



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON WEDNESDAY 8 JANUARY 2020 AT 11.00 AM**

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AGENDA

WEDNESDAY 8 JANUARY 2020

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1 Minutes of meeting dated Thursday 5th December 2019 and matters arising	3 - 6
2 Chairperson's Business:	
• Correspondence	
Acknowledgement letter received from the DHPLG with regards to correspondence relating to Affordable Rental Model scheme	
• Festival of Public Housing	
• <i>Understanding Public Housing Working Group</i>	
• <i>Rent Model Review Working Group</i>	
3 Housing Management Update	
See points i-iv	
i) Housing Supply Report	7 - 24
ii) Depot Consolidation Report - Identified for Housing Projects Verbal Update	

iii) Homelessness Report

25 - 30

iv) Response to Recommendations from the Joint Oireachtas Committee on
Housing, Planning & Local Government Report on Family and Child
Homelessness
Handout

4 AOB

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 5TH DECEMBER 2019

ATTENDANCE

COUNCILLORS

Cllr. Mary Callaghan
Cllr. Donna Cooney
Cllr. Kevin Donoghue
Cllr. Dáithi Doolan
Cllr. Pat Dunne
Cllr. Mary Fitzpatrick
Cllr. Alison Gilliland (Chair)
Cllr. Críona Ní Dhálaigh

EXTERNAL MEMBERS

Mr. Pat Greene: Dublin Simon Community
Ms. Karen Murphy: Irish Council for Social Housing
Mick O'Reilly : Irish Congress of Trade Unions
Mr. Mike Allen: Focus Ireland
Mr. Liam Kelly: Wadelai/Hillcrest and District Residents
Ms. Aine Wellard: Blind Rights Ireland

DUBLIN CITY COUNCIL OFFICIALS

Brendan Kenny, Assistant Chief Executive
David Dinnigan, Executive Manager
Rose Kenny, Executive Manager
Frank D'Arcy, Senior Executive Officer
Ali Grehan, City Architect
Beatrice Casserly, Age Friendly Co-ordinator
Mary Hayes, Senior Executive Officer

Christy McLoughlin, Administrator (Committee Secretary)
Eva Chudomelova, Assistant Staff Officer

Other Councillors in attendance:

Cllr. Chris Andrews

Apologies

Ard Mhéara Paul McAuliffe
Cllr. Colm O'Rourke
Cllr. Michael Watters
Cllr. Tina McVeigh
Denise Murray: RIAI

1. Minutes of meeting dated Wednesday 13th November 2019 and matters arising

Agreed: *Minutes agreed.*

2. Chairperson's Business:

Symposium on Public Housing: The Chairperson, Cllr. Alison Gilliland, provided feedback on the Symposium on Public Housing held on Wednesday 27th November in the Mansion House. The symposium brought together key stakeholders to discuss the concept of Public Housing. Cllr. Gilliland thanks all SPC members who attended and particular acknowledgement was given to those Cllrs who facilitated groups on the day.

Housing Awards for DCC: The City Architect, Ali Grehan, was congratulated on winning the Overall Winner at KPMG Property Industry Excellence Awards 2019, the Community Benefit Project of the Year at KPMG Property Industry Excellence Awards 2019 and the Social Housing Project of the Year at Irish Building and Design Awards 2019 for Dolphin House Regeneration Project and the Retrofitting/Renovation Project of the Year at Irish Building and Design Awards 2019 for St. Bricins Park.

Ali Grehan provided the meeting with details of the two housing projects

Correspondence

No Update

3. Older People/Age Friendly Overview

A Older People/Age Friendly presentation delivered by Beatrice Casserly, DCC Age Friendly Co-ordinator

The following observations were covered:

- History of programme and its current position in Local Government
- New Age Friendly strategy 2020-2025
- Consultation process reference elections.
- Public realm considerations.
- Walkability Audits.
- Right Sizing – properties.
- Communication – Dealing with Utility companies.
- Financial Contribution scheme.
- Right Sizing Review.
- Shared learning & Best Practice.

A Right Sizing presentation was given by Mary Hayes, DCC Senior Executive Officer with responsibility for Housing Allocations

The following considerations were raised:

- Financial Contribution Scheme.
- Fair Deal Bureaucracy.
- Downsize Incentivisation.
- Prioritisation.

4. Estate Management

Rose Kenny, DCC Executive Manager, gave a presentation regarding Rent Setting, Collection & Arrears.

The following considerations were raised:

- Statistical information breakdown/Analysis.
- Cyclical nature of arrears.
- Rent Arrears Management/Protocol DCC & Tenant.
- Change of Circumstance.
- Research & Empirical Studies.
- Legislation.

Frank D'Arcy, Senior Executive Officer, delivered a presentation providing Maintenance Dept. information & statistical updates.

