Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC

TO BE HELD IN THE REMOTE VIDEO CONFERENCE

ON WEDNESDAY 11 NOVEMBER 2020 AT 11.00 AM

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AGENDA

WEDNESDAY 11 NOVEMBER 2020

		PAGE
1	Minutes of meeting dated Wednesday 14th October and matters arising	**3 - 8**
	Draft Minutes Attached	
2	Chairpersons Business	
	i) Correspondence No Correspondence Received	
	ii) Working Groups Update	
3	Housing Management Update	
	i) Report on Housing Supply	**9 - 30**
	ii) Report on Homelessness	**31 - 34**
	iii) Housing Strategy for New City Development Plan Presentation	**35 - 50**
4	Lord Mayor's Taskforce on Homelessness	

5 AOB

Housing SPC Minutes

HOUSING STRATEGIC POLICY COMMITTEE MEETING

WEDNESDAY 14TH OCTOBER 2020

ATTENDANCE

COUNCILLORS

Mary Callaghan

Hazel Chu

Donna Cooney

Kevin Donoghue

Daithi Doolan

Pat Dunne

Anthony Flynn

James Geoghegan

Alison Gilliland - Chairperson

Briege MacOscar

Tina MacVeigh

Máire Devine

Cieran Perry

Catherine Stocker

EXTERNAL MEMBERS

Pat Greene – DSC

Karen Murphy - ICSH

Claire McManus - JFOC

Aine Wellard - VVI

Apologies

Cllr Colm O'Rourke

Mike Allen – Focus Ireland

Mick O'Reilly - ICTU

Liam Kelly WRA

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Other Councillors in attendance

Mannix Flynn

Patricia Roe

Christy McLoughlin, Administrator

1. Minutes of meeting dated Wednesday 9th September

Agreed : Minutes Agreed

The Chairperson welcomed Cllr Máire Devine as replacement member for former Cllr Criona Ni Dhálaigh and, on behalf of the Committee, recognised Cllr Ni Dháilaigh's immense contribution and commitement to the Housing SPC over many Council terms.

2. Chairperson's Business

i. Correspondence

No correspondence received

3. Working Group Reports

i. Report from Rental Model Review Working Group

The Chairperson recognised the contribution of members and acknowledged the valuable input from Ms Aine Wellard (member) who shared her experiences as a visually impaired tenant. The Chairperson also thanked the Housing Rent section, in particular Tara Roberston, Administrative Officer for supporting the Working Group.

The final report was discussed and, in particular, the recommendations regarding extending the current rent model beyond current income thresholds to allow a more inclusive public housing model, accessibility issues and rent arrears management

The following considerations were raised:

- Contribution of rents towards housing and maintenance costs
- Complexity of circumstances giving rise to rent arrears
- Profile of tenants' income
- Range of income levels with regard to arrears – significant proportion of higher income households in arrears
- Role and compatibility of legislation
- Potential for voluntary op-in to direct debit from welfare supports and employment to support rent payment
- External Arrears collection not an option

Agreed : Dublin City Council Management to arrange for a financial analysis on the extension of the current rent model to allow for a more inclusive public housing model as proposed by the Public Housing Working Group

Agreed : Accessibility Recommendations

Agreed : Rent Arrears Recommendations

ii. Report from Public Housing Working Group

Chairperson recognised the contributions of the members of the Working Group and their support for the process and the final report. The Chairperson also thanked the Housing Supply section, in particular Bernie Roe, Senior Executive Officer for supporting the Working Group.

The final report was discussed and in particular the recommendations regarding the agreed definition of public housing, the approach to transition to a more inclusive housing model, a land management and acquisition approach to future proof housing supply and a public housing pilot.

The following considerations were raised:

- Aligning a new public housing rental model with capital and maintenance
- State/Ministerial support for a new public housing model
- Financial costs pertinent to borrowing and construction
- Accessing land into the future

Agreed : Dublin City Council Management to arrange for a financial analysis to be conducted on the model proposed to ascertain sustainability, viability and scalability.

4. Compact City Housing Presentation – RIAI

Claire McManus, SPC member and RIAI representative, gave a presentation on compact growth.

The presentation was discussed and the following considerations were raised:

- Compact growth compared to urban sprawl
- The advantages of compact growth
- The cost and affordability of building that supports compact growth
- Current tax and financial arrangement incompatibility with encouraging compact growth

Agreed : Presentation noted

5. Housing Strategy for New City Development Plan

Agreed ： Defer Agenda point 5 the December SPC meeting

6. Lord Mayor's Task Force on Homelessness

The Lord Mayor provided a verbal update on the work of the Task Force on Homelessness detailing the task force's weekly meetings, the sharing of experiences by homeless service users with the taskforce, the task force's discussions on supporting homeless person who have complex needs and proposed communication with the Minister of Housing, Planning and Local Government.

Agreed : N/A

7. AOB

The Chairperson advised members of a briefing for SPC Councillors and Councillors of the North Central Area Committee on construction costs

The following considerations were raised

- Poolbeg Update
- AHB Memorandum of Understanding

Chairperson thanked members for their participation

Cllr. Alison Gilliland
CHAIRPERSON

Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 11th November 2020

Item No. 3i

The current four-year housing programme 2018-2021 began in January 2018.The total 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 projected delivery for the complete (2018-2021) programme was:

Programmes	**2018**	**2019**	**2020**	**2021**	**Total**
New Build – DCC	271	302	455	1,860	2,888
New Build – AHB's	403	343	284	609	1,639
Part V	71	207	400	400	1,078
Voids Restored by DCC	300	58	58	58	474
Total new build	**1,045**	**910**	**1,197**	**2,927**	**6,079**
Long Term Leasing	440	460	495	498	1,893
Acquisitions	278	254	295	295	1,122
Total Delivery	**1,763**	**1,624**	**1,987**	**3,720**	**9,094**
HAP Tenancies (Homeless, DRHE)	585	1,276	1,500	1,500	4,861
HAP Tenancies (Mainstream)	2,040	739	780	825	4,384
HAP Tenancies (Rent Supplement)	2,068	1,530	780	825	5,203
Total HAP Output	**4,693**	**3,545**	**3,060**	**3,150**	**14,448**
Additional Voids Restored	571	725	800	800	2,896
Overall Total	**7,027**	**5,894**	**5,847**	**7,670**	**26,438**

Brendan Kenny

Deputy Chief Executive

2nd November 2020

Homes Under Construction							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Unit No and Type**	**Status**	**Next Mile Stone**	**Finish Date**
North Central	DCC	Ayrfield Churchwell Gardens	**Housing PPP**	**150** 50 x 1 bed 81 x 2 bed 19 x 3 bed	On site	Completion of scheme	Q2 2021
North Central	AHB (Respond)	Chanel Manor, Coolock D.5	CALF	**78** Final unit mix to be determined	On site	Completion of scheme	Q3 2021
North Central	DCC (Rapid build)	Bunratty Road D.17	LA Housing	**78** 32 x 1 bed 32 x 2 bed 14 x 3 bed	On site	Completion of scheme	Q2 2021
North Central	AHB (Clanmil)	Newtown Cottages, Malahide Road	CALF	**3** 3 x 3 bed	On site – Turnkey	Completion of scheme	Q3 2021
South East	AHB (Tuath)	Ravensdale Court D.12	CALF	**12** 7 x 1 bed 3 x 2 bed 2 x 3 bed	On site – Turnkey	Completion of scheme	Q3 2021
South East	DCC	Moss Street, D.2	LA Housing	**21** 14 x 1 bed 7 x 2 bed	On site	Completion of scheme	Q2 2021
South East	AHB (PMVT)	New street, D.8	CAS	**8** 5 x 1 bed 3 x 2 bed	On site	Completion of scheme	Q1 2021
South Central	DCC In House	St. Teresa's Gardens, D.8	Regeneration	**54** 8 x 1 bed 18 x 2 bed 28 x 3 bed	On site	Completion of scheme	Q1 2021
South Central	AHB (Alone)	Jamestown Court, D.8	CALF	**12** 12 x 1 bed	On site	Completion of scheme	Q4 2020
South Central	DCC	Cornamona, Ballyfermot	LA Housing	**61** 29 x 1 bed 19 x 2 bed 13 x 3 bed	On site	Completion of scheme	Q1 2022

