	2020
North West	DCC	Kildonan Road (Abigail Centre)	LA Housing	137	Procurement Process for Design Team – To bring to Part 8	Procurement of Design Team	2021
North West	DCC	Small site at Berryfield Road	LA Housing	3	Checking title	Design being prepared	2019
Central	AHB (Cluid SMH)	North Great Charles St Dublin 1	CALF	60	Planning application to be lodged October 2018 Design team to be appointed	AHB to acquire site from St. Michael's House	2020
Central	DCC	East wall Road, North Strand,	LA Housing	50	Feasibility study on overall development of site	Determine development options	2020
Central DC - 0022	AHB (Circle)	Railway Street, Opp. Peadar Kearney House	CALF	48	Design team appointed	Lodgement of planning application	2020
South East	DCC	Charlemont (Block 4)	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	DCC (PMVT)	Bow Lane James Street	LA Housing	11	Site acquired by DCC. Title issues.	Resolve title issues	2019

Schemes at Preliminary Planning/Design (Cont.)							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
South Central	DCC- Scoil Eanna	Lisadell Rd Rafter Lane	LA Housing	184	CBA submitted. Stage 1 application being prepared	Stage 1 Application	2021
South Central	DCC	Site Lar Redmond centre	LA Housing	40	Initial Feasibility	Selection of Design Team	TBC
South Central	DCC	Dolphin Phase 2	Regeneration	90	Design being prepared	Outline design and revised master plan to be agreed. CBA to be completed	2022
South Central DC 0003	AHB (Circle)	Coruba House Dublin 12	CALF	20	FS submitted and received by DCC	DCC to review FS submitted	2020
South Central	DCC	Sarsfield Road OLV Centre	LA Housing	25	Feasibility stage Senior Citizen development	Offer to AHB	TBC
North Central	DCC	Belcamp Oblate Lands	LA Housing	400 (Est)	New Master plan required. Review underway of particulars of site and associated services	Determine development options	TBC
North Central	AHB (Respond)	High Park, Gracepark Road	CALF	101	Stage 2 with An Bord Pleanala	Decision from ABP	2020
North Central	Dublin City Council	Cromcastle Court Environs	LA Housing	230	Stage 1 application being prepared	Stage 1 application submitted	TBC

Schemes at Preliminary Planning/Design (Cont.)							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	Dublin City Council	Matt Talbot Court	LA Housing	92	CBA Complete Stage 1 application being prepared	Stage 1 application submitted	TBC
Central	Dublin City Council	Dunne Street Portland Row	LA Housing	103	CBA Complete Stage 1 application being prepared	Stage 1 application submitted	TBC
			TOTAL	1639			

Estimated value of homes at Preliminary/Design stage = 491.7 Million Euro

Part V Acquisitions (Approved)

Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
North Central	AHB (Iveagh Trust)	Clongriffin	CALF	84	On site	Iveagh Trust to acquire homes once complete	Q1 2019
North Central	DCC	119 Howth Road	LA Housing	1	Funding approved	Unit to be acquired	Q4 2018
North Central	DCC	Sybil Hill Raheny	La Housing	7	Agreement in place	Homes acquired	Q4 2018
North Central	DCC	Lonsdale Howth Rd	LA Housing	1	Agreement in place	Unit to be acquired	Q4 2018
North Central	DCC	St. Josephs School Gracepark Road	LA Housing	14	Funding approved by DHPLG	Units to be acquired	Q1 2019
North Central	DCC	Vernon Avenue Clontarf	LA Housing	1	Agreement in place.	Unit to be acquired	Q4 2018
Central	DCC	49A- 51 Arbour Hill	LA Housing	2	Funding approved by DHPCLG	Development almost complete	Q4 2018
South East	DCC	The Ivory Building Hanover St	LA Housing	6	Agreement in place	Units to be acquired	Q4 2018
South East	DCC	8 Hanover Quay	LA housing	4	Agreement in place	Units to be acquired	Q4 2018
South East	DCC	Marianella Rathgar	LA housing	19	Funding approved by DHPCLG	Units to be acquired	Q4 2018
South East	DCC	Terenure Gate Dublin 6	LA housing	5	Funding approved	Units to be acquired	Q4 2018

Part V Acquisitions (Approved)							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
South East	DCC	Church Avenue, Rathmines Dublin 6	LA housing	1	Agreement in place	Unit to be acquired	Q4 2018
South East	DCC	Boland Mills (off site)	LA housing	3	Agreement in place	Units to be acquired	Q4 2019
North West	DCC	Royal Canal Park D.15	LA housing	10	Funding approved by DHPCLG	Units to be acquired	Ongoing
North West	DCC	Pelletstown, Dublin 15	LA housing	10	Agreement in place	Units to be acquired	Q1 2019
South Central	DCC	St. Pancras Mount Tallant, Dublin 6	LA Housing	6	Agreement in place	Units to be acquired	Q2 2019
South Central	AHB (Respond)	Balfe Road East, Crumlin, Dublin 12	AHB Leasing	1	Total 16 units under construction inc. one Part V. Agreement in place	Units to be completed	Q4 2018
			Total	175			