The following considerations were raised:

- Anti-Social strategy consultation.
- Energy Efficiency.
- Funding.
- Void Turnaround time.
- Window Replacement.
- Fire Compliance.
- Insulation Programme.
- Warmer Homes.

5. AOB

The following considerations were raised:

- Establishment of two working groups.
 - Working Definition of Public Housing.
 - Rent Models.

Agreed: *Depot consolidation report (housing perspective) at January SPC.*

Cllr. Alison Gilliland
CHAIRPERSON



Dublin City Council Housing Supply Report – January 2020

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

Delivered through:	2015	2016	2017	Total
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	1,012	975	879	2,866
Delivery Total	1,577	1,533	1,702	4,812
HAP Tenancies, Homeless (60% in the City)	112	934	1,579	2,625
HAP Tenancies, General	0	0	1,040	1,040
Total Housing Outturn	1,689	2,467	4,321	8,477

A new four-year housing programme 2018-2021 began in January 2018. The delivery target for this four-year period in 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 (AHB's). Separate targets are set for the Housing Assistance Payment Scheme (HAP).

The following table gives details of the targets and delivery for the first year of this programme (**2018**):

Programmes	Target	Delivery	+_	
New Build – DCC	271	264	-7	
New Builds – AHB's	403	282	-121	
Part V	71	105	+34	
*Voids Restored by DCC	300	200	-100	
Sub Total Build/Delivery	1,045	851	-194	81%
Long Term Leasing	440	61	-379	
Acquisitions	278	545	+267	
Total Target/Delivery 2018	1,763	1,457	-306	83%
HAP Tenancies (Homeless)	585	1,186	+601	
** HAP Tenancies (Mainstream)	2,040	1,023	-1,017	
***HAP Tenancies (Rent Supplement/Transfer)	2,068	302	-1,766	
Total HAP	4,693	2,511	-2,182	
Total Output	6,456	3,968	-2488	61%
Additional Voids Restored	500	671	+171	

Notes:

*Actual voids restored by DCC in 2018 was **871**, however this figure was originally capped in respect of Re-Building Ireland by the Department at **300** and later in the year at **200**. In previous years Dublin City Council counted all restored voids as completions.

** This activity is largely demand led and outside our control.

***This activity refers to existing tenancies under the Rent Supplement Scheme who are to transfer over to HAP, this is led by the Department of Social Protection and progress has been slow, and is largely outside DCC control.

There was a further over 900 Homeless HAP tenancies created by the DRHE/DCC in 2018 but they are located in the three Dublin Local Authority areas and are part of their output figures.

The projected delivery for the complete (2018-2021) programme is:

Programmes	2018	2019	2020	2021	Total
New Build – DCC	264	92	526	1,870	2,752
New Build – AHB's	282	359	221	607	1,469
Part V	105	194	400	400	1,099
Voids Restored by DCC	200	58	150	150	558
Long Term Leasing	61	155	400	400	1,016
Acquisitions	545	555	550	550	2,200
Total Delivery	1,457	1,413	2,247	3,977	9,094
Target	1,763	1,624			9,094
HAP Tenancies (Homeless)	1,186	2,100	2,100	2,100	7,486
HAP Tenancies (Mainstream)	1,023	826	780	825	3,454
HAP Tenancies (Rent Supplement)	302	624	780	825	2,531
Total HAP Output	2,511	3,550	3,660	3,750	13,471
Target	4,693	3,545			
Total Social Housing Output	3,968	4,963	5,907	7,727	22,565
Target	6,456	5,169			
Additional Voids Restored – estimated	671	942	650	650	2,913

I am confident that this challenging overall target of **9,094** will be achieved with the support of the Department of Housing, Planning and Local Government.

The following pages give details of the various programmes/schemes, the stage that all projects are at, with estimated milestones and completion timescales.