Homes Under Construction							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Unit No and Type**	**Status**	**Next Mile Stone**	**Finish Date**
South Central	DCC (Rapid build)	Bonham Street	LA Housing	**57** 26 x 1 bed 26 x 2 bed 5 x 3 bed	On site	Completion of scheme	Q3 2021
South Central	DCC (Rapid build)	Springvale, D.20	LA Housing	**71** 21 x 1 bed 30 x 2 bed 20 x 3 bed	On site	Completion of scheme	Q4 2021
South Central	DCC (Rapid build)	Cork/Chamber Street, D.8	LA Housing	**55** 32 x 1 bed 10 x 2 bed 13 x 3 bed	On site	Completion of scheme	Q1 2022
South Central	AHB (Oaklee)	30-35 Bow Lane D.8	CALF	**15** 4 x 1 bed 9 x 2 bed 2 x 3 bed	On site – Turnkey	Completion of scheme	Q4 2020
South Central	AHB (Respond)	Bluebell Avenue	CALF	**47** 15 x 1 bed 23 x 2 bed 9 x 3 bed	On site – Turnkey	Completion of scheme	Q3 2021
South Central	AHB (Tuath)	Lough Conn Rd Ballyfermot D.10	CALF	**4** 2 x 2 bed 2 x 3 bed	On site – Turnkey	Completion of scheme	Q4 2020 (2 units) Q1 2021 (2 units)
South Central	AHB (Tuath)	Park West, D.12	CALF	**58** 26 x 1 bed 23 x 2 bed 9 x 3 bed	On site – Turnkey	Completion of scheme	Q4 2021
South Central	AHB (Tuath)	Park West, D.12	CAS	**43** 13 x 1 bed 30 x 2 bed	On site – Turnkey	Completion of scheme	Q2 2021
South Central	AHB (Respond)	Long Mile Road	CALF	**138** 51 x 1 bed 80 x 2 bed 7 x 3 bed	On site - Turnkey	Completion of scheme	Q1 2022

Homes Under Construction							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Unit No and Type**	**Status**	**Next Mile Stone**	**Finish Date**
South Central	AHB (Respond)	199 -201 A Harold's Cross Road	CALF	**12** 7 x 1 bed 5 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2021
Central	AHB (Focus Ireland)	Connaught Street, Dublin 7	CALF	**20** 12 x 1 bed 8 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2021
Central	DCC(In House)	O' Devaney Gardens, D.7	Regeneration	**56** 6 x 1 bed 27 x 2 bed 23 x 3 bed	On site	Completion of scheme	Q3 2021
Central	DCC	Dominick Street	Regeneration	**72** 12 x 1 bed 50 x 2 bed 10 x 3 bed	On site	Completion of scheme	Q3 2021
Central	AHB (CHI)	North King St	CALF	**30** 11 x 1 bed 15 x 2 bed 4 x 3 bed	On site	Completion of scheme	Q3 2022
Central	DCC(In House)	North King St	LA Housing	**30** 7 x 1 bed 21 x 2 bed 2 x 3 bed	On site	Completion of scheme	Q3 2021
Central	AHB (Tuath)	Ellis Court, D.7	CAS	**22** 6 x 1 bed 15 x 2 bed 1 x 3 bed	On site	Completion of scheme	Q1 2021
Central	AHB (Clanmil)	Dorset Street	CALF	**9** 1 x 1 bed 8 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2020
Central	AHB (Clanmil)	Aughrim Street, Stoneybatter, D.7	CALF	**4** 2 x 1 bed 2 x 2 bed	On site – Turnkey	Completion of scheme	Q1 2021
North West	DCC	Scribblestown Rise	**Housing PPP**	**70** 19 x 1 bed 40 x 2 bed 11 x 3 bed	On site	Completion of scheme	Q4 2020

Homes Under Construction							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Unit No and Type**	**Status**	**Next Mile Stone**	**Finish Date**
North West	AHB (Tuath)	Willow Park, D.11	CAS	**2** 2 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2020
North West	AHB (Novas)	Ratoath Avenue D.7	CAS	**6** 6 x 1 bed	On site	Completion of scheme	Q4 2021
			TOTAL	**1,298**			

Schemes at Tender Stage							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
Central	DCC	Croke Villas, D.3	Regeneration	**61** 21 x 1 bed 37 x 2 bed 3 x 3 bed	Design and cost review of scheme underway due to regulatory changes	Tender process commenced	TBC
Central	DCC	Sackville Ave, D.3	Regeneration	**11 + 3** 14 x 3 bed	Tenders returned Sept 11th and under review	Award of contract November 2020	Q2 2022
Central	DCC Housing Land Initiative	O' Devaney Gardens	Joint Venture	**192**	Development Agreement signed Dec 9th 2019	Submission to ABP by early Q1 2021	TBC
South East	AHB (PMVT)	Townsend Street 180-187, D.4	CAS	**20** 20 x 1 bed	3rd party appeal lodged re two commercial units. Decision due 7/12/20 Section 183 prepared	Award of contract and Section 183 approval	Q4 2021
South East	AHB (Cluid)	Bethany House, D.4	CALF	**62** 45 x 1 bed 17 x 2 bed	Contractor to be appointed December 2020	On site February 2021	2022
South Central	AHB (Dublin Simon)	25/26 Ushers Island, D.8	CAS	**100** 100 x 1 bed	Tender assessment underway	Award of contract	Q2 2021
North Central	DCC Housing Land Initiative	Oscar Traynor Road	Joint venture	**300**	Preferred bidder identified. Noted at September area committee and will go to full Council in Nov	Award of contract and Section 183	TBC
North Central	AHB (Respond)	Highpark, Gracepark Rd,	CALF	**101** 40 x 1 bed 36 x 2 bed 25 x 3 bed	Planning permission granted by An Bord Pleanala July 2019	Out to tender January 2021. On site summer 2021	2022
			TOTAL	**850**			

Homes Currently Being Acquired							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
All Areas	DCC	General Acquisitions	LA Housing	198	With Law Department	Closing of acquisitions ongoing	2020
All Areas	Housing Agency	General Acquisitions		23	Various proposals in progress	Closing of acquisitions	2020
All Areas	AHB	General and Special Needs	CALF	35	Various proposals in progress	Closing of acquisitions	2020
All Areas	AHB	General and Special Needs	CAS	20	Various proposals in progress	Closing of acquisitions	2020
North West	DCC	Prospect Hill Turnkey, D.11	LA Housing	58	Snagging process commenced	Closing of acquisitions	2020
			TOTAL	**334**			

