



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE
ON WEDNESDAY 12 MAY 2021 AT 11.00 AM**

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AGENDA

WEDNESDAY 12 MAY 2021

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i. Report on Housing Delivery Structures & Resources in Dublin City Council (Presentation)	
ii. Report on Housing Supply	

iii. Report on Homelessness

iv. Report on Leasing

5 Motion in the name of Cllr. Daithi Doolan

Dublin City Council will immediately set about establishing a publicly owned designated activity company in partnership with the Ireland Strategic Investment Fund for the sole purpose of constructing social and affordable housing on public land.

6 Motion in the name of Cllr. Alison Gilliland

That Dublin City Council Housing SPC recognises the over-reliance of DCC housing projects on contracting private development and construction companies to develop and particularly build local housing projects. This situation inevitably adds cost to and reduces control over projects.

While Dublin City Council Housing SPC also recognises a report presented at the March 2021 SPC recommending against the establishment of a DCC building company given that *'it would be a cumbersome and be a very difficult task to implement with many Governance, Legal, Financial and Bureaucratic implications to overcome and maintained into the future. Such a Company would have to tender for construction projects in the same way as ordinary private contractors. There is no certainty at all that it would achieve more positive construction costs.'* it acknowledges that other actions can be taken to increase DCC capacity in the area of development preparation and oversight, project management, on-site preparation and management as well as hands-on housing maintenance and small housing construction activities.

Therefore, the DCC Housing SPC seeks that a plan be put in place to increase internal, directly employed capacity to significantly speed up the realisation of the housing projects, including regeneration projects, outlined in the housing supply report.

7 AOB

HOUSING STRATEGIC POLICY COMMITTEE

MINUTES FOR SPC MEETING ON

WED 14TH APRIL 2021

Attendance

Mary Callaghan

Lord Mayor Hazel Chu

Donna Cooney

Maíre Devine

Kevin Donoghue

Daithí Doolan

Pat Dunne

James Geoghegan

Alison Gilliland - Chairperson

Briega MacOscar

Tina MacVeigh

Cieran Perry

Catherine Stocker

Eimer McCormack

Karen Murphy - ICSH

Claire McManus - JFOC

Mike Allen – Focus Ireland

Mick O'Reilly - ICTU

Apologies

Pat Greene – DSC

Liam Kelly, WRA

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Christy McLoughlin, Administrator

Mary MacSweeney, Senior Executive Officer

Ciara hAodha, Senior Economic Development Officer

Other Councillors in attendance

Deirdre Heney

Naoise Ó'Muiri

Patrica Roe

1. Minutes of meeting dated Wednesday 10th March and matters arising

Agreed : Minutes Agreed

2. Chairpersons Business

i. Correspondence

No correspondence received

3. Presentation on Ireland Strategic Fund – Cork County Council HISCo

Niall Morrissey CEO HISCo provided members with a presentation on the role of HISCo, how and why it was established, how it operates, its guiding principles and examples of its work.

The following were discussed with Niall during his presentation;

- Concept
- Legal framework
- Design-build-finance
- Access to capital
- Infrastructure/Development Agreement
- Joint shareholders
- Financing and delivery
- Financial burden for developers
- Public procurement
- Tender process
- Beaucracy
- Stakeholder engagement
- Infrastructural challenges
- Building on local authority land
- Commercial joint venture
- Sharing of operational costs
- Value for money
- Accommodation types
- Projects profiles

Members thanked Niall for the presentation.

Agreed : Presentation noted

4. Update on Working Groups

A brief update was provided in relation to the three working groups.

i. Public Housing Working Group

The Chair reported that:

- the Corporated Policy had approved the SPC's proposal at its March meeting to incorporate the Rent Review Working Group into the Public Housing Working Group and that the Group continue for the next year.
- The draft Anti-Social Behaviour Policy shall be brought to a future meeting of the Housing SPC.
- The next meeting of the Public Housing Working Group shall review the impact of recommendations implemented in regard to Rent Areas.

ii. Services for Senior Citizens Working Group

The Chair gave apologies for the Chair or the Working Group, Cllr Mary Freehill, and on her behalf reported that the next meeting of the Services for Senior Citizens Working Group shall take place on Thursday 22 April and shall have an input from Smart City Initiative covering Health and Assisted Living.

iii. Special Committee on Homelessness

Lord Mayor Hazel Chu, elected as Chairperson of the Special Committee at its inaugural meeting on 7th April provided members with an update:

- The first meeting received a presentation by Director of DRHE, Mary Hayes, and discussed strategic policy and strategy issues.
- The next meeting will focus on Allocations and Singles.

