



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC  
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.  
ON THURSDAY 7 FEBRUARY 2019 AT 3.00 PM**

**AGENDA**

**THURSDAY 7 FEBRUARY 2019**

**PAGE**

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2	Chairperson's Business	
	a) <b>Correspondence</b>	
	b) <b>Update on Sub-Groups</b>	
	▪ <b>Condensation</b>	
3	Housing Management Update	
	i) Homelessness Report	<b>7 - 16</b>
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	v) 3v TAU Report	<b>51 - 52</b>
4	Motion in the name of Cllr. Daithi Doolan	
	<p>In noting and welcoming the greater role of approved housing bodies in provision of social housing in Dublin City, the Housing SPC agree to draft and agree a memorandum of understanding with Irish Council for Social Housing. This memorandum will agree issues including governance, accountability and communication with city councillors.</p>	
5	Motion in the name of Cllr. Chris Andrews	
	<p>That DCC put in place a procedure/system that makes it obligatory for tenants to notify council if they are serving a sentence or that DCC would set up a line of communications with dept. of justice/prison authorities to notify DCC when a prisoner starts a sentence.</p>	



**HOUSING STRATEGIC POLICY COMMITTEE MEETING**

**THURSDAY 10TH JANUARY 2019**

**ATTENDANCE**

<b>Cllr. Members</b>		<b>Officials</b>
Chris	Andrews	Anthony Flynn, Executive Manager
<del>Janice</del>	<del>Boylan</del>	Daithi Downey, Senior Executive Officer
Christy	Burke	Darach O'Connor, Senior Executive Officer
Anthony	Connaghan	Christy Mc Loughlin, Staff Officer
David	Costello	
Patrick	Costello	
Daithi	Doolan	
Pat	Dunne	
Alison	Gilliland	
Andrew	Keegan	
Ray	McAdam	
<del>Criona</del>	<del>Ní Dhálaigh</del>	
Cieran	Perry	
Éilish	Ryan	
<del>Norma</del>	<del>Sammon</del>	
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**

**Aoife Delaney – DFI**

**Other Cllrs present:**

**Cllr Micháel Mc Donncha**

**Others:**

**Peter Dorman – Community Action Network**

**Pat Tobin - Community Action Network**

**1. Minutes of meeting dated Thursday 8<sup>th</sup> November 2018 and matters arising**

**Agreed:** Minutes Agreed.

**2. Presentation: City Development Plan Housing Update**

*An update on the housing aspects of the city*

Daithi Downey, Senior Executive Officer briefed members in relation to “Preparations and work projects for revising DCC’s Housing Strategy in 2019”

Darach O’Connor, Senior Executive Officer provided a verbal update with regard to proposed long term future Dublin City Council Estate Renewal Programme.

Discussion followed.

**Agreed:** Presentations Noted.

**Agreed:** Report Condensation Pilot to be circulated at the February Housing SPC meeting.

**3. Presentation: A Welcome On the Mat?**

*The Allocation of Minority Ethnic Community Households into Public Housing Flats Complexes in Dublin*

Peter Dorman and Pat Tobin (Community Action Network) presented.

Discussion followed.

**Agreed:** Presentation Noted.

**Agreed:** DCC Housing representative(s) shall attend the launch of A Welcome on the Mat on February 27<sup>th</sup>.

**6. Motion in the Name of Cllr. Daithi Doolan**

That the Area Manager asks the Housing Manager to start the process of using the land with the pool of water at the back of Bluebell Community Centre. This land is not being used and should be used to develop housing. This site could provide new senior citizen complex and housing for families together like Cornamona Site in Ballyfermot. If this could be done it will mean that residents of La Touche Court could be housed in new accommodation and the site of La Touche Court can then be used to start the development of Bernard Curtis House

Discussion Followed.

**Agreed:** Motion Noted.

**Agreed:** Managers report noted.

#### **5. Motion in the Name of Cllr. Andrew Keegan**

That DCC consider in certain circumstances to allow companion pets, mainly pets of single tenants and tenants with no children to be removed from "no pets" policy" in our approved housing providers.

Discussion Followed.

**Agreed:** Motion Carried.

**Agreed:** Managers report noted.

#### **4. Motion in the name of Cllr. Chris Andrews**

That Dublin City Council management agrees to immediately start the process of delisting Mercer House and demolishing these flats in order to redevelop them and provide residents with decent modern and habitable accommodation.

Discussion Followed

**Agreed:** Motion Carried with amendments.

**Agreed:** Amend Motion to state: That Dublin City Council management agrees to immediately start the process of delisting Mercer House and **if required**, demolishing these flats in order to redevelop them and provide residents with decent modern and habitable accommodation.

**Agreed:** The process/mechanism of De-Listing shall be circulated to members.

#### **7. AOB**

Cllr. Alison Gilliland raised a query in relation to "Bundling" process within the North Central Area.

Tony Flynn, Executive Manager addressed query.

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 December 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

Homelessness prevention continues to be a priority for the DRHE, the Prevention team engage with people presenting as homeless and work with them to prevent an episode of homelessness occurring. In 2018, **1,752 households** (1,180 families and 572 singles) were prevented from entering homelessness; this represents a **31%** increase on the 2017 figure of 1,338 households. The DRHE have recently begun collating data on the number of children prevented from entering homelessness. Figures from August to December 2018 indicate that **463** children were prevented from entering emergency accommodation.

The main source of homeless prevention are tenancies created through the Housing Assistance Payment (HAP). In 2018, 92% (1,610) of prevention tenancies were sourced through HAP, a **37%** increase on the HAP prevention tenancies created in 2017. 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 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 emergency accommodation. In 2018, the team met with 597 families and prevented 471 of these families from entering homeless services. 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.

### 2.2 Challenges

The constraint on social housing supply is a constant challenge in terms of preventing people from becoming homeless. The DRHE is reliant on HAP to provide a steady stream of prevention options, as mentioned above **92%** of prevention tenancies are sourced through HAP. In order to sustain these numbers and support the DRHE in sourcing more homes, enhanced Place-finder arrangements are in place. This involves more intensive direct working at the earliest point to support households already living in private rented accommodation who are at risk of becoming homeless.



### 3. Protection – Emergency Accommodation

#### 3.1 *People accessing Emergency Accommodation January – December 2018*

Table 1 below provides an overview of the numbers of adults (singles & couples), families and children in all Emergency Accommodation from January to December 2018.

Table 1

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
Oct-18	1,295	1,810	2,800	2,217
Nov-18	1,296	1,819	2,816	2,310
Dec-18	1,252	1,764	2,686	2,411

#### 3.2 *Families accessing Emergency Accommodation January – December 2018*

The number of families in all emergency accommodation is categorised by type for December 2018 as detailed in Table 2. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 368 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. Two new family hubs opened in 2018, bringing the total to twenty-two across the Dublin region. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation (Appendix A - Family Hubs).

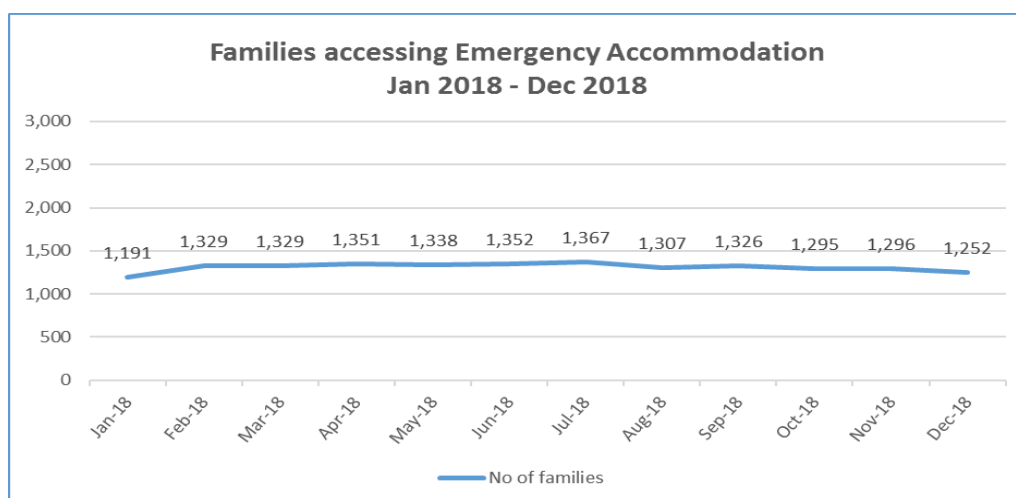
In addition, rather than placing families in emergency accommodation, the DRHE has been endeavouring to place families and individuals in fully furnished, own door units that allow families to live independently. Although they are not at risk of homelessness or in emergency accommodation, these families are receiving supports and staff continue to engage with them to support them into long-term tenancies. There are currently 207 families with 577 children in these units.