Estimated Value of Homes being acquired under Part V = 52.5 million Euro

Housing Land initiative Lands (Total Residential Dwellings to include 30% Social Housing) Approved by Elected Members in January 2017

Schemes/Sites	Comment	Social
O Devaney Gardens DC -0019	Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Competitive Dialogue Negotiations underway with the Developers who tendered with a view to selection of successful bidder. Total Units 585 (est)	119
Oscar Traynor Road DC - 0015	Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the PIN on E-Tenders 20/6/17. PPQ's returned and are currently being assessed. Total Units 640 (est)	192
St Michaels Estate DC - 0017	Different model of development now proposed, DCC to carry out construction. Different Social Mix, 30% Social and 70% Cost Rental. Preparation of Master plan underway and the appointment of Design Team. Total Units 472) (est)	150
Total Homes	1,697 (est)	461

Estimated Value of Homes (Social) as part of HLI = 138.3 Million Euro

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Next Milestone	No. of Units	
Scribblestown DC -0010	It is anticipated that the formal award of the contract will occur in December and the Project will reach financial close before the end of the year with construction commencing on all sites in early January	Going on site January 2019	70	Q2 2020
Ayrefield DC -0004 (pt)	As above	Going on site January 2019	150	Q4 2020
Total Homes	Estimated Value of PPP Homes = 66 Million Euro		220	

Rapid Build Homes							
Area Committee	Provider	Scheme	Funding Stream	No of units	Status	Next Milestone	Finish date
South Central	DCC	Cherry Orchard	LA Housing	72	Contractor on site	Completion of 53 units in Dec 2018. Remaining 19 units Q1 2019	Q1 2019
North Central	DCC	Bunratty Road	LA Housing	78	Initiate Part 8	Part 8 initiated	Q4 2019
North Central	DCC	Fishamble St.	LA Housing	5	Out to tender- return date 18/10/18	On-site December 2018	Q3 2019
North Central	DCC	Woodville, D 5	LA Housing	45	Feasibility /Design being done	Creation of Design & Developer Framework at end of October 2018	Q2 2020
North Central	DCC	Sladmore, Ayrfield	LA Housing	24	Feasibility/Design being done	Same as above	Q2 2020
North Central	DCC	Darndale, Spine Site	LA Housing	83	Feasibility/Design being done	Creation of Design & Developer Framework at end of October 2018	Q2 2020
North West	DCC	ValleyPark Finglas South	LA Housing	150	Feasibility/Design being done	Same as above	Q2 2020
South Central	DCC	Springvale, Chapelizod	LA Housing	73	Feasibility/Design done Community consultation done	Creation of Design & Developer Framework at end of October 2018	Q4 2019
South Central	DCC	Cork Street	LA Housing	25	Design team in place	Same as above	Q 42018
South Central	DCC	Chamber Street, Dublin 8	LA Housing	30	Design team in place	Same as above	Q4 2019
South Central	DCC	Bonham Street, Dublin 8	LA Housing	57	Design team in place	Same as above	Q4 2019
South Central	DCC	Grand Canal Harbour	LA Housing	80	Feasibility/Design being done	Same as above	Q2 2020
			Total	722			

Estimated Value of Rapid Build Homes = 180.5 Million Euro

Summary of Social Housing Delivery:

	Number of Homes	Estimated Value
Under Construction	791	237.3 Million
Acquisitions	325	97.5 Million
Capital Appraisals submitted	606	181.8 Million
At Tender Stage	385	115.5 Million
At Preliminary Design Stage	1639	491.7 Million
Part V Acquisitions	175	52.5 Million
Housing Land Initiative	461	138.3 Million
PPP – Bundle 1	220	66.0 Million
Rapid Build	722	180.5 Million
Totals	5,324	1,561,100,000

Potential Affordable Homes

Scheme/Sites	No of Units	Status	Expected Completion Date
Ballymun O Cualainn (Site 1)	49	Contractor on site	19 completed- others Q4 2018
Ballymun O Cualainn (Site 2)	39	Planning application lodged 11/6/18	2020
Ballymun -Various sites (DC – 0063 – DC – 0075)	200	Feasibility stage	TBC
Cherry Orchard – Various sites	500	Feasibility stage	TBC
Housing Land Initiative sites	329	In procurement process	TBC
Poolbeg SDZ	500	Feasibility Stage	TBC
Belcamp/Oblate lands, Coolock (DC – 0001/DC- 0002/DC-0005)	300	Feasibility Stage	TBC
Kildonan Road/Abigail lands	150	Feasibility Stage	TBC
St Helena's Finglas (DC – 0012)	50	Feasibility Stage	TBC
Cromcastle Court Environs	100	Feasibility Stage	TBC
Total	2217		