Agreed : A verbal update shall be provided at every Housing SPC meeting and a full report shall be presented at every second/alternative meeting.

5. Dublin City Council EU Programme Participation Strategy 2021 – 2027

Ciara hAodha & Mary MacSweeney presented. Ciara, Mary & members acknowledged the particular contribution of Cllr Mary Freehill, Chairperson of the Economic Development and Enterprise SPC's International Relations and European Affairs Working Group in this area and in progressing the establishment of the Dublin City Council European Support Office.

The following points were covered in the presentation and the subsequent discussion:

- Preparation Process
- 3 stage process: Programme Survey, Information sharing & Development of strategy.
- Survey & Results Overview
- Collating Data
- Departmental Submissions
- Information Sharing Sessions
- Urban & Regional Development Agenda
- Horizon Europe Agenda
- Green & Smart Agenda
- EU Funding
- Need to include Trade Union engagement
- Feedback to Councillors & future engagement
- Councillor Input on projects/funding applications
- Full Council Briefing Agenda
- Development of Dublin City Council European Strategy Document 2021 – 2027
- European Programme
- Participation Strategy 2021 – 2027
- DCC's European Programme Participation Strategy 2021 – 2027

Members thanked Ciara & Mary for the presentation.

Agreed : Presentation noted

6. Motion in the name of Cllr Máire Devine

Dublin City Council notes with deep concern the recent NUI Galway report on quantifying the impact of improved energy efficiency and airtightness on radon. Radon and air quality needs to be given due consideration when carrying out retrofitting work to Dublin City Council properties.

DCC will make a full statement on the matter ensuring the public that appropriate ventilation measures are implemented during their retrofitting programme keeping radon levels at a safe and acceptable level and will guarantee all complete retrofitted homes will have a mandatory radon test.”

Agreed : Motion agreed & an Engineer’s Report shall be issued to councilors when completed.

7. Motion in the name of Cllrs. James Geoghegan, Colm O' Rourke, Naoise Ó Muirí, Ray McAdam, Danny Byrne, Anne Feeney, Paddy McCartan, Terence Flanagan & Declan Flanagan

That Dublin City Council directs the Chief Executive to undertake an immediate external audit on exact construction costs paid by the local authority in the delivery of social housing. This external audit, should include, but not be limited to, the schemes referred in the report on Construction Costs published by Dublin City Council on the 31st December 2020. This urgent requirement comes following the publication of the Society of Chartered Surveyors Ireland report on the 26th of January 2021 and news reports over the weekend that senior executives at Dublin City Council have raised concerns about the "premium price" it has been charged by private contractors for social housing.

Motion amended to read;

“That Dublin City Council directs the Chief Executive to undertake an immediate external audit on exact construction costs paid by the local authority in the delivery of social housing. This external audit, should include, but not be limited to, the schemes referred in the report on Construction Costs published by Dublin City Council on the 31st December 2020. This urgent requirement comes following the publication of the Society of Chartered Surveyors Ireland report on the 26th of January 2021 and news reports over the weekend that senior executives at Dublin City Council have raised concerns about the "premium price" it has been charged by private contractors for social housing.

That Dublin City Council also directs the Chief Executive to undertake an evaluation of the efficiency and effectiveness of the 4 stage approval process and of the tendering protocols and practices with regard to housing project design, costs – including impact of extended timelines caused by current procedures, the timely delivery of housing, duplication of work across DCC, the Department of Housing, Local Government and Heritage and the Department of Public Expenditure and Reform, flexibility to react to/accommodate local needs and the quality of design/build. That this evaluation would make recommendation on how current processes, protocols and legislation could be changed to afford both accountability and effective efficient delivery of high quality sustainable communities.

That the terms of reference of each action be agreed between the proposers of this motion, Chairperson of the Housing SPC, the Chief Quantity Surveyor and the Housing Manager “

Agreed : Motion Carried

Agreed : Amended Motion agreed and the Terms of Reference of each action be agreed between all elected members, Chairperson of the Housing SPC, the Chief Quantity Surveyor and the Housing Manager

8. Motion in the name of Cllr. Daithi Doolan

Dublin City Council will immediately set about establishing a publicly owned designated activity company in partnership with the Ireland Strategic Investment Fund for the sole purpose of constructing social and affordable housing on public land.

Agreed : Motion deferred until the May meeting.

9. AOB

Brief Dog Pound update provided

Agreed : The topic of Leasing to be included on the May agenda.