**Table 2**

December 2018	No. of families with children	No. of Individual Adults	No. of Children
Hotels and B&Bs	711	1,027	1,595
Private Emergency Accommodation	124	173	240
Supported Temporary Accommodation	49	67	106
Family Hubs	368	497	746
<b>Total</b>	<b>1,252</b>	<b>1,764</b>	<b>2,686</b>

Across the Dublin Region for the month of December, the number of families accessing all emergency accommodation types in the Dublin Region decreased to 1,252, comprising 1,764 adults and 2,686 children. Figure 1 below illustrates that the number of families in emergency accommodation decreased in August 2018 and has since remained relatively stable, with a further decrease in December 2018. New families continue to present to homeless services and from January 2018 to December 2018, 1,112 families entered emergency accommodation in the Dublin Region. Nonetheless, in the same period the overall net increase in families residing in emergency accommodation was **5.1%** (61).

**Figure 1**



### 3.4 Challenges – Demand on Services

Although the overall net increase of families residing in emergency accommodation is relatively low, a real indication of the challenge faced is revealed in Table 3 below, with the July and August figures of new families accessing homeless accommodation were the highest numbers of new presentations to our Central Placement Service. Overall, in 2018, 2,292 families presented to homeless services. However, **51%** of these families were prevented from entering emergency accommodation, this essential prevention work is a very significant factor in maintaining the low net increase of 5.1%.

Data from the DRHE illustrates that in excess of 46% of families entering homelessness are coming from the private rented sector. Prevention alone is not sufficient, the strengthened role of the RTB in the area of enforcement is essential to ensure that additional protections for tenants are operating as intended.

Table 3

Total family Presentations, Preventions and Entry into Emergency Accommodation (EA) - Year 2018													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Preventions	70	83	62	92	90	141	130	126	119	112	85	70	1,180
Entered EA	109	102	82	90	79	92	122	113	88	89	96	50	1,112
<b>Total Presentations</b>	<b>179</b>	<b>185</b>	<b>144</b>	<b>182</b>	<b>169</b>	<b>233</b>	<b>252</b>	<b>239</b>	<b>207</b>	<b>201</b>	<b>181</b>	<b>120</b>	<b>2,292</b>

### 3.5 Individuals accessing Emergency Accommodation January - December 2018

Table 4 highlights a significant upward trend in the number of individuals accessing EA in the last quarter of 2018. This increase is, in the main, due to the DRHE’s expansion of emergency accommodation for singles. In the last quarter of 2018, accommodation for singles was increased by in excess of **300** beds.

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
Oct-18	2,217
Nov-18	2,310
Dec-18	2,411

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 activated the Cold Weather Strategy, 2018. The approach has been twofold, existing emergency accommodation capacity has expanded and we continue to deliver a targeted response to people who are long-term rough sleeping and people who may not be in regular contact with services.

Bed capacity and increases in demand for accommodation are consistently monitored throughout the day and night by staff in the DRHE. At times full capacity is reached early in the night, but beds become available at later stages due to bookings not being utilised.

### **3.6 Housing First**

The Housing First model is integral to the DRHE’s response to people sleeping rough and enables individuals, 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, by the end of 2018, 290 Housing First tenancies were created and managed for 243 unique individuals, of which 210 have successfully retained housing, reflecting a retention rate of 86.4 %.

The Housing First teams continue their nightly engagement with people experiencing homelessness and sleeping rough. The teams are involved in providing varied interventions including harm reduction, emergency bed transport, sleeping bags and medical support. Through this engagement, valuable knowledge is gained about the population engaged in rough sleeping, their individual needs and their use of emergency accommodation. This knowledge is essential to strategic decision making, the provision of appropriate supports and to the understanding of the complexity of issues faced by people experiencing homelessness and sleeping rough.

The full implementation of the Housing First National Implementation Plan is ongoing throughout the country. Housing First services have been tendered in Cork, Galway and Limerick and the Dublin Region Housing First service has recently been retendered.

## 4. Progression - Exits from Emergency Accommodation

### 4.1 Households exiting homelessness to tenancy

From January 2018 to December 2018, **1,175** 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 the low net increase in the overall numbers of households 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 - Dec 18	656	492	22	<b>1,175</b>

### 4.2 Families exiting homelessness to tenancy

Work continued in 2018 to reduce the duration of time families spend in emergency accommodation. In 2018, **780** 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 - Dec 18	398	382	<b>780</b>

### 4.3 Challenges

The DRHE is reliant on HAP to provide a steady stream of exit options, as detailed above in Table 5, **56%** 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. An increase in the overall supply of social housing will

be critical to addressing homelessness in the longer-term. This will be crucial in both preventing people from entering homelessness and exiting emergency accommodation.

The delivery of single person social housing over the coming years is essential in terms of addressing the needs of individuals experiencing homelessness. Furthermore, a steady supply of single person units with the necessary wraparound supports is key to the expansion of Housing First.

## 5. Reasons for family homelessness – July to December 2018

The total number of new families who accessed emergency accommodation in the six-month period from July to December 2018 was 558. An analysis of these household's circumstances, at presentation, to homeless services across the four local authorities in the Dublin Region reveals that:

- 46.42% (n=259) gave the primary reason for their presentation to homeless services related to a loss or inability to secure private rented accommodation.
- 41.22% (n=230) attributed their presentation to homeless services because of family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- 8.42% of families (n=47) reported 'other' reasons for their presentation to homeless services.
- There was insufficient information available for the remaining 22 families (3.94%).

*Table 7: Reasons for family homelessness, January to December 2018*

	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
<b>Private Rented Sector</b>	60	55	39	48	43	14	<b>259</b>
<b>Family Circumstance</b>	47	44	41	32	42	24	<b>230</b>
<b>Other</b>	13	9	5	5	9	6	<b>47</b>
<b>Missing/incomplete information</b>	2	5	3	4	2	6	<b>22</b>
<b>TOTAL new family presentations</b>	<b>122</b>	<b>113</b>	<b>88</b>	<b>89</b>	<b>96</b>	<b>50</b>	<b>558</b>

### 5.1 Challenges – Private Rented

Loss or inability to secure private rented accommodation is consistently highlighted in the data as the primary reason for new family presentations to homeless services. It is essential that the resources of the Residential Tenancies Board be 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 will allow the RTB to be more proactive in taking enforcement action, without relying on tenants to initiate cases.