Brendan Kenny

Deputy Chief Executive

Date: 6th January 2020

Homes Under Construction

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Mile Stone	Finish Date
North Central	DCC	Priory Hall, Coolock, D.5	LA Housing	21	On site	Completion of blocks 19 -20	Q1 2020
North Central	DCC	Ayrefield DC-0004	Housing PPP	150	On site	Completion of scheme	Q4 2020
North Central	AHB (Respond)	Chanel Manor, Coolock D.5	CALF	65	On site	Completion of scheme	Q2 2021
North Central	DCC (Rapid build)	Bunratty Road, D.17	LA Housing	78	On site	Completion of scheme	Q4 2020
South East	AHB (Fold)	St. Agnes's Armagh Road	CALF	103	On site	Completion of scheme (44 units Q4 2019) (59 units Q2 2020)	Q2 2020
South East	AHB (Tuath)	Ravensdale Court D12	CALF	12	Contractor on site - Turnkey	Completion of scheme	Q4 2020
South East	DCC	Moss Street, D2	LA Housing	22	On site	Completion of scheme	Q4 2020
South East	AHB (PMVT)	New street, D.8	CAS	8	On site	Completion of scheme	Q4 2020
South Central	DCC	St. Teresa's Gardens, D.8	Regeneration	54	On site	Completion of scheme	Q3 2020
South Central	AHB (Alone)	Jamestown Court, D.8	CALF	12	On site	Completion of scheme	Q2 2020
South Central	DCC	Cornamona, Ballyfermot	LA Housing	61	On site	Completion of scheme	Q1 2021
South Central	DCC (Rapid build)	Bonham Street	LA Housing	57	On site	Completion of scheme	Q1 2021
South Central	DCC (Rapid build)	Springvale, D.20	LA Housing	71	Off site development underway On site January 2020	Completion of scheme	Q2 2021
South Central	DCC (Rapid build)	Cork/Chamber Street, D.8	LA Housing	55	Off site development underway On site Feb 2020	Completion of scheme	Q2 2021
South Central	AHB (Oaklee)	30-35 Bow Lane Dublin 8	CALF	18	Contractor on site - Turnkey	Completion of scheme	Q1 2020
South Central	AHB (Respond)	489/490 Bluebell Avenue	CALF	52	Contractor on site - Turnkey	Completion of scheme	Q2 2021
South Central	AHB (Tuath)	Camac Grove Bluebell, D.12	CALF	5	On site	Completion of scheme	Q1 2020
South Central	AHB (Tuath)	Lough Conn Rd Ballyfermot D10	CALF	5	On site	Completion of scheme	Q4 2020

Homes Under Construction

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Mile Stone	Finish Date
Central	AHB (The Paddy McGrath Housing project)	Dominick Place	CALF	9	On site	Completion of scheme	Q2 2020
Central	AHB (Cluid)	St. Mary's Mansions, D.1	CALF	80	On site	Completion of scheme	Q1 2020
Central	DCC	O'Devaney Gardens, D.7	Regeneration	56	On site	Completion of scheme	Q1 2021
Central	DCC	Dominick Street	Regeneration	72	On site	Completion of scheme	Q2 2021
Central	AHB (CHI)	North King St	CALF	30	On site	Completion of scheme	Q2 2021
Central	DCC	North King St	LA Housing	30	On site	Completion of scheme	Q1 2021
Central	AHB (Tuath)	Ellis Court, D.7	CAS	22	On site	Completion of scheme	Q3 2020
North West	DCC	Scribblestown DC-0010	Housing PPP	70	On site	Completion of scheme	Q2 2020
			TOTAL	1,218			

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Croke Villas, D.3	Regeneration	61	Judicial review held Dec 2018	Awaiting decision from Judicial review	2021
Central	DCC	Sackville Ave,D.3	Regeneration	14	Value engineering exercise underway prior to tender production	Award of contract	2021
Central	DCC Housing Land Initiative	O'Devaney Gardens	Joint Venture	192	Development Agreement signed Dec 9 th 2019	Planning with An Bord Pleanala by June 2020	TBC
South East	AHB (PMVT)	Townsend Street 180-187, D.4	CAS	18	Agreement reached with one commercial tenant, negotiations ongoing with second	Award of contract	Q4 2020
South East	AHB (Cluid)	Bethany House, D.4	CALF	62	Contract Awarded	Commence on site	23 units Q3 2021 39 units Q4 2022
South Central	AHB (Dublin Simon)	25/26 Ushers Island, D.8	CAS	100	Commence tendering process	Decision on tender applications	Q2 2021
North Central	DCC Housing Land Initiative	Oscar Traynor Road	Joint venture	200	Out to tender	Tender assessment and selection of developer	TBC
North Central	AHB (Respond)	Highpark, Gracepark Rd,D9	CALF	101	Planning permission granted July 2019	Funding application to be submitted to DHPLG	2022
North West	AHB (Novas)	Ratoath Avenue D.7	CAS	6	Novas unable to proceed with tenders received. To re-tender	Out to tender	Q4 2020
			TOTAL	754			

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	159	With Law Department	Closing of acquisitions ongoing	2019
All Areas	AHB	General and Special Needs	CALF	100	Various proposals in progress	Closing of acquisitions	2019
All Areas	AHB	General and Special Needs	CAS	39	Various proposals in progress	Closing of acquisitions	2019
North West	DCC	Prospect Hill Turnkey, D.11	LA Housing	58	Snagging process commenced	Closing of acquisitions	2019
			TOTAL	356			