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	Q3 2020
North Central	DCC	Poplar Road, Dublin 3	LA Housing/Leasing	3	Agreement in place	Units to be leased	Q4 2021
North Central	AHB	Chanel Manor, Coolock Village, D5	CALF	9	Funding Approved	Units to be acquired	Q3 2022
North Central	DCC	Black banks, Raheny, D5	LA Housing	4	Agreement in place	Units to be acquired	Q1 2021
North Central	DCC	Hampton, Grace Park Rd, D9	LA Housing	8	Agreement in place	Units to be acquired	Q1 2023
North Central	DCC	Swiss Cottage, Swords Rd, D9	LA Housing	11	Agreement in place	Units to be acquired	Q4 2020
South East	AHB	Donnybrook Gardens, D4	CALF	4	Funding approved	Units to be acquired	Q4 2020
South East	DCC	St. Pancras, Harold's Cross	LA Housing	7	Agreement in place	Units to be acquired	Q3 2020

Part V Acquisitions (Approved)							
Committee area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
South East	DCC	Tara Towers Off Site	LA Housing	7	Agreement in place	Units to be acquired	Q3 2020
South East	DCC	Cardiff Lane Off Site	LA Housing	5	Agreement in place	Units to be acquired	Q3 2020
South East	DCC	Sandymount Castle Park	LA Housing	2	Agreement in place	Units to be acquired	Q4 2020
South East	DCC	Pembroke Row, Grand Canal	LA Housing	1	Agreement in place	Units to be acquired	Q2 2021
South Central	AHB	489/490 Bluebell Ave, D12	CALF	5	Agreement in place	Funding Approved	Q2 2021
South Central	AHB	126-128 Harold's Cross Rd	CALF	3	Agreement in place	Units to be acquired	Q2 2021
South Central	DCC	Former Dulux site, Davitt Rd	LA Housing/Leasing	26	Agreement in place	Units to be leased	Q1 2022
South Central	DCC	Herberton Rialto, D.8	LA Housing	39	Agreement in place (Works Required)	Units to be acquired	Q4 2020
South Central	DCC	Drimnagh Road	LA Housing/Leasing	1	Agreement in place	Lease agreement to be signed	Q3 2020
South Central	AHB	Long Mile Rd, D.12	CALF	15	Funding Approved	Units to be acquired	Q4 2021
South Central	DCC	107 South Gates Apt (for Black and Amber) Pub	LA Housing	1	Agreement in place	Unit to be acquired	Q4 2020
South Central	DCC	88 – 90 Drimnagh Road	LA Housing	2	Agreement in place	Units to be acquired	Q2 2021
Central	DCC	Block B Dublin Landings, D.2	LA Housing	30	Agreement in place	Units to be acquired	Q3 2020
North West	AHB	Pelletstown, D.15	CALF	16	Agreement in place	Units to be acquired	Q4 2020
North West	AHB	Block C and D Pelletstown, D.15	CALF	46	Agreement in place	Units to be acquired	Q4 2020
North West	DCC	Addison Lodge, Botanic Rd	LA Housing	2	Agreement in place	Units to be acquired	Q4 2020
North West	AHB	Ballygall Road West D.11	CALF	3	Agreement in place	CHI acquiring units	Q4 2020
			TOTAL	**264**			

Projects at an Advanced Stage of Planning or Design							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
Central	DCC In House	Infirmary Road, D.8	LA Housing	38	Detailed design development and tender production	Out to tender Q4 2020	2023
Central	AHB (Dublin Simon)	Arbour Hill, D.7	CAS	14	Stage 4 submission received	Stage 4 approval	2021
Central	DCC	Dorset Street Flats, D.1	LA Housing	158	Approval granted for 113 units and design development underway	Lodge Part 8 Q2 2021	TBC
Central	DCC	St. Finbar's Court, D.7	LA Housing	46	Stage 2 granted May Lodge Part 8 Nov	On site Q1 2021	Q3 2022
Central	DCC	James Mc Sweeney House, Berkeley St, D.7	LA Housing	35	Planning permission granted to AHB. DCC to take over property and project	Stage 1 Approval	Q2 2022
Central	AHB (Cluid)	North Great Charles St, D.1	CALF	53	Agreement signed with St Michaels House. Legal work being completed	Planning application to be lodged October	2022
Central	AHB (Circle)	Railway Street, D.1	CALF	47	Approved by ABP Feb 2020 Section 183 prepared	Section 183 approval	Q3 2021
South East	AHB (PMVT)	Shaw Street, D.8	CAS	12	3rd party appeal lodged, decision due 18/11/20	Planning Approval	TBC
South East	DCC (Rapid build)	St. Andrew's Court, D.2	LA Housing	42	Preferred bidder identified and process being finalised	Appoint Design Team October 2020	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 In House (Rapid)	Belcamp B, D.17	LA Housing	12	Stage two approval received July 2020	Lodge Part 8 Sept 2020	2021
North Central	DCC (Rapid build)	Woodville, D.5	LA Housing	36	Design of scheme underway	Lodge Part 8 Oct 2020	TBC
North Central	DCC (Rapid build)	Cromcastle Court, D.10	LA Housing	120	Design of scheme underway	Lodge Part 8 Oct 2020	TBC
North Central	DCC (Rapid build)	Slademore, Ayrfield, D.13	LA Housing	42	Design of scheme underway	Lodge Part 8 Q4 2020	TBC
North Central	DCC	Glin Court, D.17	LA Housing	32	Design of scheme underway	Lodge Part 8 Oct 2020	Q4 2022
North Central	AHB (FOLD)	Millwood Court, D.5	CALF	60	Design team appointed	Part 8 Approval	TBC

Projects at an Advanced Stage of Planning or Design							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
North Central	AHB (Cluid)	Thatch Road, D.9 Swords Road	LA Housing	100	Design in progress	Planning Approval	2021
South Central	DCC (Rapid build)	Grand Canal Basin, D.8	LA Housing	80	Preferred bidder identified and process being finalised	Appoint Design Team October 2020	TBC
South Central	DCC (Rapid build)	Rafters Road /Crumlin Rd	LA Housing	45	Preferred bidder identified and process being finalised	Appoint Design Team October 2020	TBC
South Central	AHB (Alone/Circle)	1b St. Michael's Estate, D.10	CAS	52	Planning permission granted. Stage 3 approved July 2020	Commence Tender Process	2022
South Central	DCC	St Michaels Estate, D.8	LA Mixed scheme	109	Design in progress	Lodge planning April 2021	TBC
South Central	AHB (Novas)	Kilmainham, D.8	CAS	11	Section 183 prepared	Approval of section 183	Q2 2022
South Central	AHB (Respond)	Sarsfield Road, OLV Ctr, D.10	LA Housing	6	Issue with boundary currently being investigated.	Procure design team	Q2 2021
South Central	DCC In House	Dolphin Phase 2, D.8	Regeneration	25	Phase 1B (25 units) design review underway	Finalise scheme design	2022
South Central	AHB (Circle)	Coruba House, D.12	CALF	36	New design submitted and discussions underway with AHB to progress project	Planning application to be lodged	2020
South Central	AHB (Respond)	Lar Redmond Centre, D.12	LA Housing	10	Revised scheme now submitted	Resubmit scheme to DHPLG	2021
South Central	DCC	31 Croftwood Drive, D.10	LA Housing	2	Pre part 8 circulation completed	Part 8 Approval	TBC
North West	DCC In House	Kildonan Lands, D.11	LA Housing	166	Stage 1 approval granted for first phase (75 units) May 2020	Procurement of Design Team	TBC
North West	AHB (Novas)	307 Casement Road, D.11	LA Housing	2	Re submit planning application. Section 183 prepared.	Section 183 approval	Q2 2021
North West	AHB (Novas)	13 Casement Drive, D.11	LA Housing	2	Stage 1 approval received Boundary issue on site. Section 183 prepared.	Section 183 approval	Q3 2021
			TOTAL	**1,408**			