**Eileen Gleeson**  
**Director of Dublin Region Homeless Executive**  
**21<sup>st</sup> January 2019**

***Appendix A - Family Hubs operational - 31<sup>st</sup> December 2018***

	Location	Units	Operator	Category	Stage
<b>Dublin City Council Family Hubs</b>					
<b>1</b>	Grace Park Road, Drumcondra, Dublin 3	34	Respond	Cat 1	Operational

	Location	Units	Operator	Category	Stage
2	Hazel House, Glasnevin, Dublin 11	14	PMVT	Cat 1	Operational
3	Bram Stoker, Clontarf, Dublin 3	25	PEA / Focus	Cat 2	Operational
4	Brookfield Court, Rialto, Dublin 8	4	PMVT	Cat 1	Operational
5	The Townhouse, Dublin 1	98	PEA / Focus	Cat 2	Operational
6	Mater Dei, Clonliffe Road, Dublin 9	50	Crosscare	Cat 1	Operational
7	Anna Livia, O' Connell Street, Dublin 1	38	PEA / Focus	Cat 2	Operational
8	Aisling House, 19/20 St. Lawrence's Rd. D3	11	Respond	Cat 1	Operational
9	Viking Lodge, Dublin 8	30	PEA / Focus	Cat 2	Operational
10	Clonard Road, Crumlin, Dublin 12	25	Salvation Army	Cat 1	Operational
11	Sarsfield House, Ballyfermot, Dublin 10	12	SODP / Novas	Cat 1	Operational
12	Greencastle, Coolock, Dublin 17	28	Respond	Cat 1	Operational
13	Sunnybank, Phibsboro, Dublin 7	37	PEA	Cat 1	Operational 21/12/18
<b>Total</b>		<b>406</b>			
<b>South Dublin County Council Family Hubs</b>					
14	Chuan Álainn, Tallaght, Co. Dublin	9	Respond	Cat 1	Operational
15	Abberley, Tallaght, Co. Dublin - <i>increase of 11 phase 3 completed</i>	51	PEA / Focus	Cat 2	Operational
16	Firhouse, Dublin 24	20	Respond	Cat 1	Operational
<b>Total</b>		<b>80</b>			
<b>Fingal County Council Family Hubs</b>					
17	Claddagh House, Kinsealy, Co. Dublin	6	PMVT	Cat 1	Operational
18	Kylemore House, Swords, Co. Dublin	6	PMVT	Cat 1	Operational
19	The lodge, Dublin 15	16	PMVT	Cat 1	operational
20	Sophia, Donabate	21	Sophia	Cat 1	Operational
<b>Total</b>		<b>49</b>			
<b>Dun Laoghaire Rathdown County Council Family Hubs</b>					
21	Millmount, Dundrum, Dublin 14	12	PEA / Focus	Cat 2	Operational
22	Monkstown, Co. Dublin.	17	PMVT	Cat 1	Operational
<b>Total</b>		<b>29</b>			
<b>TOTAL FAMILY HUB SPACES IN THE DUBLIN REGION</b>		<b>564</b>			





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**Dublin City Council Housing Supply Report – February 2019**

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

**Delivery Output 2015-2017**

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

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

<b>Programmes:</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
<i>Construction by DCC</i>	247	187	520	1849	<b>2803</b>
<i>Acquisition/Leasing by DCC</i>	231	170	170	170	<b>741</b>
<i>Construction by AHB's</i>	281	343	342	251	<b>1217</b>
<i>Acquisition/Leasing by AHB's</i>	200	150	150	150	<b>650</b>
<i>Part V Acquisitions</i>	99	207	200	200	<b>706</b>
<i>Voids Restored by DCC</i>	871	800	800	800	<b>3271</b>
<b>Projected Output</b>	<b>*1929</b>	<b>1857</b>	<b>2182</b>	<b>3420</b>	<b>**9388</b>
<i>HAP Tenancies, General</i>	1325	3000	3000	3000	<b>10,325</b>
<i>HAP Tenancies, Homeless- Dublin</i>	2311	1100	1000	1000	<b>5411</b>
<b>Total Housing Output 2018-2021</b>	<b>*5565</b>	<b>5957</b>	<b>6182</b>	<b>7420</b>	<b>25,124</b>

\*Actual figures achieved 2018

\*\*DOHPLG target total building programmes: (2018 – 2021) is 9,094

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

**Homes under Construction**

<b>Committee Area</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Stream</b>	<b>No of units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Finish Date</b>
North Central	DCC	Priory Hall Coolock Dublin 5	LA Housing	26	Blocks 8-20 commenced on site June 2017	Phased completion of blocks 13 – 20 from Oct 2018 to June 2019 Phased completion of blocks 8 – 12 from May 2019 to Sept 2019	Q2 2019 Q3 2019
North Central	AHB (Tuath)	Old School House Lane Santry Dub 9	CALF	8	Turnkey Development	Completion of Scheme	Q3 2019
South East	DCC	Moss street	LA Housing	22	On site	Completion of Scheme	Q4 2019
South Central	AHB (Tuath)	Raleigh Sq Dublin 12	CALF	33	On site	Completion of Scheme	Q3 2019
South Central	AHB (Fold)	Dolphin Park Dublin 8	CALF	43	On site	Completion of Scheme	Q2 2019
South Central	AHB (Tuath)	Canal Meadows	CALF	4	Turnkey Development	Completion of Scheme	Q1 2019
South Central	AHB (Walk)	Rafter's Lane Dublin 12	CAS	11	On site	Completion of Scheme	Q3 2019
South Central	AHB (Fold)	St Agnes's Armagh Rd	CALF	97	On site	Completion of Scheme	Q4 2019
South Central	DCC	St. Teresa's Gardens	Regeneration	54	On site	Completion of Scheme	Q3 2020
Central	AHB (Cluid)	St Marys Mansions	CALF	80	On site	Completion of Scheme	Q4 2019
Central	DCC	Ballybough Road	LA Housing	2	On site	7 units in total (5 completed 2018) 2 Remaining units March 2019	Q2 2019
Central	DCC	O' Devaney Gardens	Regeneration	56	On site	Completion of Scheme	Q2 2020
Central	AHB (Oaklee)	Poplar Row Dublin 3	CALF	29	On site	Completion of Scheme	Q4 2019

Central	AHB (Respond)	Mountjoy Square	CALF	31	CALF approved	Units to be acquired	Q1 2019
Central	DCC	Dominick Street	Regeneration	72	On site	Completion of Scheme	Q2 2021
North West	AHB (Cluid)	Wad River Close	CALF	9	On site	Completion of Scheme	Q3 2019
			<b>Total</b>	<b>577</b>			

**Estimated value of Homes under construction = 173.1 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	210	With Law Department	Closing of acquisitions ongoing	2019
All Areas	AHB	General and Special Needs	CALF	57	Various proposals In progress	Closing of acquisition	2019
All Areas	AHB	General and Special Needs	CAS	23	Various proposals in progress	Closing of acquisition	2019
Central	DCC	Liffey Trust Dublin 1	Leasing	4	Approved by Department	Closing of acquisition	2019
North West	DCC	Prospect Hill Turnkey	LA Housing	58	In remediation process	Closing of acquisition	2019
			<b>Total</b>	<b>352</b>			

**Estimated value of Homes being acquired = 105.6 Million Euro**

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	DCC	North King Street	LA Housing	30	Contractor appointed Jan 2019	On site Jan 2019	Q1 2021
Central	AHB (CHI)	North King St	CALF	30	Contract awarded	On site end Feb 2019	2020
Central	DCC	Croke Villas Sackville Ave	Regeneration	72	Judicial review held Dec 2018. Awaiting decision	Out to tender for 11 houses Feb 2019	Q2 2020
Central	AHB (Tuath)	Ellis Court, Dublin 7	CAS	22	Area Committee Jan re: disposal	Submission of stage four application	2019
South Central	DCC	Cornamona Ballyfermot	LA Housing	61	Tender report and recommendation to Department by Jan 25th 2019	On site Feb 2019	Q4 2020
South Central	AHB (Alone)	Jamestown Court	CALF	9	Contractor identified	On Site Mar 2019	2019
South Central	AHB (PMVT)	New Street, Dublin 8	CAS	8	Disposal approved Nov 2018	Out to tender	2019
South East	AHB (PMVT)	Townsend Street 180-187	CAS	18	Planning permission granted	Out to tender March 2019	2020
			<b>Total</b>	<b>250</b>			