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	DCC	St. Joseph's School, D.9	LA Housing	14	Funding approved	Units to be acquired	Jan 2020
South East	DCC	Block H Mount Argus Dublin 6	LA Housing	13	Agreement in place	Units to be acquired	Jan 2020
South East	DCC	St. Pancras, D.6 Harold's Cross	LA Housing	7	Agreement in place	Units to be acquired	Jan 2020
South East	DCC	Whitfield Grove, D.6	LA Housing	1	Agreement in place	Units to be acquired	Jan 2020
South Central	DCC	Herberton Rialto, D.8	LA Housing	39	Agreement in place	Units to be acquired	Jan 2020
South Central	DCC	Drimnagh Road	LA Housing/Leasing	1	Agreement in place	Lease agreement to be signed	Q1 2020
Central	DCC	Block B Dublin Landings, D.2 Docklands	LA Housing	30	Agreement in place	Units to be acquired	Q3 2020
Central	DCC	Pelletstown, D 15	LA Housing	16	Agreement in place	Units to be acquired	Jan 2020
			TOTAL	121			

Capital Appraisals being processed

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Infirmiry Road, D.8	LA Housing	38	Part 8 Approval granted Detailed design development	Out to tender Q3 2020	Q2 2021
Central	DCC	Matt Talbot Court, D.1	LA Housing	92	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	AHB (Simon)	Arbour Hill, D.7	CAS	14	Pre tender stage	Stage 3 approval	Q4 2020
Central	DCC	Dunne Street, D.1	LA Housing	103	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	DCC	Dorset Street Flats, D.1	LA Housing	115	Tender assessments for Design Team completed Dec 13 th 2019	Appoint Design Team	TBC
Central	DCC	Constitution Hill, D.7	LA Housing	100	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	DCC	St. Finbar's Court, D.7	LA Housing	46	Part 8 documents being finalised	Part 8 for Feb 2020	TBC
Central	AHB (CABHRU)	James Mc Sweeney House, Berkeley St D.7	CALF	35	Planning permission granted	Section 183 agreed Going to City Council (Dec)	2020
South East	AHB (PMVT)	Shaw Street, D.8	CAS	12	Stage three application to be made	Stage three approval	2021
South East	DCC (Rapid build)	St. Andrew's Court, D.2	LA Housing	42	Design Team procurement (from new framework)	Appoint Design Team	TBC
South East	DCC	Charlemont (Block 4), D.20	PPP	15	DCC to exercise an option to acquire further units	Agree costs with developer	2020
North Central	DCC	Belcamp B, D.17	LA Housing	12	Consultation done with Area Committee Sept 16 th	Lodge Part 8 January	2021
North Central	DCC (Rapid build)	Woodville, D.5	LA Housing	40	Design Team Appointed	Lodge Part 8 Q2 2020	TBC
North Central	DCC (Rapid build)	Cromcastle Court, D.10	LA Housing	200	Design Team Appointed	Lodge Part 8 Q2 2020	TBC
North Central	DCC (Rapid build)	Sladmore, Ayrefield, D.13	LA Housing	22	Design Team Appointed	Lodge Part 8 Q1 2020	TBC
North Central	DCC	Glin Court, D.17	LA Housing	25	Design Team Appointed	Lodge Part 8 Q2 2020	TBC

Capital Appraisals being processed

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	DCC (Scoil Eanna)	Lisadell and Rafters Lane D.12	LA Housing	180	Design Team procurement (from new framework)	Tender for Design Team	TBC
South Central	DCC (Rapid build)	Grand Canal Basin, D.8	LA Housing	80	Design Team procurement (from new framework)	Tender for Design Team	TBC
South Central	AHB (Alone/Circle)	1b St. Michael's Estate, D.10	CAS	52	Planning application lodged with decision due Dec 20 th	Decision on planning	Q4 2020
South Central	DCC	St Michaels Estate	LA Housing Mixed scheme	150	Tender process for Design Team underway	Design Team appointed by end of Jan 2020	TBC
South Central	AHB (Novas)	Kilmainham, D.8	CAS	11	Contracts with DPER	Departmental approval	Q4 2020
South Central	AHB (Respond)	Sarsfield Road, OLV Centre, D.10	LA Housing	6	Capital Appraisal submitted	Procure design team	
North West	DCC	Valley Site, D.11	LA Housing		Scheme is economically unviable due to excessive abnormals		
North West	DCC	Kildonan Lands, D.11	LA Housing	118	Finalise Masterplan layout.	Tender for Design Team	2021
North West	AHB (Clanmil)	Aughrim Street, Stoneybatter, D.7	CALF	4	Turnkey Project	Completion of scheme	Q4 2020
			TOTAL	1,512			