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
Central	DCC	Ready Mix Site, East Wall Road, D.3	**Social Housing PPP**	100	Design team procurement	Appointment of design team	TBC
Central	DCC	Matt Talbot Court D.1	LA Housing-Regeneration	92	Tenders out for design team with return date of Nov 11th	Design team appointed	TBC
Central	DCC	Dunne Street, D.1	LA Housing-Regeneration	130	Costs being updated. CEA being completed	Tender for design team	TBC
Central	DCC	Russell Street, D.1	LA Housing	35	Feasibility report completed	Determine development options	
Central	DCC	Constitution Hill, D.7	LA Housing-Regeneration	100	Tenders out for design team with return date of Nov 11th	Design team appointed	TBC
Central	DCC (Depot Site)	Broombridge Road, D.7	LA Housing	15	Feasibility study completed	To go out to the AHB protocol	TBC
Central	DCC	Bannow Road (2.8 Acres), D.7	LA Housing	100	Feasibility study completed	Stage 1 application to be compiled for DHPLG	TBC
Central	DCC (Depot Site)	Portland Row, D.1	LA Housing	35	Feasibility study completed	Stage 1 application to be compiled for DHPLG	TBC
Central	DCC (Depot Site)	Orchard Road, D.3	LA Housing	62	Feasibility study completed	To go out to the AHB protocol	TBC
Central	DCC	Dominick Street West	LA Housing-Regeneration	75	Feasibility study completed Review of scheme underway	Plan to be devised for social housing scheme	TBC
Central	DCC (Depot Site)	Stanley Street, D.7	LA Housing	275	Feasibility study completed	Plan to be developed for mixed scheme	TBC
Central	DCC	St Bricin's Park, D.7	LA Housing	5	Feasibility study completed	Application to be submitted for the 1 stage approval process	TBC
South Central	DCC (Rapid build)	Lissadell Maisonettes (Ardscoil Eanna)	LA Housing-Regeneration	70	Potential Social Housing Development	Determine development options and devise plan	TBC
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)	Forbes Lane, D.8	LA Housing	100	Feasibility study underway	Plan to be devised for social housing scheme	TBC
South Central	DCC/AHB	Sarsfield Road D.10	LA Housing CALF	180	Feasibility study currently underway	Stage 1 application to be compiled for DHPLG	TBC

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	**Provider**	**Schemes**	**Funding Stream**	**Units**	**Status**	**Next Milestone**	**Finish Date**
South Central	DCC	Ravensdale Close, D.12	LA Housing	16	Feasibility study completed	To go out to the AHB protocol	TBC
South Central	DCC	Clonmacnoise Grove, D.12	LA Housing	29	Feasibility study completed	To go out to the AHB protocol	TBC
South Central	DCC	Bernard Curtis House, D.12	LA Housing-Regeneration	205	Feasibility study completed	Determine development options	TBC
South Central	DCC	Donore Avenue-(Former St Teresa's Gardens)	LA Housing-Regeneration	350	Negotiations ongoing with adjacent Developer	Planning Approval	TBC
North Central	DCC (Depot Site)	Collins Avenue, D.9	LA Housing	115	Feasibility study underway	Determine development options	TBC
North Central	DCC (Rapid build)	Darndale Spine D.17	LA Housing	70	Feasibility study completed	Determine development options	TBC
North Central	DCC (Rapid build)	Belcamp Site E D.17	LA Housing	41	Feasibility study completed	Determine development options	TBC
North Central	DCC	Mount Dillon Court, D.5	LA Housing-Regeneration	45	Feasibility study completed	Determine development options	TBC
North Central	DCC	Collins Avenue D9 Junction of swords Road	**Social Housing PPP**	100	Design team procurement	Appointment of design team	TBC
North Central	DCC	Gorsefield Court, D.5	LA Housing-Regeneration	90	Feasibility study completed	Determine development options	TBC
North Central	DCC	St Anne's Court, D.5	LA Housing-Regeneration	51	Stage 1 application being compiled	Stage 1 approval	TBC
South East	DCC (Depot Site)	Gulistan Terrace, D.6	LA Housing	100	Feasibility study completed	Plan to be developed for mixed use scheme	TBC
North West	DCC	Church of the Annunciation, Finglas, D.11	LA Housing	100	Feasibility study completed Review of scheme underway	Stage 1 application to be compiled	TBC
North West	DCC	Shangan Road, Ballymun	**Social Housing PPP**	100	Design team procurement	Appointment of design team	TBC
North West	DCC	Mellowes Road,Finglas	LA Housing	40	Feasibility study underway	Plan to be devised for social housing	
			TOTAL	**2,930**			

Traveller Accommodation Programme							
Projects	**Provider**	**Scheme**	**Funding Scheme**	**Units**	**Status**	**Next Milestone**	**Finish Date**
Stage 1	DCC	Naas Road	LA Housing	3	Detailed design	Sewerage connection issues to be resolved	Q4 2021
Stage 1	DCC	Avila Park	LA Housing	3	Detailed design	Part 8 application Q4 2020	Q4 2021
Stage 1	DCC	Reuben Street	LA Housing	1	Detailed design	Part 8 application Q4 2020	Q4 2021
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design and consultation	Issues have arisen, consultation stalled	TBC
Stage 1	DCC	Cara Park	LA Housing	9	Preliminary design and consultation	Part 8 application Q4 2020	2022
Stage 2	DCC	Labre Park (Phase 2/3)	LA Housing	28	Consultation complete. Design frozen	Part 8 application Q4 2020	2023
Stage 1	DCC	St. Mary's	LA Housing	1	Preliminary design and consultation	Detailed design Needs agreement from Fingal	TBC
			TOTAL	**55**			

Summary 2020 Long Term Lease Delivery	**Units**
Total Expected Delivery 2020	150
New application proposals	600
Enhanced Lease Proposals (units will not be completed until end of 2021)	225
Overall potential for Long Term Lease as at October 2020	**975**

Vacant (Void) Property Refurbishments: Completed to end of October 2020

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	15	68	73	64	18	238
Apartment	52	26	30	66	59	233
Senior Citizens	17	75	37	49	29	207
Total	84	169	140	179	106	**678**

These properties can be divided into: Vacant Council Properties: 487 Acquisitions: 191

Current Refurbishment of voids underway

Status	Central	North Central	North West	South Central	South East	Total
For or with Framework	65	23	46	85	51	270
Direct Labour	22	27	28	50	25	152
Total	87	50	74	135	76	**422**

Buy and Renew Scheme: Derelict/Vacant properties 2020

Status of properties (30) below acquired under the Derelict Sites Act/CPO and Acquisition process under the Buy and Renew Scheme

Property	Position
6 Creighton Street, Dublin 2	Stabilisation works completed. Estimated Completion is Q4 2021
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q4 2020
77 & 77A & 78 The Coombe Dublin 8	Contractor appointed. Estimated completion Q4 2020
32 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q3 2020
33 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q3 2020
142 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion Q4 2021
144 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion date Q4 2021
35 Malahide Road, Dublin 5	Appoint Contractor. Estimated completion date Q3 2020
10 Hazelcroft Gardens, Dublin 11	Appoint Contractor. Estimated completion date Q4 2020
25A Barnmore, Finglas, Dublin 11	Appoint Contractor. Estimated completion date Q3 2020
22 Derry Road, Crumlin, Dublin 12	Appoint Contractor. Estimated completion date Q3 2020
19 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q4 2021
21 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q4 2021
414 North Circular Road	Appoint Contractor. Estimated completion date Q4 2020
109 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q4 2020
56 Moatview Drive, Dublin 17	Appoint Contractor. Estimated completion date Q3 2020
15 Parkview Green, Ballymun, Dublin 11	Appoint Contractor. Estimated completion date Q4 2020
1 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
2 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021

Property	Position
3 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
4 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
5 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
6 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
8 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
471 North Circular Road, Dublin 1	Appoint Contractor. Estimated completion date Q4 2020
65 Cragsford Drive, Killester, Dublin 5	Appoint Contractor. Estimated completion date Q4 2020
48A Millwood Villas, Dublin 5	Appoint Contractor. Estimated completion date Q1 2021
37 Thomas Court, Dublin 8	Appoint Design Team. Estimated completion date Q4 2021

Vacant residential property acquisitions
We are currently negotiating the acquisition of 5 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.