**Estimated value of Homes at Tender Stage = 75 Million Euro**

**Capital Appraisals Submitted to Department**

<b>Committee Area</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Stream</b>	<b>No of Units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Finish Date</b>
Central	DCC	Infirmiry Rd Montpelier Hill	LA Housing	37	Masterplan being devised	Part 8 submission to Area Committee Q1 2019	Q4 2020
Central	AHB (The Paddy McGrath Housing Project)	Dominick Place	CALF	9	Contract awarded Dec 2018	On site Jan 2019	Q4 2019
Central	AHB (Novas)	Bolton St	CAS	8	Consultants appointed. Awaiting feedback from pre planning submission	Submission of planning application	2019
Central	AHB (Dublin Simon)	Arbour Hill	CAS	14	Planning granted	Pre tender application to the Department	Q1 2020
Central	DCC	Dorset St Flats	LA Housing	115	Tender brief currently being drafted for design team	Appointment of design team April 2019	2021
Central	DCC	Constitution Hill	LA Housing	100	Tender brief currently being drafted for design team	Appointment of design team April 2019	2021
Central	DCC	Dunne Street	LA Housing	103	Feasibility with preliminary report and costings complete	Appointment of design team May 2019	TBC
Central	DCC	Matt Talbot Court	LA Housing	92	Feasibility with preliminary report and costings complete	Appointment of design team May 2019	TBC
North Central	DCC	Belcamp B and C	LA Housing	28	Area office to be consulted on potential AHB option	Offer to AHB	TBC
South Central	AHB (Alone Circle)	1B St. Michaels Estate	CAS	52	Feasibility reviewed by DCC and feedback given to Alone Pre planning stage	Revised feasibility due back to DCC	Q4 2020
South Central	AHB (Novas)	Kilmainham	CAS	11	Stage 1 approval	Freehold required for disposal	Q4 2019
South Central Special Needs	AHB (Dublin Simon)	25/26 Ushers Island and 20-22 Island Street	CAS	100	Planning Permission granted for Ushers Island.	Decision on pre tender application	Q2 2020
South East Special Needs	AHB (Cluid)	Bethany House, Sandymount	CALF	62	Retendering process currently underway	Contractor on site	2021
South East	AHB	Shaw Street	CAS	11	Stage 1 approved by Department	Submit Stage 2	2019

	(PMVT)					application	
North West	AHB (Novas)	Ratoath Avenue	CAS	6	Planning permission granted Nov 2018	Out to tender	Q3 2019
North West	DCC	St Finbar's Court	LA Housing	46	Design team appointed	Part 8 for demolition going to Area Committee Mar 2019	Q4 2020
			<b>Total</b>	<b>794</b>			

**Estimated value of Homes at Capital Appraisal Stage = 238.2 Million Euro**

**Schemes at Preliminary Planning/Design**

<b>Committee Area</b>	<b>Provider</b>	<b>Schemes</b>	<b>Funding Stream</b>	<b>No of Units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Finish Date</b>
Central	AHB (Cluid SMH)	North Great Charles St Dublin 1	CALF	53	Pre planning stage	Lodge planning application Feb 2019	2020
Central	DCC	East wall Road, North Strand,	LA Housing	80	Feasibility study on overall development of site	Determine development options	2020
Central	AHB (Circle)	Railway Street, Opp. Peadar Kearney House	CALF	47	Design team appointed. Planning application lodged Nov 2018	Decision on planning	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	2020
South Central	DCC (Respond)	Site Lar Redmond centre	LA Housing	5	Feasibility study	Detailed feasibility study underway	2020
South Central	DCC	Dolphin Phase 2	Regeneration	180	Revised masterplan being agreed	Master plan finalised	2022
South Central	AHB (Circle)	Coruba House Dublin 12	CALF	36	Feasibility reviewed by DCC and feedback given	Revised feasibility due back to DCC	2020
South Central	DCC (Respond)	Sarsfield Road OLV Centre	LA Housing	6	Feasibility stage Senior Citizen development	Detailed feasibility study underway	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 by Mar 2019	2020
North West	DCC	Church of the Annunciation Finglas	LA Housing	45	Initial Feasibility done	Plan to be developed for Senior Citizen accommodation once design team framework is established	TBC
North Central	DCC	Glin Court	LA Housing	39	Feasibility complete	Offer to an AHB	TBC
North Central	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 Lands	LA Housing	166	Master planning stage and draft services requirements completed	Tender for Design Team – (to bring to Part 8) Q1 2019	2021
South Central	AHB (Respond)	Bluebell Avenue	CALF	52	Negotiations ongoing with the developer	Completion of agreement	2020
Central	AHB (James Mc Sweeney House)	Berkley Street	CALF	35	Planning application lodged Sept 2018	Planning permission granted	2020
			<b>Total</b>	<b>1290</b>			

**Estimated value of homes at Preliminary/Design stage = 387 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	Units to be acquired	Q1 2019
North Central	DCC	St. Josephs School Gracepark Road	LA Housing	14	Funding approved	Units to be acquired	Q1 2019
South East	DCC	Boland Mills	LA Housing	3	Agreement in place	Units to be acquired	Q4 2019
North West	DCC	Royal Canal Park D.15	LA Housing	3	Agreement in place	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
Central	DCC	Block B Dublin Landings	LA Housing	30	Agreement in place	Units to be acquired	Q3 2020
			<b>Total</b>	<b>150</b>			

**Estimated Value of Homes being acquired under Part V = 45 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	Invitation To Submit Final Tender document (for shortlisted candidates) complete and published on etenders December 14 <sup>th</sup> 2018. Deadline for clarifications is Jan 24 <sup>th</sup> and final tenders due back Feb 27 <sup>th</sup> . It is anticipated that the Development Agreement will be awarded in June 2019. <b>Total Units 585 (Est)</b>	<b>119</b>
Oscar Traynor Road DC - 0015	Invitation to Participate in Dialogue (for pre-qualified candidates) document complete and published on etenders Jan 11 <sup>th</sup> 2019. Outline submission deadline is March 5 <sup>th</sup> . Commence dialogue process March 20 <sup>th</sup> and close this part of the process May 1 <sup>st</sup> . Issue the Invitation to Submit Final Tender May 15 <sup>th</sup> with final tenders being received by the end of June. It is anticipated that the Development Agreement will be awarded in October 2019. <b>Total Units 640 (Est)</b>	<b>192</b>
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 Framework Development Plan underway. Consultative forum established and open consultation sessions hosted throughout Nov 2018. Design team tenders came back Jan 8 <sup>th</sup> . Clarifications required and due to be returned by Jan 25 <sup>th</sup> . Total Units 472 (Est)	<b>150</b>
<b>Total Homes</b>	<b>1,697 (Est)</b>	<b>461</b>

**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 Feb with construction commencing on site immediately thereafter.	Going on site February 2019	<b>70</b>	Q2 2020
Ayrefield DC -0004	As above	Going on site February 2019	<b>150</b>	Q4 2020
	<b>Estimated Value of PPP Homes = 66 Million Euro</b>	<b>Total Homes</b>	<b>220</b>	

**Rapid Build Homes**

<b>Area Committee</b>	<b>Provider</b>	<b>Scheme</b>	<b>Funding Stream</b>	<b>No of units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Finish date</b>
South Central	DCC	Cherry Orchard	LA Housing	72	Contractor on site	19 units Jan 2019 34 units Mar 2019 19 additional units Mar 2019	Q1 2019
<b><u>BUNDLE 1</u></b> North Central	DCC	Bunratty Road	LA Housing	78	Construction contract tender return date Jan 28 <sup>th</sup> 2019	On site April 2019	Q4 2019
South Central	DCC	Bonham St Dub 8	LA Housing	57	Construction contract tender return date Jan 28 <sup>th</sup> 2019	On site April 2019	Q4 2019
South Central	DCC	Cork/Chamber St	LA Housing	55	Construction contract tender return date Jan 28 <sup>th</sup> 2019	On site April 2019	Q4 2019
South Central	DCC	Springvale Chapelizod	LA Housing	73	Construction contract tender return date Jan 28 <sup>th</sup> 2019	On site April 2019	Q4 2019
<b><u>BUNDLE 2</u></b> North Central	DCC	Cromcastle Court	LA Housing	330	Design Team Assessment (Stage 1)	Launch Stage 2 Design Team Procurement Feb 4 <sup>th</sup> 2019 Appoint Design Team April '19	TBC
<b><u>BUNDLE 3</u></b> South Central	DCC	Grand Canal Basin	LA Housing	80	Design Team Assessment (Stage 1)	Launch Design Team procurement April 2019	TBC
South East	DCC	St Andrews Court	LA Housing	48	Design Team Assessment (Stage 1)	Launch Design Team procurement April 2019	TBC
<b><u>BUNDLE 4</u></b> South Central	DCC	Scoil Eanna Lissadell Rd	LA Housing	180	Design Team Assessment (Stage 1)	Launch Design Team procurement May 2019	TBC
North Central	DCC	Woodville Dub 5	LA Housing	45	Design Team Assessment (Stage 1)	Launch Design Team procurement May 2019	TBC
<b><u>BUNDLE 5</u></b> North West	DCC	Valley Site	LA Housing	150	Design Team Assessment (Stage 1)	Launch Design Team procurement June 2019	TBC