Schemes at Planning or Design Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	AHB (Cluid)	North Great Charles St., D.1	CALF	53	Agreement signed with St Michaels House	Transfer of site to Cluid from SMH	2020
Central	DCC	East Wall Road, D.3	LA Housing	80	Social Housing Development	Decision on future direction of site	TBC
Central	AHB (Circle)	Railway Street, D.1	CALF	47	Planning Permission granted July. 3 rd party appeal lodged	ABP decision	Q3 2021
Central	DCC Depot Site	Broombridge Road, D.7	LA Housing	15	Feasibility study being undertaken	Determine development options and devise plan	TBC
Central	DCC	Bannow Road (2.8 Acres), D.7	LA Housing	TBC	Site recently purchased by DCC adjacent to Batchelor's Factory	Plan to be developed for Social Housing scheme	TBC
Central	DCC Depot Site	Portland Row, D.1	LA Housing	35	Feasibility study being undertaken	Determine development options and devise plan	TBC
Central	DCC Depot Site	Orchard Road, D.3	LA Housing	32	Feasibility study being undertaken	Determine development options and devise plan	TBC
South Central	AHB (Respond)	Lar Redmond Centre, D.12	LA Housing	10	Draft proposal submitted to include adjacent site in plans	Capital appraisal to be submitted	2021
South Central	DCC	Dolphin Phase 2, D.8	Regeneration	180	Phase 1B (30 units) approved by the Department	Master plan finalised Prepare cost plan and CEA	2022
South Central	AHB (Circle)	Coruba House, D.12	CALF	36	Design received, potential to develop adjacent lands	Circle to revert following consultation with adjoining landowner	2020
South Central	DCC Depot Site	Garryowen Road, D.10	LA Housing	34	Potential Social Housing Development	Determine development options and devise plan	TBC
South Central	DCC Depot Site	Davitt Road, D.12	LA Housing	70	Potential Social Housing Development	Determine development options and devise plan	TBC
South Central	DCC Depot Site	Marrowbone/ Forbes Lane, D.8	LA Housing	120	Potential Social Housing Development	Develop proposal in accordance with the Liberties LAP	TBC
South Central	DCC/AHB	Longmeadow's/ Sarsfield Road D 10	LA Housing CALF	250	Land currently on long lease to Sons of Divine Providence	Determine development options and devise plan	TBC
North Central	AHB (FOLD)	Millwood Court, D.5	CALF	60	Plans being developed by FOLD	Plans ready for local consultation	TBC

Schemes at Planning or Design Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	AHB (Cluid)	Thatch Road, D.9 Swords Road (Site A)	LA Housing	30	Site affected by Bus Connects	Determine when site will be available for future development	2021
North Central	DCC	Belcamp Oblate Lands, D.17	LA Housing	300	Extensive Masterplan required	Determine development options	TBC
North Central	DCC Depot Site	Collins Avenue, D.9	LA Housing	115	Social Housing Development	Determine development options	TBC
North Central	DCC (Rapid build)	Darndale Spine	LA Housing	80	Initial feasibility study completed	Procure design team from framework	TBC
North Central	DCC	Belcamp Site E	LA Housing	28	Risk analysis of site to assess best chances for delivery	Procure design team from framework	TBC
South East	DCC Depot Site	Sundrive Road, D.12	LA Housing	2	Potential Social Housing Development	Determine development options and devise plan	TBC
North West	DCC	74/75 Fairlawn Road, D.11	LA Housing	TBC	In-fill site	Plan to be developed for Social Housing	-
North West	DCC	Berryfield Road, D.11	LA Housing	TBC	In-fill site (open space)	Plan to be developed for Social Housing	-
North West	DCC	St. Helena's Road, D.11	LA Housing	TBC	Cul-de-sac site near new Rapid scheme	Plan to be developed for 1-2 houses	-
North West	AHB (Novas)	307 Casement Road, D.11	LA Housing	2	Single stage approval received	Planning application to be lodged	2020
North West	AHB (Novas)	13 Casement Drive, D.11	LA Housing	2	Single stage approval received	Planning application to be lodged	2020
North West	DCC	Church of the Annunciation, Finglas, D.11	LA Housing	45	Initial feasibility done 2018 Advanced feasibility study currently being undertaken	Plan to be developed for Senior Citizen accommodation	TBC
North West	DCC	37/38 Barnmore Park, D.11	LA Housing	TBC	In-fill site	Plan to be developed for Social Housing	TBC
			TOTAL	1,626			

Traveller Accommodation Programme

Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
Single Stage	DCC	Naas Road	LA Housing	3	Detailed design	Sewerage connection issues to be resolved	Q4 2020
Single Stage	DCC	Avila Park	LA Housing	3	Detailed design	Part 8 application Q1 2020	Q2 2021
Single Stage	DCC	Reuben Street	LA Housing	1	Detailed design	Part 8 application Q1 2020	Q4 2020
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design and consultation	Issues have arisen, consultation stalled	2021
Stage 1	DCC	Cara Park	LA Housing	8	Preliminary design and consultation	Part 8 application Q2 2020	2020/2021
Stage 1	DCC	Cara Park	LA Housing	2	Preliminary design and consultation	Part 8 application Q2 2020	2020/2021
Stage 2	DCC	Labre Park (Phase 2/3)	LA Housing	28	Consultation complete. Design frozen	Part 8 application Q1 2020	2020/2023
Stage 1	DCC	St. Mary's	LA Housing	1	Preliminary design and consultation	Detailed design Needs agreement from Fingal	2020
			TOTAL	56			