Potential Cost Rental proposals			
Scheme/Sites	No of Units	Status	Expected Completion Date
Emmet Road, Dublin 8 (St Michaels)	330	At Master-planning Stage	TBC
Coultry Road, Ballymun	300	Site being advertised for expressions of interest	TBC
Total	630		

Traveller Accommodation Programme							
Projects	Provider	Scheme	Funding Stream	No of New units	Status	Next Milestone	Finish date
Stage 4	DCC	Bridgeview	LA Housing	1	Contractor on site	Project Complete	Q2 2019
Stage 4	DCC	Avila Park	LA Housing	1	Contractor on site	Project Complete	Q2 2019
Single Stage	DCC	Naas Road	LA Housing	3	Detailed Design	Order of Magnitude Costing	Q 4 2019
Single Stage	DCC	Avila Park	LA Housing	3	Detailed Design	Order of Magnitude Costing	Q 4 2019
Single Stage	DCC	Reuben Street	LA Housing	1	Detailed Design	Order of Magnitude Costing	Q 4 2019
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design & consultation	Detailed design	2020/2021
Stage 1	DCC	Cara Park	LA Housing	8	Preliminary design & consultation	Detailed design	2020/2021
Stage 1	DCC	Cara Park	LA Housing	2	Preliminary design & consultation	Detailed design	2020/2021
Stage 2	DCC	Labre Park Phase 2/3	LA Housing	28	Pre Part VIII Presentation	Part VIII Planning Application	2019/2022
			Total	57			

Buy and Renew Scheme: Derelict/Vacant properties

The current status of this scheme is as follows:

21 Properties are currently being refurbished.

16 Properties are in the process of being acquired.

Over 500 'vacant' properties reported to us are being investigated.

Dublin City Council are monitoring all available data resources for vacant properties and once a property has been recorded it is intended that a detailed investigation will be undertaken to determine what type of category the property will be classified as regards its current vacant status and its suitability for Social Housing. The CSO and Geo Directory data returns for vacant, derelict and underutilised residential properties are currently under review. We are receiving information from the National Web Site – www.vacanthomes.ie

Repair and Lease Scheme:

The previous conditions of the original Repair and Lease Scheme were not sufficiently attractive for Landlords/Homeowners. The recently announced changes to this scheme should make a difference and we expect a reasonable level of activity in the months ahead.

Brendan Kenny

Deputy Chief Executive

Date: 5th November 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.
- Court cases against unauthorised occupants in Labre Park and St Margaret's Park have been initiated.
- 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. Expressions of Interest closed 26th October 2018. 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.
- 10 voids have been allocated to Travellers in 2018.
- 4 bathroom disability refurbis approved by Dept. Expect completion by end 2018.
- 6 back yard refurbis approved by Dept. Expect completion by end 2018.

Single Stage Approval in Principle			Proposed Budget
14	St Joseph's: Revised Project	Single Stage application to Department to include drainage rerouting, meter room, wall and Community centre demolition. Single stage agreement in principle from Dept.	€114,000
3	Avila Park: Community Centre	Revised project to demolish Centre and build 2 new housing units and a further single 3 bed house in Avila Close. Single stage agreement in principle from Dept.	€900,000
3	Naas Road	Build 3 Traveller Specific Houses on new site. Possible problem connecting to main sewers being investigated. Single stage agreement in principle from Dept.	€997,000
1	St Mary's	Single stage agreement in principle from Dept. Architect appointed. Drawings completed for approval.	€96,475
1	Labre Park	Single stage agreement in principle from Dept. Architect appointed. Drawings sent to OT for approval.	€215,000
1	Reuben Street	Build one 3 bed house to accommodate Traveller family. Single Stage currently being compiled for Dept. Consultant Architect appointed.	€350,000
5	Site investigations	Site investigation surveys on all Traveller Halting Sites with a view to redeveloping all sites under new 2019-2024 TAP.	€80,275.25
STAGE 1 – Outline Project			Proposed Budget

10	Grove Lane – Stage 1	Stage 1 approval granted. Compiling stage 2 detailed design. Consultation with residents planned once initial drawings have been completed.	€2.9 million
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STAGE 2 – Detailed Design			Proposed Budget
24	Labre Park: Re-development (Phase 2 & 3)	Final design agreed. Pre planning presentation to SCAC Area Committee Approved. Complete Application for full Part VIII.	€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 October/November 2018.	€2,566,000
STAGE 4 – Tender Stage			Proposed Budget
1	[House No] Bridgeview, Cloverhill Road	Stage 4 Approved by Dept. Contractor selected and expected to begin works in November.	€263,035
1	[House No] Avila Park , Cappagh Road	Stage 4 Approved by Dept. Contractor selected and expected to begin works in November.	€254,308