North Central	DCC	Darndale Spine Site	LA Housing	83	Design Team Assessment (Stage 1)	Launch Design Team procurement June 2019	TBC
North Central	DCC	Slademoire Ayrefield	LA Housing	24	Establishment of the Design Team Framework – <b>Not in a bundle</b>	Launch Design Team procurement April 2019	TBC
			<b>Total</b>	<b>1275</b>			

**Estimated Value of Rapid Build Homes = 318.75 Million Euro**

## Summary of Social Housing Delivery: 2019 - 2021

	<b>Number of Homes</b>	<b>Estimated Value</b>	
Under Construction	577	173	Million
Acquisitions	352	105	Million
Capital Appraisals submitted	794	238	Million
At Tender Stage	250	75	Million
At Preliminary Design Stage	1290	387	Million
Part V Acquisitions	150	45	Million
Housing Land Initiative	461	138	Million
PPP – Bundle 1	220	66	Million
Rapid Build	1275	318	Million
Voids	2400 X 40	96	Million
<b>Total Potential Delivery</b>	<b>7,769 (Excl. HAP)</b>	<b>1.64 Billion Euro</b>	

<b>Potential Affordable Homes</b>			
<b>Scheme/Sites</b>	<b>No of Units</b>	<b>Status</b>	<b>Expected Completion Date</b>
Ballymun O Cualainn (Site 2)	39	Planning application lodged 11/6/18	2020
Ballymun : *Balbutcher and *Sillogue	200	Feasibility Stage	TBC
*Cherry Orchard	500	Feasibility Stage	TBC
Housing Land Initiative sites	329	In procurement process	TBC
Poolbeg SDZ	500	Feasibility Stage	TBC
Belcamp/Oblate lands, Coolock	300	Feasibility Stage	TBC
Kildonan Road/Abigail lands	44	Feasibility Stage	TBC
St Helena's Finglas (DC – 0012)	50	Feasibility Stage	TBC
<b>Total</b>			

\*A total of €14.6 million in funding for Infrastructure works on three sites was approved by the Department of Housing, Planning and Local Government on December 11<sup>th</sup>

<b>Potential Cost Rental proposals</b>			
<b>Scheme/Sites</b>	<b>No of Units</b>	<b>Status</b>	<b>Expected Completion Date</b>
Emmet Road, Dublin 8 (St Michaels)	330	Framework Development Plan being developed	TBC
Coultry Road, Ballymun	300	Site was advertised, expressions of interest considered and gone to PQ stage	TBC
<b>Total</b>	<b>630</b>		

**Traveller Accommodation Programme**

<b>Projects</b>	<b>Provider</b>	<b>Scheme</b>	<b>Funding Stream</b>	<b>No of New units</b>	<b>Status</b>	<b>Next Milestone</b>	<b>Finish date</b>
Stage 4	DCC	Bridgeview	LA Housing	1	Contractor on site	Project Complete March 2019	Q2 2019
Stage 4	DCC	Avila Park	LA Housing	1	Contractor on site	Project Complete March 2019	Q2 2019
Single Stage	DCC	Naas Road	LA Housing	3	Detailed Design	Further survey required due to soft foundations	Q4 2019
Single Stage	DCC	Avila Park	LA Housing	3	Detailed Design	Order of Magnitude Costing	Q4 2019
Single Stage	DCC	Reuben Street	LA Housing	1	Detailed Design	Further survey required due to soft foundation soil	Q4 2019
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design & consultation	Issues with residents Consultation stalled	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	Consultation complete Design frozen	Part VIII Application Feb/March 2019	2019/2022
			<b>Total</b>	<b>57</b>			



## **Buy and Renew Scheme: Derelict/Vacant properties 2019 (Total for 2018: 4)**

Status of properties acquired under the Derelict Sites Act/CPO through the Buy and Renew Scheme

<b>Property</b>	<b>Position</b>
6 Creighton Street, Dublin 2	Stabilisation works required to structure. Estimated Completion is Q3 2019.
7 Kingsland Park Avenue, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2019.
21 Rutland Street Lower, Dublin 1	Refurbishment works in progress. Estimated completion Q2 2019.
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q4 2019.
36 Cromcastle Avenue, Kilmore, D5	Refurbishment works in progress. Estimated completion Q1 2019
1C Barry Avenue, Finglas, Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
58 Glenties Park, Finglas Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
48 Manor Place, Stoneybatter, Dub 7	Refurbishment works in progress. Estimated completion Q1 2019.
55 Kilbarron Park, Coolock Dublin 5	Refurbishment works in progress. Estimated completion Q1 2019.
35 Oldtown Road Santry, Dublin 9	Refurbishment works in progress. Estimated completion Q1 2019.
35A Oldtown Road, Santry Dublin 9	Refurbishment works in progress. Estimation completion Q1 2019.
7 Chapelizod Hill Road.	Refurbishment works in progress. Estimated completion Q1 2019.
77 & 77A & 78 The Coombe Dublin 8	Prepare Design detail. Appoint Contractor. Estimated completion Q4 2019.
66 Barry Park Finglas Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
50 Berryfield Road Finglas Dublin 11	Refurbishment Works in progress. Estimated completion date Q1 2019.
104 Beaumont Road, Dublin 9	Appoint Contractor. Estimated completion Q2 2019.
92 Kippure Park, Finglas Dublin 11	Appoint Contractor. Estimated completion Q3 2019.
25 St James Terrace , Dublin 8	Refurbishment Works in progress. Estimated completion Q1 2019.

### **Vacant Housing property acquisitions**

The Housing Department is currently negotiating the acquisition of vacant residential properties under the buy and renew scheme. Terms and conditions have been agreed with the vendors of 13 additional vacant properties. Housing has issued instructions to Development Department to enter into negotiations with the owners of 3 additional vacant properties. These negotiations are progressing.

### **Current processes underway to identify additional properties**

The City Council has established a communication forum with other Local Authorities, State Agencies and Approved Housing Bodies in relation to the recording and where possible the sharing of data on vacant properties. There is a dedicated vacant housing database to record all properties reported to it and the City Council continues to liaise with Landlords, Estate Agents, Property Owners and the General Public to help identify vacant properties in the City.

The City Council has undertaken a total of 239 site inspections with regard vacant properties. A further 26 inspections are scheduled and 25 title researches are currently in progress for potential vacant properties.

**Vacant (Void) Property Refurbishments:** Housing Maintenance refurbished 969 properties in 2018.

Property Type	Central	North Central	North West	South Central	South East	Total
House	27	75	98	105	4	309
Apartment	53	10	43	117	80	303
Senior Citizens	34	74	83	55	92	338
Maisonette			9	10		19
<b>Total</b>	114	159	233	287	176	969

Of the properties detailed above 871 were existing council stock. There was a 12% increase in output when compared with last year.