The Housing Department vacant housing register has recorded 687 residential properties by accessing data from the CSO, Geo-directory, Vacanthomes.ie and internal databases. The City Council has undertaken 412 site inspections with a further 7 inspections scheduled and 5 title searches currently in progress.

Potential Affordable Purchase Homes			
Schemes/Sites	**Units**	**Status**	**Finish Date**
Ballymun O'Cualann (Sites 22 and 23), Dublin.11	37	16 Units complete 21 due for completion by year end	2020
Ballymun O'Cualann (Site 21), Dublin.11	12	Commenced on site September 2020	Q3 2021
Ballymun; Balbutcher (116) and Sillogue (85) Sites 12 & 14, Dublin.11	201	Design team tenders being assessed. Preferred bidder to be identified by end of October	TBC
Ballymun – further sites, Dublin.11	200	Potential for development being explored	TBC
Cherry Orchard, Dublin.10	164	Design team tenders being assessed. Preferred bidder to be identified by end of October	TBC
Cherry Orchard – further sites, Dublin.10	200	Potential for development being explored	TBC
Housing Land Initiative site – O' Devaney Gardens	165	Development agreement with BARTRA signed December 2019 with Planning application expected early 2021	TBC
Housing Land Initiative site - Oscar Traynor Road	200	Presented to Area Committee in September and will go to full Council in November	TBC
Belcamp/Oblate Lands, Coolock, D.17	300	An application was put together for infrastructure to facilitate the development of the lands – URDF funds	TBC
Poolbeg SDZ	500	Feasibility stage	TBC
TOTAL	**1,979**		

Cost Rental Proposals			
Schemes/Sites	**Units**	**Status**	**Finish Date**
Emmet Road, D.8 (St. Michael's)	375	Design Team Appointed May 2020. Planning to be lodged April 2021.	TBC
Coultry Road, Ballymun, (Site 6) D.11	300	Proposal received from two AHB's. Financial model being reviewed by DHPLG.	TBC
Cherry Orchard, Parkwest	900	Discussions underway with the Land Development Agency regarding the development of the site.	TBC
Cromcastle (Underpass site)	100	Masterplan of site required. Discussions underway with regard to the best way to proceed.	TBC
Donore Avenue (St Teresa's Gardens site)	350	Negotiations ongoing with Developer of Adjacent Lands.	TBC
TOTAL	**2,025**		

Completions to Date 2020

Acquisitions 48 (DCC) 25 (Housing Agency) 14 (Buy and Renew) 3 (Repair and Lease)	**Total Acquisitions** = 90
Build DCC Part V = 1 Construction = 21 (Priory Hall)	**Total DCC Build** = 22
AHB Capital Assistance Scheme Acquisitions = 14	**Total CAS** = 14
AHB Capital Advance Leasing Facility, Acquisitions = 2 Turnkey = 58 Construction = 9	**Total CALF** = 69
AHB Leasing	**Total** = 2
Voids Restored	**Total** = 487
Across all schemes	**Total** = 684

Summary of Unit Numbers of Schemes in Pipeline

Under Construction	1298
Tender Stage	850
Acquisitions	334
Part V	264
Advanced Planning/Design	1408
Preliminary Planning/Design	2930
Traveller Housing	55
Long Term Leasing	975
Affordable Purchase	1979
Cost Rental	2025
Total	**12,118**

In summary 12,118 Homes @ €300k each, gives an approximate investment of €3.6 Billion

Appendix:

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

Delivery Output 2015-2017

Delivered through:	**2015**	**2016**	**2017**	**Total**	**-+%**
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	
Delivery Total	**1577**	**1533**	**1702**	**4812**	**144%**
HAP Tenancies, Homeless (60% in the City)	112	934	1579	2625	
HAP Tenancies, General	0	0	1040	1040	
Total Housing Output	**1689**	**2467**	**4321**	**8477**	

The following table gives details of the targets and delivery outcomes for the first year of the four- year 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%**
Acquisitions	278	545	**+267**	
Long Term Leasing	440	61	**-379**	
Total Target/Delivery 2018	**1,763**	**1,457**	**-306**	**83%**
Additional voids restored	200	600	+400	
HAP Tenancies (Homeless)	585	1,186	**+601**	
HAP Tenancies (Mainstream)	2,040	1,023	**-1,017**	
HAP Tenancies (Rent Supplement)	2,068	302	**-1,766**	
Total HAP	**4,693**	**2,511**	**-2,182**	
Total Output	**6,456**	**4,568**	**-1,488**	**71%**

Notes: The maximum number of voids allowed in the context of completions was 200. The target set by the Department originally was 300. The actual number of voids restored in 2018 was over 800.

The number of Long Term leases under this new scheme was below target but such delivery was largely outside our control as it was dependent on interest from private developers/owners.

The number of acquisitions exceeded the target by 267 that represented a major and speedy contribution to the needs of households on the waiting lists. The Homeless Hap figure does not include a further 800 tenancies achieved by DRHE outside our own administrative area (The three Counties). The target of 2,068 for conversion of Rent Supplement tenancies to HAP was not achieved as progress on that was largely outside our direct control.

The following table gives details of the targets and delivery outcomes for the second year of the four- year programme (**2019**):

Programmes	**Target**	**Delivery**	**+_**	**%**
New Build – DCC	302	90	**-212**	
New Builds – AHB's	343	302	**-41**	
Part V	207	119	**-88**	
Voids Restored by DCC	58	58	**0**	
Acquisitions	254	547	**+293**	
Sub-Total	**1,164**	**1,116**	**-48**	**96%**
Long Term Leasing	460	115	**-345**	
Total Target/Delivery 2019	***1,624***	***1,231***	***-393***	**76%**
HAP Tenancies (Mainstream)	2,269	1,672	**-597**	
HAP Tenancies (Homeless)	1,267	1,164	**-103**	
Total HAP	*3,536*	*2,836*	***-709***	
Total Overall Output	**5,160**	**4,067**	**-1,409**	**79%**
Additional voids restored.			*+ 783*	

<u>Notes</u>: The maximum number of voids allowed (Target) in the context of completions was 58. The number of Long Term leases under this new scheme was encouraging but below target, such delivery was largely outside our control as it was dependent on interest from private developers/owners. This scheme will make a much greater contribution in future years.

The number of acquisitions exceeded the target by 293, and a total of 547 acquisitions during the year represented a major and speedy contribution to the needs of many households on the waiting lists. The number of Part V tenancies delivered was below the target because of less than anticipated construction in the city, by the private building sector. The new build total was below target because a small number of schemes slipped into 2020 for completion and we did not achieve any success on new turnkeys as we had hoped for, this was a reflection of the very difficult housing market prevailing in 2019. The DRHE also sourced a further over 300 Homeless HAP properties outside our administrative area but they will be reflected in the completion outcomes of the relevant County Councils.

Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 11th November2020

Item No. 3ii

The DRHE has continually welcomed the national data released each month which has indicated a downward trend in the homeless numbers throughout the country to date in 2020. This particular SPC report focuses on the situation in the Dublin Region and shows that the measures that have been put in place over the past number of years, are beginning to show results.

We would like to point out that whilst these figures are welcome, they also come with a note of caution. We are entering the winter period and numbers amongst single adults are increasing again as the DRHE continues to source additional emergency accommodation, in line with the Cold Weather Strategy (CWS) 2020/2021, for singles due to an increase in demand and to ensure preparedness for the approaching winter.

This report concentrates on the data released from January to September inclusive.

The main points to note are:

- At the end of September 2020 there were **865** families in emergency accommodation. This figure has reduced significantly since January when there were **1,201** families in emergency accommodation. There was a small increase of 9 on the August 2020 figure.

Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20
1,201	1,178	1,103	974	893	871	862	856	865

- The number of children resident in emergency accommodation at the end of September was **2,008** which once again has shown a steady decrease since January 2020 when the figure was **2,678**. In September 2019 the figure was **2,872**.

Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20
2,678	2,669	2,491	2,232	2,065	1,979	2,017	2,023	2,008

- At the end of September, there were **278** families in hotel accommodation (down 370 from January 2020 when the figure was **648**). In March 2017 this figure was **871.**

Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20
648	623	575	514	413	354	334	302	278

Between March and June 2020, 85 families were moved from hotels into self-contained apartments that were sourced by the DRHE on short term (12 months) agreements. This type of accommodation, while temporary, represents much more suitable accommodation for the

families concerned and is considerably less expensive than the previous hotel facilities. It is intended to source more of these apartments. It should be noted that those families, now moved to such apartments, are still included in the emergency accommodation data.

- **519** families entered emergency accommodation for the first time between January and September 2020 with 71 presenting as homeless in September.

Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20
94	80	42	14	25	59	56	78	71

- In September, **135 families** were either prevented from entering emergency accommodation (59) or exited (76) into new tenancies.

- **135** single adults became homeless for the first time in September. To date for 2020 this figure is 1,255. There are currently 2,994 single adults in Emergency Accommodation.

Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Jul 20	Aug 20	Sep 20
215	160	108	99	123	105	176	134	135

- **57** single adults were prevented from entering emergency accommodation through the creation of a new tenancy in September and **89** single adults exited emergency accommodation to tenancies. Again, to date in 2020, **534** single adults were prevented from entering emergency accommodation with Homeless HAP and **666** single adults exited homelessness to tenancies.

Homeless HAP has continued to operate successfully with our Housing Support Officers and Place-finders assisting households to move out of emergency accommodation.

Place-finders and the Housing Support Officer team adapted quickly to the Covid-19 movement restrictions and have worked with Landlords to source lettings by:

1. Virtual Viewings
2. Staggered appointments for a smaller number of referrals

The level of Homeless HAP tenancies being sourced monthly has remained stable throughout the Covid-19 emergency despite revised working arrangements and a total of **246** Homeless HAP tenancies were sourced in September 2020.

Breakdown of family type and previous accommodation of those accessing HHAP in September.

32 Families leaving hotels - Private emergency accommodation.

48 Families leaving Supported emergency accommodation.

86 Families did not use emergency accommodation (Preventions).

16 Singles/ Couples leaving Private emergency accommodation.

31 Singles/ Couples leaving supported emergency accommodation.

33 Singles/Couples did not use emergency accommodation (Preventions).

While the reduction on numbers in emergency accommodation over the year to date is very welcome we fully accept that there are still far too many families in emergency accommodation including hotels and we are very conscious of the challenge that still exists in relation to homelessness in the Dublin area.

The improved situation in relation to homeless families is very welcome but the current situation in relation to single persons continues to be challenging and we need to source significant additional emergency accommodation to cater for an increasing demand and with an eye on the upcoming winter period.

We very much appreciate the support of Councillors so far on our task in sourcing urgent new emergency accommodation throughout Dublin City and Region and we do realise, that this support can be difficult in light of the strong opposition that almost inevitably arises from local residents and businesses to the implementation of such facilities.

We are asking that Councillors would continue to support our continuing tough task in sourcing and bringing into operation more necessary homeless facilities in the city and region. As outlined in the recent Cold Weather Strategy (CWS) the capacity for singles and couples will increase by approximately 300 permanent and 40 temporary beds.

Prevention of Homelessness in the Dublin Region

As outlined above, considerable work has been done year to date in sourcing Homeless HAP tenancies for both prevention and for exits from emergency accommodation

The DRHE is acutely aware of the pressures that are likely to impact on our services as a result of the lifting of the ban on the issuing of Notices of Terminations in the private rented sector. However, as the new Covid-19 restrictions are implemented, no notices of termination will become effective until 10 days post lockdown, the DRHE is actively enhancing our existing prevention and accommodation finding services. This plan includes working with Threshold to strengthen our Placefinders function and the employment of further Housing Support Officers who will work with single adults in homeless services with a view to assisting them to source a more permanent housing solution.

Housing First & Dublin Outreach

The Housing First Programme is delivered on behalf of the DRHE by the Peter McVerry Trust, which supports homeless individuals into permanent housing and provides them with wraparound tenancy and health supports in order to sustain their home. A total of **85** homeless individuals have been housed by the Housing First programme from January to September 2020. The current number of active Housing First tenancies in the Dublin region is **323** individuals in **295** properties and the total number of individuals housed since the commencement of the programme is **421**.

A Street Outreach Service, operated by Dublin Simon Community on behalf of the DRHE, assertively engages with people sleeping rough across the Dublin Region. This service operates 365 days a year from 7am - 1am Monday to Friday and 9am – 1am Saturday and Sunday. Outreach teams meet with

people sleeping rough, including people in tents, to support them into temporary accommodation. The Outreach Service works in close collaboration with Housing First. The team bring sandwiches and snacks along with clean clothes, hand sanitisers and face masks to anyone sleeping rough.

Cold Weather Strategy 2020/2021

The Cold Weather Strategy 2020/21 has been activated. The strategy ensures that a likely increase in demand for homeless services can be met and that appropriate contingency plans are in place for cold weather conditions. The complexity and uncertainty around Covid-19 will place a further challenge on homeless services this winter.

The strategy has a dual approach, expanding the current capacity to meet increased demand while also providing a targeted response for people who are rough sleeping and reluctant to engage with homeless services.

Summary

In conclusion, we would like to acknowledge the continued hard work of our colleagues in the DRHE, especially our staff on the frontline who are usually the first port of call for our customers. They provide vital support, advice and essential services to those experiencing homelessness or at risk of becoming homeless. They work face to face, on the streets and in the offices providing constant support.

We would also like to acknowledge, the four Dublin Local Authorities, all our partners in the charity and private sector, and all other stakeholders for their continued support and collaborative efforts on a variety of responses to prevent and alleviate homelessness. This year has been a challenging one for us all and while we are still in the midst of COVID19, we have all worked collaboratively to maintain all homeless services over the past number of months.

Finally, we continue to operate in a challenging landscape and with the approach of winter, this landscape, along with the COVID19 pandemic will prove even more challenging. We are confident that we can meet this challenge.