Potential Affordable Purchase Homes

Schemes/Sites	Units	Status	Finish Date
Ballymun O'Cualann (Sites 22 and 23), Dublin.11	39	On site	2020
Ballymun O'Cualann (Site 21), Dublin.11	13	Planning Permission granted for the 13 units Dec 4 th 2019	2020
*Ballymun; Balbutcher and Sillogue sites 12 & 14, Dublin.11	157	Workshop held with interested parties in November in Wood Quay venue. Workshop was well received. Feedback being reviewed and next steps being considered	TBC
Ballymun – further sites, Dublin.11	200	Potential for development being explored	
*Cherry Orchard, Dublin.10	215	Workshop held with interested parties in November in Wood Quay venue. Workshop was well received. Feedback being reviewed and next steps being considered	TBC
Cherry Orchard – further sites, Dublin.10	200	Potential for development being explored	
Housing Land Initiative site – O' Devaney Gardens	165	Development agreement with BARTRA signed December 2019	TBC
Housing Land Initiative site - Oscar Traynor Road	164	In procurement process	
Belcamp/Oblate Lands, Coolock, D.17	300	Masterplan will go out for public consultation start of January 2020. This process will take approx. 6 weeks	TBC
Kildonan, Finglas, Dublin.11	50	Feasibility stage	TBC
Poolbeg SDZ	500	Feasibility stage	TBC
TOTAL	2,003		

Cost Rental Proposals

Schemes/Sites	Units	Status	Finish Date
Emmet Road, D.8 (St. Michael's)	330	Framework Development Plan completed submitted to DHPLG Aug 2019 (with stage one application) Design team tender assessments underway	TBC
Coultry Road, Ballymun, (Site 6) D.11	300	Negotiations with AHB underway	TBC
Cherry Orchard	600	Draft Park West/Cherry Orchard LAP approved and in effect since Nov 4 th 2019	TBC
Cromcastle (Underpass site)	TBC	Masterplan of site required. Discussions underway with regard to the best way to proceed.	
TOTAL	1,230		

Summary 2019 Long Term Lease Delivery	Units	Status
Total expected to close by year end 2019	140	
New Applications	114	Delivery date not known at this stage
Enhanced Lease Proposals	225	Delivery 2021
Total Proposals	479	

Buy and Renew Scheme: Derelict/Vacant properties 2019 (Total Acquired/Completed 2018: 27 units)

20 Properties completed and allocated up to December 2019

Status of remaining properties (21) below acquired under the Derelict Sites Act/CPO through the Buy and Renew Scheme 2019

Property	Position
6 Creighton Street, Dublin 2	Stabilisation works completed. Estimated Completion is Q4 2020
7 Kingsland Park Avenue, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
77 & 77A & 78 The Coombe Dublin 8	Contractor appointed. Estimated completion Q2 2020
32 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
33 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
16/16A St James Terrace, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
17/17A St James Terrace, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
142 Harold's Cross Road, Dublin 6	Prepare design detail and appoint contractor. Estimated completion Q3 2020
144 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion date Q3 2020
35 Malahide Road, Dublin 5	Appoint Contractor. Estimated completion date Q2 2020
10 Hazelcroft Gardens, Dublin 11	Appoint Contractor. Estimated completion date Q2 2020
25A Barnmore, Finglas, Dublin 11	Appoint Contractor. Estimated completion date Q3 2020
22 Derry Road, Crumlin, Dublin 12	Appoint Contractor. Estimated completion date Q2 2020
19 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q3 2020
21 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q3 2020
414 North Circular Road	Appoint Contractor. Estimated completion date Q4 2020

Vacant residential property acquisitions

The Housing Department is currently negotiating the acquisition of 18 additional vacant residential properties under the buy and renew scheme.

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 Housing Department vacant housing register has recorded 623 residential properties by accessing data from the CSO, Geo-directory, Vacanhomes.ie and internal databases. The City Council has undertaken 332 site inspections with a further 24 inspections scheduled and 21 title searches currently in progress.

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

Vacant Property Refurbishments Completed 2019

Property Type	Central	North Central	North West	South Central	South East	Total
House	35	81	107	111	2	336
Apartment	53	16	43	136	92	340
Senior Citizens	35	50	65	49	38	237
Total	123	147	215	296	132	913

These properties are divided into: Vacant Council Properties: 673, Acquisitions: 240 Total: 913

Current Refurbishments Underway:

Status	Central	North central	North West	South Central	South East	Total
Being refurbished by Framework	75	74	88	110	75	422
Being refurbished by Direct Labour	8	0	18	30	5	61
Total	83	74	106	140	80	483



1 Dublin Region Homeless Executive Update

This report sets out the data collated and analysed by the Dublin Region Homeless Executive (DRHE) from January 2019 to November 2019. The DRHE provides funding to 22 Non Profit Organisations for in excess of 109 homeless services across the Dublin region. In addition, the DRHE coordinates and funds the provision of private emergency accommodation for people experiencing homelessness. The DRHE works to move people through emergency accommodation, supported with health and support services, towards a sustained exit from homelessness. This work is carried out through three main areas of operation, Prevention, Protection and Progression.