**Current Refurbishments:**

The following properties are currently being refurbished by Housing Maintenance:

Status	Central	North Central	North West	South Central	South East	Total
Being Refurbished by Framework	85	65	76	142	84	452
Being Refurbished by Direct Labour	0	5	8	6	0	19
Refurbished and being Re-allocated	7	8	17	34	21	87
<b>Total</b>	92	78	101	182	105	558

**Brendan Kenny**  
**Deputy Chief Executive**  
**Date: 4<sup>th</sup> February 2019**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: Thursday 7<sup>th</sup> February 2019**

**Item No. 3iii**

## **Approved Housing Body Report**

## **Housing Strategic Policy Committee**

### **Proposed Disposals 2019**

For many years now the Approved Housing Bodies have been a key and essential partner with DCC for the provision of Social Housing in Dublin City and indeed throughout the country. AHB's have a very strong track record of construction, delivery and estate management in Dublin City. They also bring an alternative and additional source of funding to the programme which augments mainstream Social Housing funding from the Department to Local Authorities.

The City Council has an ambitious Housing Supply Programme, with a delivery target of 9,094 for the period 2018-2021, across the various funding streams. Approved Housing Bodies play a critical role in delivering these targets and provide much needed additional social housing units. Without Approved Housing Bodies the challenges and timescales in delivering the above much needed programme would be much more difficult.

Approved Housing Bodies (Housing Associations and Co-operatives) are not for profit bodies that provide and manage social rented housing. The Government's Housing Policy Statement in June 2011, put the Voluntary Housing sector at the centre of future social housing delivery. This decision was in recognition of both the constrained funding levels available for local authority construction programmes, as well as the capacity and track record of the voluntary and co-operative sector. In addition the use of loan finance, from both commercial lending institutions and the Housing Finance Agency, provides a more sustainably funded voluntary and co-operative sector, without reliance on capital funding from the Exchequer.

AHB's are already using the private market to provide opportunities to achieve a greater number of acquisitions and avail of low cost finance from lenders, including the Housing Finance Agency. The construction of new homes directly by AHB's using private finance has also increased and AHB access to Dublin City Council lands is an important contributor in this context.

The Capital Funding Schemes for the Provision of Rental Accommodation by AHB's provides where a Housing Authority provides land/buildings to an AHB for social housing purposes, the Local Authority should continue to avail of the Low Cost Sites Scheme to recoup its costs (€127 per unit). The continuing availability of the funding stream through Capital Advance Leasing Facility (CALF) acts as an early injection of cash flow to support early project costs and provide the necessary leverage to allow AHB's to access private finance for the balance of costs. Additional funding under the Capital Assistance Scheme is also available to AHB's which contributes in increasing their build and acquisition output.

It is essential that local authorities maximise the capacity to deliver social housing, given the number of people on the housing waiting list currently stands at over 16,700.

There are over 500 AHB's in Ireland with a stock of almost 30,000. A Regulation Office was established within the Housing Agency in 2014, with responsibility for regulating AHB's, protecting social housing assets and ensuring quality services to tenants. The Office oversees the assessment of AHB's in respect of their financial viability, governance and management and compliance with the Regulatory Framework. The following safeguards are also in place:

- AHBs are now subject to a number of regulatory regimes, including the Companies Office, the Charity Regulator and the Housing Regulator and are accountable to their stakeholders
- AHBs are not free to deal with their assets in any way they wish. They must use their assets in accordance with their charitable objectives, and any surpluses generated must be applied back to benefit their charitable aims. AHB's members/directors do not derive any personal financial gain from the AHB
- It is possible to place restrictions on title to ensure a property's continued use as social housing

- There are severe financial implications for AHBs if they fail to comply with their loan obligations to use their properties for social housing
- AHBs will not receive their Availability payment unless properties are used for social housing purposes
- On a winding up, AHB assets will not be distributed amongst its members, instead, they will be transferred to another AHB or organisation with similar charitable aims.
- On a winding up of an AHB, the P&A Continuation Agreement will ensure continuity of service to tenants, until such time as a permanent arrangement can be reached with another AHB.

In 2018 AHB's delivered approximately 448 units across the various funding streams. Current AHB construction projects, which are at various stages in the process, have potential to deliver a further 860 units on completion.

The City Council currently has a number of projects which are either on-site or will go on site in 2019, delivering 486 units on completion. Phase 2 of the Rapid Build Housing Programme, which focuses primarily on volumetric rapid build has potential to deliver approximately 1000 units on completion, with construction commencing on 4 sites in 2019. The Social Housing PPP Bundle 1, consisting of two sites, will commence on site in 2019 and deliver 220 units on completion. The Housing Land Initiative Sites at O'Devaney Gardens and Oscar Traynor Road are in a procurement process currently and will deliver approximately 320 units on completion.

In addition the City Council has a long term strategy to redevelop its existing flat complexes, which consists of 240 complexes across the city with approximately 10,000 units. The Housing and Community Services Department will agree the priorities for redevelopment with the elected members in the coming months. This will form the Council's regeneration capital programme 2019 to 2040.

Funding approval under the "Service Sites Fund – Calls for Proposals" was received from the Department of Housing, Planning and Local Government on 12<sup>th</sup> December 2018, to provide enabling infrastructure to facilitate the delivery of affordable homes on 3 City Council sites, 2 in Ballymun and 1 in Cherry Orchard. These sites have potential to deliver 372 homes.

The overarching aim of the Government's Rebuilding Ireland Action Plan is to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

Given the scale of the task of increasing housing supply to meet the current housing need, DCC will require to work collaboratively with the AHB sector to deliver its ambitious housing delivery programme, indeed it is essential that we do this.

Examples of recent developments completed by AHB's in the City Council's administrative area include:

**St. Agatha's Court**



**St Agatha's Court - before and after**

Regeneration of St. Agatha's Court by Peter McVerry Trust at a cost of €1.4m under a 31 year lease. The project delivered 10 x 1 bedroom apartments and 1 X 2 bedroom townhouse for persons exiting homelessness and those on the social housing waiting list.

Peter McVerry Trust has 24/7 supports in place for all the residents which includes visiting supports, housing officers and links with our suite of services and supports.

### **Broome Lodge, Cabra**



The site in Cabra adjacent to the Church of the Most Precious Blood, was sold to Dublin City Council by the St. Laurence O'Toole Diocesan Trust in 2009. In 2010 Cluid was asked to bring forward proposals for the development of senior citizen accommodation on the site. Completed in 2017, Broome Lodge is a senior citizens housing scheme consisting of 43 apartments designed for independent living under the principles of universal design. The scheme is comprised of 1 and 2 bedroom apartments. Broome Lodge has an onsite Scheme Manager and a dedicated Housing Officer. The development of Broome Lodge cost over €8m. The scheme was predominantly financed by Clúid Housing through private finance provided by the Housing Finance Agency. This is in addition to CAS and CALF funding from DHPLG.

### **Annamore Court**



Canon Troy Court was a DCC senior citizen complex of 40 units, the units had been vacated and required complete refurbishment/redevelopment. DCC approached The Iveagh Trust to bring forward proposals for the development of accommodation for elderly tenants. The Iveagh Trust managed the entire design and build process. It was agreed that DCC would dispose of the site to The Iveagh Trust so that they could access private finance for the development. The total capital outlay was €9,833,510 of which they received 30% CALF of €2,950,053, the balance of finance came from the HFA. The build started on site in November 2015 and the 70 units were delivered in June 2017. DCC holds 100% nomination rights to the units.

### **Ballygall Road East**



Ballygall Road East was a DCC owned senior citizen complex over 5 blocks, 76 bedsit units in total. The units required redevelopment and DCC approached FOLD to bring forward proposals for the redevelopment of the units. Ultimately it was proposed that the 76 units be converted to 39 units (38 x 1 bed and 1 x 2 bed), knocking 2 units in to one. The new units are used for elderly tenants. The site was disposed of to Fold in order to access private finance for the development. The total cost of the build was €3,261,840 of which they received 25% CALF €815,460, the remaining 75% was privately financed. Fold managed the entire design and build process, they worked in conjunction with DCC as some of the units required decanting, tenants were moved to undeveloped blocks while work was ongoing and then moved to their new units when the work was completed. The 39 units were delivered in 3 phases, the first units (16) came in September 2014, 15 units were delivered in November 2014 and the final 8 units were delivered in March 2015.