Agreed : Chairperson to circulate an e-mail to members in relation to a possible 10:00am start for future SPC meetings.

Cllr. Alison Gilliland
CHAIRPERSON



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 12th May 2021

Item No. 3ii

Dublin City Council Housing SPC Working Group on Services to Older People

Activity Report

30th April 2021

The Working Group on Services to Older People Working was established in November 2020 as a result of an original proposal initiated by Councillor Mary Freehill. It reports to the DCC Housing SPC and also links with the programme work of the DCC Local and Community Development Committee particularly in relation to the national Age Friendly Strategy and the Heathy Ireland Programme.

The group aims are:

- a) To recommend democratic structures of governance and participation that would include elected members, staff and representation of older people.
- b) To examine, service delivery and best method of engagement that would reach all older people in the DCC area.
- c) To develop public policy proposals under national Age Friendly strategy and Healthy Ireland programme and within context of COVID19 recovery - with the focus being on which Dublin City Council services can be adapted, enhanced, or proposed, in order to improve quality of life.

The members of the Working Group are as follows:

- Councillor Mary Freehill, Chairperson of Group
- Councillor Alison Gilliland, Chairperson Housing SPC
- Councillor Mary Callaghan, Deputy Lord Mayor
- Councillor Donna Cooney, DCC Elected Member
- Councillor Anne Feeny, DCC Elected Member
- Councillor Niall Ring, DCC Elected Member
- Councillor Mannix Flynn, DCC Elected Member
- Dáithí Downey, Chief Officer DCC LCDC

The Working Group's inaugural meeting was held on Thursday, 26th November 2020 and the group has since met five times over the period to April 2021. A summary of the meetings are outlined below:

Meeting 1 26th November 2020

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Freehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Niall Ring

Elected Members apologies: Cllr. Mannix Flynn

DCC staff present: Brendan Kenny, Mary Hayes, Dáithí Downey, Elaine Hess, Sophia Brennan.

- The Working Group confirmed membership as listed above. Councillor Mary Freehill was elected Chair. The members discussed their observations on the challenges and opportunities for this group going forward.

Action:

- The Chief Officer DCC LCDC was asked to invite Deirdre Scully, Planning Department, to give a presentation on the new Draft City Development Plan on 11th December 2020.

Meeting 2 11th December 2020

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Freehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Niall Ring

Elected Members apologies: Cllr. Mannix Flynn

DCC staff present: Mary Hayes, Dáithí Downey, Deirdre Scully, Sophia Brennan

Agenda:

1. Consideration of DCC Age Friendly Strategy (to end of 2019) and short discussion on what aspects of same are continued going forward.
2. Presentation from Deputy City Planner on DCC City Development Plan and discussion
3. Update on work and preparation for follow-on DCC Age Friendly Strategy from 2021
4. Consideration of DCC resources for Age Friendly Strategy and options for additional funding for 2021

Actions:

1. A decision was made by the group to make a formal submission as part of the City Development Plan consultation process.
2. Chief Officer DCC LCDC to invite the below DCC staff to make a presentation with emphasis on age friendly aspects within their own area of expertise, in order to inform the Working Group's submission to CDP.
 - a. Mairead Owens, City Librarian
 - b. Les Moore, Dublin City Parks Superintendent
 - c. Pat Nestor, Accessibility Officer.

3. The Chief Officer DCC LCDC will circulate the draft of the new Age Friendly Strategy 2020 – 2025 for review.

Meeting 3 28th January 2021

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Freehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Mannix Flynn

Elected Members apologies: Cllr. Niall Ring

DCC staff present: Dáithí Downey, Sophia Brennan

Agenda:

- The following DCC Council staff attended and presented to the members:
 - Mairead Owens, City Librarian
 - Les Moore, Dublin City Parks Superintendent
 - Pat Nestor, Accessibility Officer

Actions:

1. A decision was made to focus on two main aspects as part of the group's submission to the new Development Plan;
 - Public Realm - Matters relating to the use of the public realm, signage, seating and design, access issues.
 - Housing Strategy which focuses on older people's requirements, including a more customised intervention with emphasis on age friendly principles.
2. The Chief Officer DCC LCDC, to circulate a draft paper for the submission, to all members, in preparation for the meeting on 18th February 2021.

Meeting 4 18 February 2021

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Freehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Niall Ring, Cllr. Mannix Flynn

DCC staff present: Dáithí Downey, Beatrice Casserly, Sophia Brennan

In attendance: Dr Nathan O'Connor

Agenda:

Dr Nathan O'Connor made the presentation on the Draft CDP Submission he developed with the Chief Officer, DCC LCDC. Nathan described the Draft process which was based primarily on minutes from the Working Group meetings and the Age Friendly Strategy. During its discussion Working Group members made comments and proposed several amendments throughout.