The DRHE would like to thank all our partners and statutory agencies for their continued support and cooperation. We work closely with them on a daily basis and, in 2019, working together we added an additional 300+ permanent beds for singles persons.

2 Families accessing Emergency Accommodation (EA)

2.1 Family Presentations

A total of 987 families (or an average of 90 families per month) entered emergency accommodation between January and November 2019. This represents a decrease when compared with the same period in 2018 when the average monthly number of presentations was 97. The monthly breakdown for 2018 and 2019 is outlined in Table 1 below.

Table 1.

Month	2018	2019
January	109	92
February	102	102
March	82	82
April	90	94
May	79	67
June	92	71
July	122	124
August	113	103
September	88	102
October	89	85
November	96	65
Total to November 2018	1,062	987
December	50	
Total	1,112	987

While the number of families in need of emergency accommodation remains high, considerable progress has been made in relation to exits. From January 2019 to November 2019 a total of 1,030 families have exited emergency accommodation through the creation of new tenancies.

2.2 Families in Emergency Accommodation

In November there was 1,256 families in emergency accommodation across the Dublin region. This is the lowest number since June 2019 (1,249). Significant progress has also been made in reducing the number of families self-accommodating in hotels. In January 2019 there were 554 families self-accommodating and by December 2019 this figure has decreased to 424. There are 380 families being accommodated in family hub facilities across the region with these facilities offering better amenities to families until they can secure a longer term housing solution.

In addition, the DRHE has placed families and individuals in own door units. This type of accommodation allows families to live independently, while continuing to access housing advice and support. Although these families are not at risk of homelessness, they are receiving supports and DRHE staff continue to engage with them to support them into long-term tenancies. There are currently 202 families in these units and indications are that this number will continue to decrease in 2020.

2.3 Family Exits from Emergency Accommodation

In the context of the limited supply of social housing, work continues to exit people from homelessness. From January 2019 to November 2019, 1,030 families exited homelessness to tenancies, as detailed in Table 2. This figure has surpassed the total number of exits achieved in 2018, which was 780 families. Furthermore, in 2018 58% of families exited emergency accommodation to HAP tenancies, the remaining 42% exited to Local Authority Housing. In 2019 to date, the majority of exits, 59% (605) were sourced through the creation of Local Authority tenancies and the remaining 41% to HAP tenancies.

Table 2.

Timeframe	Housing Assistance Payment	Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition	Total
Jan - Nov 19	425	605	1,030

2.4 Supports Provided to Families in Emergency Accommodation:

Families in emergency accommodation are supported as follows:

- Hotels and B&Bs – The newly recruited Housing Support Officers working directly with families in hotels and B&B's supporting them to exit homelessness.
- Private Emergency Accommodation – Supports are provided by the Family Housing Assistance Team (FHAT). The team is currently operated, on behalf of the DRHE, by Focus Ireland.
- Supported Temporary Accommodation – Supports are provided by the NGO who operate each individual service.
- Family Hubs – Hubs operated by NGOs have staff assigned to support families out of homelessness. Where a hub is run by a private operator, the FHAT provide supports.

3 Single Adults Prevention & Presentations

3.1 Single Adults

In November there were 2,687 single adults in emergency accommodation in the Dublin region. Table 3 below gives a breakdown of the numbers of single people in emergency accommodation broken down by month up to November 2019.

Table 3.

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov
Total	2,550	2,479	2,479	2,571	2,545	2,572	2,493	2,481	2,508	2,694	2,687

3.2 Presentations per month

Between January and November 2019 an average of 157 single adults entered emergency accommodation for the first time each month, a total of 1,727 individuals. The monthly breakdown is outlined in table 4 below.

Table 4.

Month (2019)	Total Singles
January	172
February	151
March	147
April	155
May	151
June	141
July	213
August	169
September	138
October	170
Nov 2019	120
Total to Nov	1,727

3.3 Single exits in 2019 by tenancy type

In the same period a total of 531 single adults exited emergency accommodation to tenancy. The monthly breakdown by tenancy type is outlined in Table 5 below:

Table 5.