In addition to the 39 redeveloped units, FOLD built an additional 11 units (8 x 1 bed, 3 x 2 bed) between the existing blocks. The cost of these units was €1,746,571, of which they received 27% CALF i.e. €471,574. The additional 11 units were completed by March 2016. The 39 units are subject to a 30 year Payment and Availability Agreement and the 11 units are subject to a 22 year Payment and Availability Agreement. All tenants for the units must come from DCC's housing list. The Housing and Community Services Department is here today to look for your support and approval in principle to the proposed disposal of the following DCC owned sites/buildings to Approved Housing Bodies. This will allow for the redevelopment of existing buildings and to develop much needed social housing schemes on sites.

<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>
Central Area	38/39 Bolton St	Building	Novas
Central Area	Ellis Court	Building	Tuath
Central Area	James McSweeney House	Parcel of land	Cabhru
Central Area	Railway Street	Site	Circle
Central Area	Halston Street	Site	TBC
<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>
South Central Area	Coruba House, Crumlin Village	Site	Circle
South Central Area	Keeper Road, Dublin 12 (Fr. Lar Redmond Hall)	Building	Respond
South Central Area	51A Old Kilmainham Road	Site	Novas
South Central Area	Sarsfield Road, OLV	Building	Respond
South Central Area	St. Michael's Estate (Site 1B)	Site	Alone/Circle
North Central Area	Glin Court, Coolock	Existing DCC Flat Complex	TBC
North Central Area	Millwood Court Coolock	Existing DCC Flat Complex	Fold
North West Area	Casement Drive 13A	Site	Novas
North West Area	Casement Road 307A	Site	Novas
North West Area	Berryfield	Site	TBC
North West Area	61/63 Ratoath Avenue, Dublin 11	Site	Novas
North West Area	Collins Avenue/Thatch Road, Dublin 9	Site	TBC
South East Area	180-187 Townsend Street, Dublin 2	Building	Peter McVerry Trust

**Appendix 1 outlines details of each of the proposals listed above**

Dymphna Farrell  
Senior Executive Officer  
Housing Development





**Appendix 1**

Area	Location	Category	AHB	Unit Nos.	Progress of Development
Central	38/39 Bolton Street	Building	Novas	8	<p>Redevelopment for 2 no. 4 bedroom homes providing long term accommodation for min 8 homeless single persons.</p> <p>Stage 1 approval granted. Stage 2 application in progress. DCC in process of agreeing terms &amp; conditions for proposed disposal.</p>
Central	Ellis Court	Building	Tuath	22	<p>Vacant since 2005. Planning permission granted for 22 units - 6 x 1bed apartments, 13 x2 bed apartments, 2 x2 bed houses and 1 x3bed house.</p> <p>Stage 3 approval granted. AHB in process of tendering for Contractor. DCC has agreed T&amp;Cs for proposed disposal.</p>
Central	James McSweeney House	Parcel of Land	CABHRU	38	<p>Planning application 3893/18 lodged on the 6th September 2018 for the redevelopment of site. Additional information requested October 2018. Development will incorporate a small piece of land to the rear of the site in the ownership of DCC.</p>

Area	Location	Category	AHB	Unit Nos.	Progress of Development
Central	Railway St	Site	Circle	47	Circle has applied for planning permission (4265/18) for 10 x 1bed, 27x 2 bed and 10x 3 bed. On 19/12/18 further information requested. DCC in process of agreeing terms and conditions for proposed disposal.
Central	Halston Street	Site	TBC	10	Valuers progressing agreeing T&Cs with owners of part of site. Feasibility Study identifies site capable of 8-10 units.
South Central	Coruba House, Crumlin Village	Site	Circle	36	Feasibility Study submitted by Circle. Circle to amend Feasibility Study based on DCC Architect's comments. Planning permission will be required to proceed.
South Central	Keeper Road, Dublin 12 (Lar Redmond Hall)	Building	Respond	TBC	Site earmarked for older persons accommodation. Respond preparing feasibility study to be submitted to DCC by 28/2/2019
South Central	Sarsfield Road, Dublin 10 (OLV Hall)	Building	Respond	TBC	Site earmarked for older persons accommodation. Respond preparing feasibility study to be submitted to DCC by 28/2/2019
South Central	51A Old Kilmainham Road	Site	Novas	11	Planning permission granted. Irish Prison Service/Department of Justice transferring site to DCC.

<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>	<b>Unit Nos.</b>	<b>Progress of Development</b>
<b>South Central</b>	Independent Living Pilot Project Inchicore	Site	Circle	52	Stage 1 approval granted for 52 units of accommodation and community facilities. Development will be managed by Alone on behalf of Circle.
<b>North Central</b>	Millwood Court Coolock	Existing DCC Flat Complex	Fold	TBC	FOLD has carried out a preliminary site inspection. In collaboration with DCC, Fold to conduct a more comprehensive review to clarify the potential capacity of site. Some tenants to move to Fold's new facility at Carton Court.
<b>North Central</b>	Glin Court, Coolock	Existing DCC Flat Complex	TBC	TBC	
<b>North West</b>	Casement Dr 13A	Site	Novas	4	Preliminary Stage - Infill Site - Novas prepared sketch design for 4 x2 bed apartments Novas currently reviewing design
<b>North West</b>	Casement Rd 307A	Site	Novas	2	Preliminary - Infill Site - Novas prepared sketch design for 2 options (a) 1 x 1 bed apartment and 1 x2 bed apartment. (b) 1*4bed house. Novas reviewing design

Area	Location	Category	AHB	Unit Nos.	Progress of Development
North West	61/63 Ratoath Ave, Dublin 11	Building	Novas	6	Planning permission granted on 15/1/19 (Ref 3639/18) for the demolition of the 2 existing houses and redevelopment of site into 6 x1 bed apartments. DCC in process of agreeing T&Cs for proposed disposal.
North West	Berryfield	Site	TBC		
North West	Collins Ave/Thatch Road, Dublin 9	Site	TBC		
South East	180-187 Townsend St, D2	Building	PMVT	18	Stage 3 approval granted for 18 x 1bed apartments.  DCC in process of agreeing T&Cs for proposed disposal. Agreement to be reached on commercial Units
South East	Shaw St D2	Site	PMVT	11	Stage 1 approval granted. Design Team appointed. SE Area Committee has approved proposed disposal. TBC whether site sits on route for Metro.





**Allocations 2018:** There were a total of **1,469** lettings in 2019. These comprised of DCC social housing stock (1,031), Approved Housing Body stock (414), social leasing (17) and RAS (7). In addition, 26 Mortgage to Rent agreements were completed.

Comparison with 2017: This represents an 8% decrease in allocations from 2017. While there was increased DCC stock available in 2018 – lettings increased by 9%, there were less units available from Approved Housing Bodies – lettings decreased by 33% from 2017.

**Allocations Ratios:**

57% of overall lettings were directed to the housing list and 43% to the transfer list.

Breakdown of Housing Lettings: 838 or 57%

56% Band 1  
29% Band 2  
15% Band 3

Breakdown of Transfer Lettings: 623 or 43%

43% Band 1  
23% Band 2  
34% Band 3

In relation to the higher rate of transfers these categories include 202 transfers from PR units: 17 HAP, 39 HHAP, 146 RAS exits.

- 53 moved under detenancing/regeneration from DCC units.
- 30 moved on essential maintenance grounds where we received confirmation from maintenance that move was required.
- 42 moved on estate management grounds following special requests from either Housing Managers or Estate Manager.