Eileen Gleeson
Director
Dublin Region Homeless Executive

Brendan Kenny
Deputy Chief Executive
Dublin City Council

11th November 2020

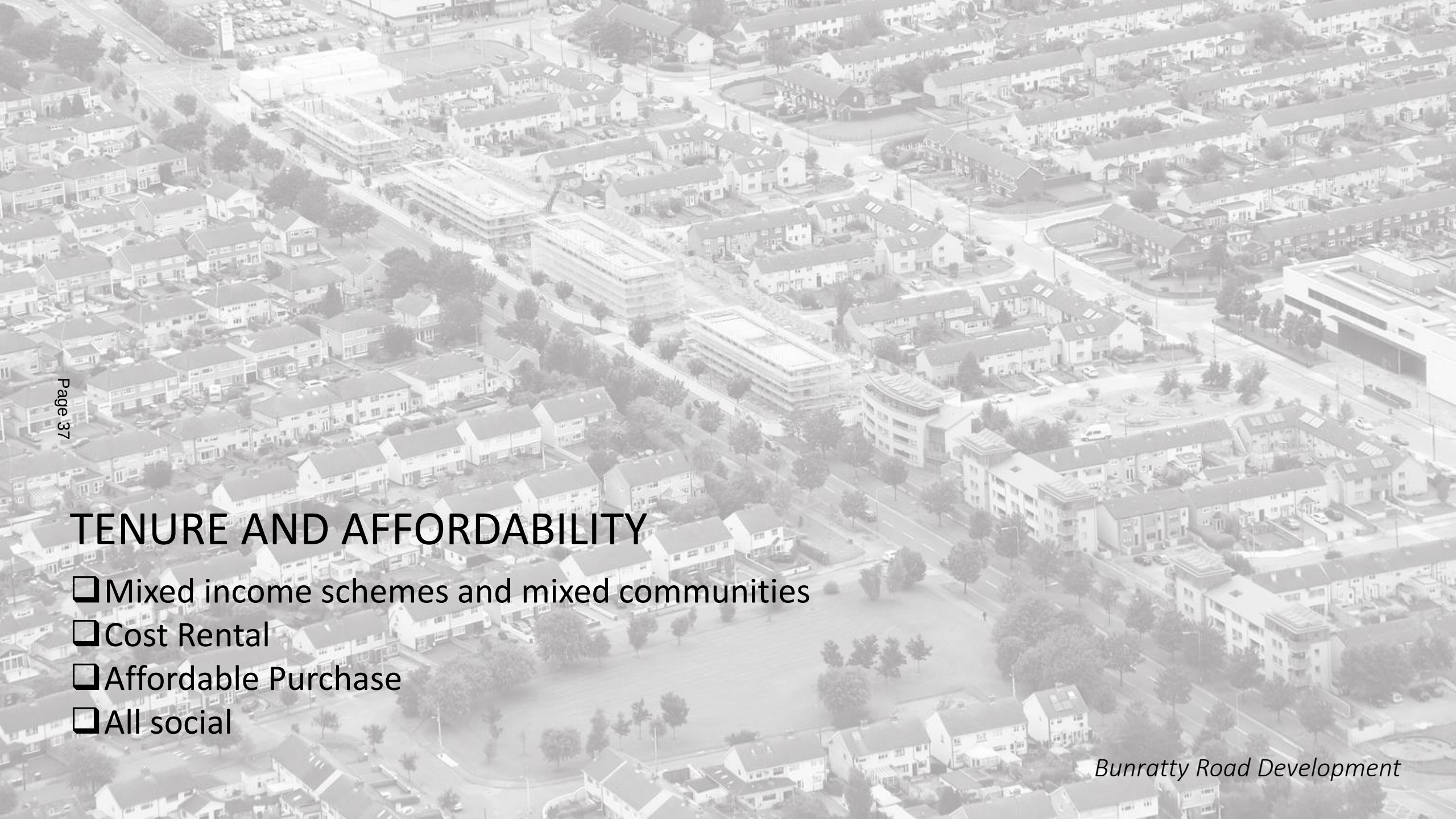
HOUSING STRATEGY - ISSUES PAPER

Dolphin House

INTRODUCTION

- Draft City Development Plan 2022 - 2028 Housing Strategy
- Replacing and Updating 2016 - 2022 Strategy
- Period 2022 - 2028
- Work of the Housing SPC subgroup on Housing Delivery

Bunratty Road Development



TENURE AND AFFORDABILITY

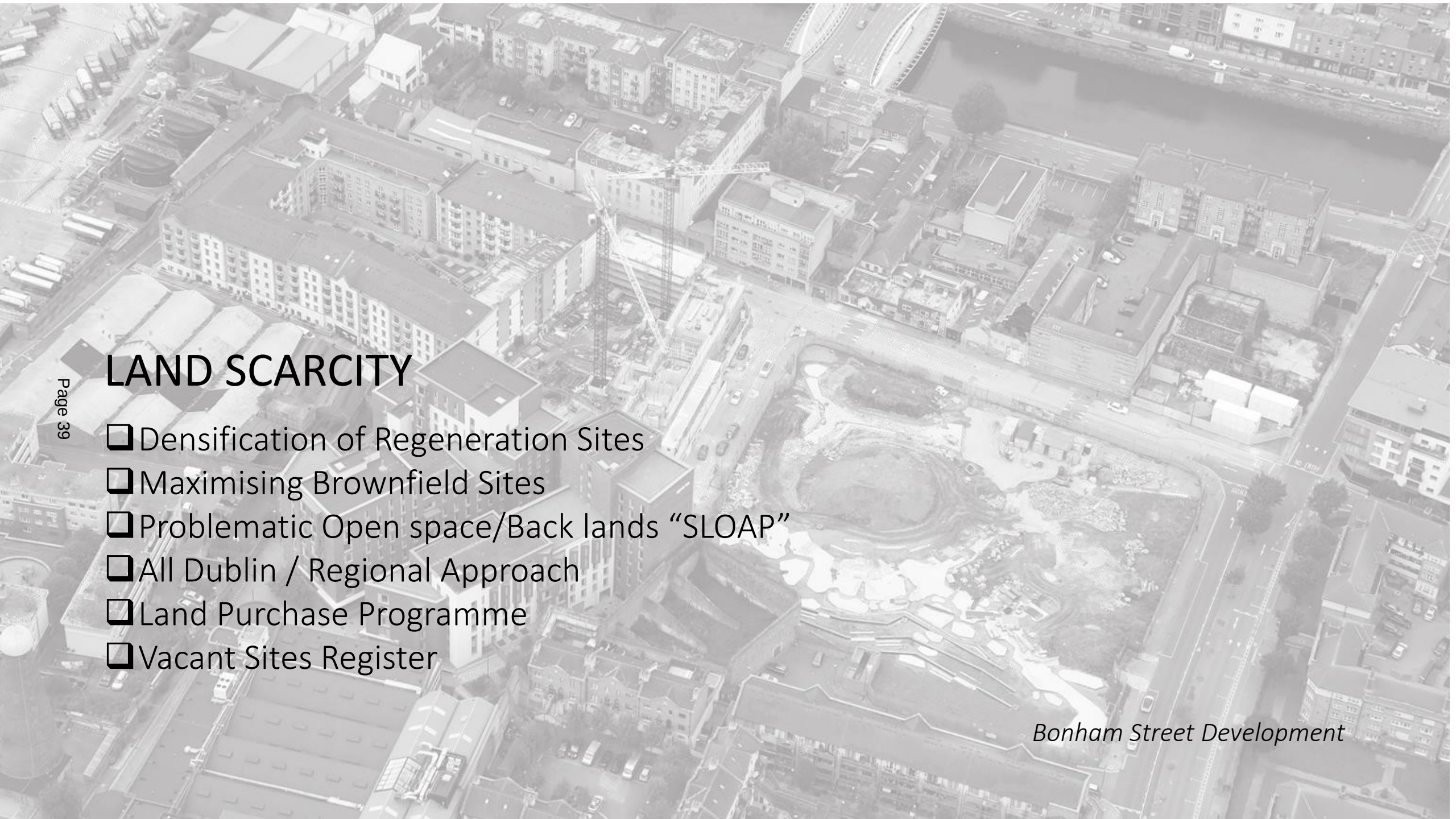
- ❑ Mixed income schemes and mixed communities
- ❑ Cost Rental
- ❑ Affordable Purchase
- ❑ All social