Month	HAP	LA	LTA	Rapid Build	AHB	Housing Agency Acquisition	PR	RAS	Total Households
Jan-19	30	8	0	3	2	3	6	0	52
Feb-19	17	6	3	0	5	2	3	0	36
Mar-19	5	7	8	0	10	1	2	0	33
Apr-19	24	9	0	0	4	0	2	0	39
May-19	17	18	3	1	12	0	2	5	58
Jun-19	28	7	3	0	9	0	0	0	47
Jul-19	19	11	9	0	11	0	0	2	52
Aug-19	32	15	8	0	10	0	1	1	67
Sep-19	20	12	12	0	8	0	1	0	53
Oct-19	24	8	9	0	9	0	0	0	50
Nov-19	23	7	6	0	5	2	1	0	44
Total	239	108	61	4	85	8	18	8	531

In addition 659 adults were prevented from entering emergency accommodation through the creation of a new tenancy. The monthly breakdown outlined in Table 6 below shows Single Adult Preventions in 2019 (prevented from entering EA through the creation of a new tenancy)

Table 6.

Month (2019)	Total Singles
January	55
February	51
March	63
April	61
May	60
June	61
July	69
August	68
September	54
October	56
Nov 2019	61
Total to Nov	659

3.4 Capacity

Emergency accommodation capacity has increased over the last year to meet rising demand, with an increase of 300+ permanent beds for singles. However at the same time, we continue to work hard on advancing 'housing-led' solutions that effectively end the experience of homelessness. In the face of increased demand for access to available emergency accommodation, the rate of provision of affordable housing options to persons experiencing homelessness particularly singles in Dublin remains insufficient.

Bed capacity and increases in demand for accommodation are consistently monitored 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. Throughout the Christmas and New Year period of 2019 / 2020 any person that requested accommodation was placed and there was spare capacity every night. To put this into context, over the Christmas period:

- The highest number of 109 empty beds was on a night in December 2019
- There was an average of 53 empty beds each night in December 2019
- There was an average of 19 empty beds each night in November 2019
- On average throughout 2019, there were 9 empty beds each night during the year.

4 Housing First

The Dublin Region Housing First Service has housed 113 homeless individuals in 2019 up to the end November, of which 89% have successfully retained housing. The overall total number of individuals housed under Housing First is now 356. This Housing First service is delivered by the Peter McVerry Trust, with targets to deliver 405 additional Housing First tenancies over the three-year period to June 2022. A steady supply of single person units with the appropriate wraparound supports will be critical to accelerate this goal.

A Street Outreach Service, operated by Dublin Simon Community, is assertively engaging with people sleeping rough across the Dublin region. This service operates 365 days a year from 7am Mon-Fri/9am Sat-Sun until 1am. The team of outreach workers meet daily with people sleeping rough, including people in tents, to support them into temporary homeless accommodation. The National Director of Housing First has been supporting the eight regions outside Dublin to deliver Housing First in line with the Housing First National Implementation Plan 2018 - 2021. Housing First services are operating in Cork, Limerick, Galway and the South-East and Housing First providers have been appointed following tendering processes in the four remaining regions. The University of Limerick will shortly commence a National Evaluation of the Housing First programme.

5 The Winter 2019 Rough Sleeping Count

The Winter 2019 Rough Sleeping Count (RSC) took place on the night of Tuesday the 26th of November into the morning of Wednesday the 27th of November. The results from the count show that there were 90 individuals sleeping rough across the Dublin Region on that night. (Winter 2018; 156 and Spring 2019; 128 were counted rough sleeping). Of the 90 individuals 63 were male, 17 were female and the remaining 10 individuals were not identified.

This huge reduction in the numbers of people counted as sleeping rough can be attributed to the assertive on street engagement by the Dublin Simon Outreach Team and the PMVT Housing First Intake team, working in cooperation with the DRHE outreach team. (Please note; a provisional figure of 92 was reported, following the completion of the verification process 2 duplicates were identified and removed).

6 Reasons for family homelessness – January 2019 to June 2019

In the first six months of 2019, a total of 508 new families were accommodated in emergency accommodation in the Dublin Region whom had no active or previous PASS record, i.e. they were 'new' to homelessness. A review of the initial assessments conducted with families upon their presentation to homeless services reveals two primary reasons for homelessness;

1. Leaving private rented accommodation on foot of a Notice of Termination (NOT) and
2. Leaving family or friend's accommodation due to relationship breakdown or overcrowding.

A small number of families reported 'other' reasons for their presentation to homeless services.

- 47% (n=232) gave the primary reason for their presentation to homeless services related to a loss or inability to secure private rented accommodation;
- 43% (n=213) attributed their presentation to homeless services because of family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances;
- 10% of families (n=46) reported 'other' reasons for their presentation to homeless services;
- There was insufficient information available for the remaining 17 families.

**2 detailed reports on families' experience of homelessness are available at*

<https://www.homelessdublin.ie/info/publications>

Eileen Gleeson

Director of Dublin Region Homeless Executive

January 2020