**Table 1: Overall Lettings Ratios: Combined Housing & Transfer**

BAND	% OF OVERALL LETTINGS 2018
Band 1 – Medical	9%
Band 1 – Welfare	10%
Band 1 – Traveller	2%
Band 1 - Surrender larger	2%
Band 1 - Detenancing/ Regeneration	4%
Band 1 - Homeless & THAP	23%
Band 1 - Miscellaneous Band 1	1%
<b>Band 2</b>	26%
<b>Band 3</b>	23%

## Homeless:

The changes to the Scheme have gradually begun to be understood by new entrants to homelessness. Staff from Parkgate Hall have been calling to hubs/self-accommodation and Private Emergency facilities to explain the scheme changes. As agreed with Elected Members, 23% of all lettings were directed at households either with homeless priority (pre – May 2018) or to Homeless HAP. Lettings to Homeless HAP increased from 3 in 2017 to 39 in 2018.

The purpose of the change to the scheme was to discourage prolonged stays in emergency accommodation. We regret that some NGO commentators have incorrectly attributed DCC scheme changes to a belief that the removing priority would reduce presentations. This was never a feature of our discussions, as Elected Members who attended the sub-group will confirm. We had a primary aim of encouraging households back into tenancies, which in the Private Rental Sector were acknowledged as less secure than we would wish, but represented a better outcome than temporary accommodation.

### Review of Changes (Presentations and Progressions):

Homeless Older Persons: A focus on moving older persons out of emergency accommodation has resulted in a drop from 141 on the waiting list with homeless priority at December 2017 to 104 in December 2018. This is a significant drop (26%) and it is our aim to keep this number under constant review. The Older Persons in homelessness have all been met with and assessed for independent living and there has been an increase in allocations to this group (up from 70 in 2017 to 90 in 2018).

DCC's Housing Management committed to an **Impact Assessment** of the Changes relating to Homelessness to continue during the initial 18 months following implementation. This Impact Assessment will have an Independent review element, as proposed by the elected members. Below are the early indications from PASS data and we will contract for Independent Assessment when we have 12 months of data to review.

Family Presentations: In the comparison period there has been an 8% drop in new family presentation to DCC since the scheme change.

**Table 2: New Families Entering Emergency Services – DCC only**

	2017	2018
June	35	47
July	40	44
August	51	56
September	46	43
October	39	32
November	43	31
December	32	9
Total	286	262



The share of overall new presentations as a percentage of regional presentations has dropped marginally from 47% June – December 2017 to 40% in June – December 2018.

**Table 3: DCC presentations as a percentage of total presentations to Dublin Region**

**DCC- % of total presentations**

	<b>2017</b>	<b>2018</b>
June	45%	51%
July	40%	36%
August	50%	50%
September	52%	49%
October	44%	36%
November	51%	32%
December	51%	18%
<b>Total</b>	<b>47% (n=286)</b>	<b>40% (n=262)</b>

**Progressions**

The primary aspiration for the changes to the scheme was to encourage shorter stays in emergency accommodation by supporting households to rent independently with enhanced financial and social support rather than have prolonged stays in emergency accommodation waiting for a social housing offer.

The accommodation status of the families was checked to highlight differences in rate of progression through services for the 2017 and 2018 families. The same time frame was used for both years.

As of January 2018, 30% (n=85) of the families who presented between June and December 2017 had departed emergency accommodation. In comparison, as of January 2019 44% (n=114) of the families who presented between June and December 2018 had departed EA.

A higher percentage of 2017 families remained in EA when compared with the families who presented in 2018, 70% compared to 56%.

Notably, there appears to be a greater uptake in HAP for the 2018 families with 27% having moved to HAP tenancies by January 2019 while in 2017 16% of families had departed to HAP within the same timeframe.

The availability of HAP properties to homeless households has been improved through the expansion of the placefinder service: 1,179 took up HAP (with enhanced rate for homeless) in DCC in 2018, an increase from 893 in 2017.

See Table 4 for comparison results in accommodation status between 2017 & 2018 families:

Accommodation Status	2017 Families		2018 Families	
	<i>as of 22 January 2018</i>		<i>as of 22 January 2019</i>	
Still in EA	201	70%	148	56%
No Departure Reason	32	11%	37	14%
HAP	45	16%	70	27%
Local Authority Tenancy	2	1%	2	1%
Approved Housing Body	2	1%	0	0%
Return to Family/Friends	4	1%	5	2%
<b>Total</b>	<b>286</b>	<b>100%</b>	<b>262</b>	<b>100%</b>

**Conclusion:**

While the rate of progressions is encouraging, it is still too early in the process to be confident of the impact on progressions and the DRHE research team will continue to monitor outcomes each quarter and contract for an independent review in June 2019.

**Mary Hayes**

**Senior Executive Officer**



## Traveller Accommodation Unit

- The first draft of the Traveller Accommodation Programme 2019-2024 has been completed. Consultation with those who have sent submissions will be completed by the end of February. Presentation to LTACC March 2019.
- New Sanitation Unit Framework has been completed and is now active across the Four Dublin Councils.
- New Capital Works Framework stage 1 has been completed and 18 companies have pre-qualified. Tenders across the four LOTS are now being sought. 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.
- 3 voids have been allocated to Travellers in 2019 thus far.
- A total of €747,495.81 has been recouped from the Department under Capital spend in 2018.
- A total Capital expenditure of €1,548,694.98 is planned for 2019.
- Currently investigating lands under the remit of other councils within Dublin City Council borders for development. 15 possible sites identified thus far.

Single Stage Approval in Principle			Proposed Budget
14	<b>St Joseph's:</b> 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. Awaiting agreement from Irish Water to proceed.	€114,000
3	<b>Avila Park:</b> Community Centre	Awaiting agreement from Occupational Therapist on proposed drawings. Will send for tender once agreement is reached.	€900,000
3	<b>Naas Road</b>	Build 3 Traveller Specific Houses on new site. Local residents objecting to connection for main sewer is delaying the project.	€997,000
1	<b>St Mary's:</b> Overcrowding extension	Single stage agreement in principle from Dept. Architect appointed. Drawings completed for approval.	€96,475
1	<b>St Mary's:</b> New Build	Single stage application to Dept. for overcrowding new build.	€350,000
1	<b>Labre Park:</b> Special needs and VOID return	Single stage agreement in principle from Dept. Architect appointed. Drawings sent to OT for approval. To be completed by Q4 2019	€215,000
1	<b>Reuben Street</b>	Build one 3 bed house to accommodate Traveller family. Single Stage currently being compiled for Dept. Outline drawings being considered in line with current streetscape.	€350,000

5	<b>Site investigations</b>	Site investigation surveys on all Traveller Halting Sites with a view to redeveloping all sites under new 2019-2024 TAP. 2 sites completed to date.	€80,275.25
All	<b>Fire Safety 2019</b>	Addressing Fire Safety concerns on all sites. Ongoing twice yearly process. Fire Safety concerns on Belcamp Lane investigated, addressed and completed Jan 2019.	

STAGE 1 – Outline Project			Proposed Budget
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10	<b>Grove Lane – Stage 1</b>	Stage 1 approval granted. Project stalled due to aggressive behaviour on site from resident.	€2.9 million
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STAGE 2 – Detailed Design			Proposed Budget
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24	<b>Labre Park: Re-development (Phase 2 &amp; 3)</b>	Final design agreed. Pre planning presentation to SCAC Area Committee Approved. Application for Part VIII due Feb/March 2019.	€12.5 million
30	<b>St. Margaret’s Park Dayhouse Upgrade</b>	Revised Stage 2 approved at €2.5m. Final design agreed. Pre-Part VIII presentation completed. Part VIII application to planning in Feb/March 2019. Delays due to aggressive on site activities.	€2,566,000

STAGE 4 – Tender Stage			Proposed Budget
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1	[House No] <b>Bridgeview, Cloverhill Road</b>	Excellent progress and expect completion by beginning Q2 2019.	€263,035
1	[House No] <b>Avila Park, Cappagh Road</b>	Progress slow but expect to be completed by end Q2 2019.	€254,308