Bunratty Road Development

2020 PIPELINE FIGURES – SOCIAL HOUSING

- Under Construction 1269
- At Tender Stage 856
- Part V 259
- Advanced Planning & Design 1408
- Preliminary Planning & Design 2845
- Affordable Purchase 1931
- Cost Rental 2025

Bonham Street Development



LAND SCARCITY

- ❑ Densification of Regeneration Sites
- ❑ Maximising Brownfield Sites
- ❑ Problematic Open space/Back lands “SLOAP”
- ❑ All Dublin / Regional Approach
- ❑ Land Purchase Programme
- ❑ Vacant Sites Register

Bonham Street Development

CONSTRUCTION COSTS

- ❑ Public Procurement Procedure
- ❑ Tender Prices
- ❑ Public Spending Codes
- ❑ Leasing

Springvale Community Facility / Scout Hall

HOUSING LIST

July 2020 HOUSING Waiting List figures by Bedsize Req									TABLE 3 (a)		
Bedsize Required	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 Bed	2637	475	1517	1371	889	824	895	694	859	250	10411
2 Bed	1333	237	676	277	499	425	169	174	214	56	4060
3 Bed	453	71	292	101	151	161	75	52	91	29	1476
4 Bed	37	10	30	16	12	36	16	6	16	5	184
5 Bed	5	3	3	3	5	4	3	1	2		29
Grand Total	**4465**	**796**	**2518**	**1768**	**1556**	**1450**	**1158**	**927**	**1182**	**340**	**16160**

Springvale Development

RENTS

- Sub Group Recommendations
- Affordable Rents
- Life Cycle Costs to maintain stock

Springvale Development

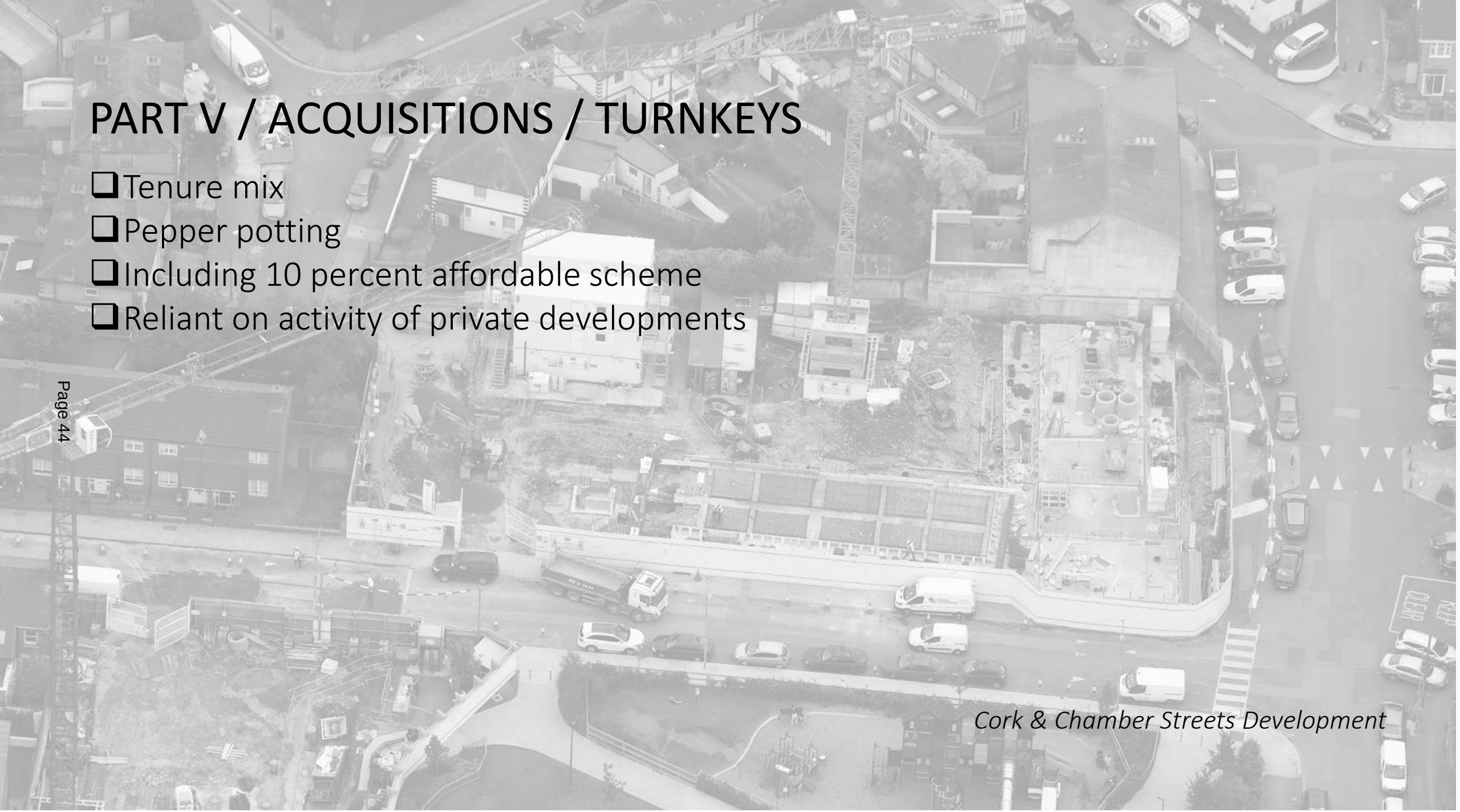
COLLABORATION / PARTNERSHIPS

- ❑ Flexible Solutions
- ❑ Land Development Agency
- ❑ Vacant Sites Register
- ❑ PPP
- ❑ Aggregating Sites

Cork Street Development

PART V / ACQUISITIONS / TURNKEYS

- ❑ Tenure mix
- ❑ Pepper potting
- ❑ Including 10 percent affordable scheme
- ❑ Reliant on activity of private developments



Cork & Chamber Streets Development

SUPPLY & DELIVERY

- New Delivery models
- Phases of projects – time delays
- In house efficiencies
- Traveller accommodation
- Specially adapted homes

Cornamona Development

COMMUNITY ENGAGEMENT

- ❑ Resistance to Social Housing
- ❑ Legal Challenges
- ❑ Consultation
- ❑ Political Support

Dominick Street

DIFFERENT MODELS

- AHBs
- Funding Streams
- Partnership /Collaboration (ODG)
- Cost Rental & Affordable Schemes – Private Funding
- Capacity in the Sector – nimble responses Hale, Fold, McVerry Trust

North King Street

COVID 19

- Delays and Costs on Current Projects
- Short term opportunities
- Longer term implications

St. Bricins

EU FUNDING OPPORTUNITIES

- LIHAF
- URDF

St. Teresa's Gardens

Key Issues

- High Construction costs
- How to achieve mixed income / mixed tenure estates?
- How much is too much Social Housing on one scheme?
- Subsidies for Cost Rental Model – who pays & how much?
- Resistance to building of social housing in many communities
- Challenges in managing new developments
- How to achieve high quality ‘place making’ with current funding streams?