Actions

1. The Chief Officer DCC LCDC invited the members to email him all final comments/amendments for inclusion in the CDP Submission by close of business on Friday 19th February 2021. This was to facilitate meeting the submission deadline on Monday 22nd February 2021
2. Following agreement with the Chair, the Chief Officer DCC LCDC submitted the final draft of the submission on Monday 22nd February, 2021.

Meeting 5 22nd April 2021

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Frehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Niall Ring

Elected Members apologies: Cllr. Mannix Flynn

DCC staff present: Dáithí Downey, Sile McNulty Goodwin, Beatrice Casserly, Jamie Cudden, Orla Veale, Sophia Brennan

Agenda:

- Presentation on SMART Dublin and SmartD8 Health (Jamie Cudden, Senior Executive Officer, Smart Cities and Orla Veale, Project Officer, SmartD8) focused on the intersection of health and SMART city functions, particularly to older persons. It outlined assistive technology for persons with disability and support needs, health tech and online supports for health services, mobility supports, connectivity and community participation and activation.
- Presentation on DCC Age Friendly Strategy 2020 – 2025 (Beatrice Casserly, Regional Manager Age Friendly Programme)

Actions:

1. A decision was made to investigate the future uses of technologies through a formal workshop. Innovative examples include Smart D8 pilot projects
 - HANDS – Healthy ageing for a New Age Digital Society - Robinson’s Court, D8.
 - Social Prescribing – staying socially connected with non-medical support including day centres/charities/community groups etc.
 - Health & Well-Being education
2. Investigate utilising the healthy Programme framework as a governance model.
3. Issues relating to community and social infrastructure including seating at bus shelters: A letter to be drafted by the Chief Officer to the National Disability Authority requesting update on current policy. Draft letter to be forwarded to the Chair for signature.
4. Urban Playful Paradigm –A request for the DCC Healthy Ireland Programme Manager to contact Healthy Cork regarding this play project for all ages.
5. A request for a list of Age Friendly related activities that Dublin City Council is involved with.



Dáithí Downey
Chief Officer, DCC Local Community Development Committee (LCDC)
Senior Executive Officer,
Housing and Community Services.



Special Committee on Homelessness

The first meeting of the Special Committee on Homelessness took place on 7th April 2021 via Zoom. The meeting was attended by the following:

Lord Mayor Hazel Chu	GP	CHAIR
Cllr Alison Gilliland	LAB	
Cllr Deirdre Conroy	FF	
Cllr Daithí Doolan	SF	
Cllr Janet Horner	GP	
Cllr Anthony Flynn	IND	
Cllr Tina MacVeigh	PBP	
Cllr Kevin Donoghue	LAB	
Cllr James Geoghegan	FG	
Mary Hayes	Director DRHE	
Bob Jordan	National Director of Housing First	
Bevin Herbert	Central Placement Service DRHE	
Sheila Hennessy	Homeless HAP and Settlement Support DRHE	

Lord Mayor Hazel Chu was elected Chairperson of the Committee on foot of nomination by Cllr Alison Gilliland. The Terms of Reference for the Special Committee were agreed. A presentation on the Role, Legislation and Governance of the DRHE was given by Mary Hayes, Director of DRHE.

Chairperson, Lord Mayor Hazel Chu, invited suggestions of topics or areas that the attendees would like to discuss in future meetings and what they would like from the Working Group. The areas to be covered in the May, June and July meetings were agreed as follows:

- May – An overview of the Allocations Scheme will be given and the responses to single persons experiencing homelessness will be discussed.
- June – Deaths in service will be discussed and representatives from relevant organisations will be invited (e.g. HSE).
- July – Standards in Emergency Accommodation will be discussed and it is intended for John Durkan to give a presentation. The procurement process will also be discussed.

It was agreed that the meetings will be held on the first Wednesday of each month from 10.30am to 12pm, with the DRHE acting as secretariat.



Oversight Committee on Animal Welfare Issues

- A new Animal Welfare Oversight Committee is being set up and a terms of reference document has been drafted for discussion.
The committee will oversee the procurement process for the new framework agreement and the service to be provided, the councils role in animal welfare, the development of partnerships with other organisations and stakeholders, the development of policies and practices in relation to the animal welfare and a review of the current bye laws in the control of horses and dogs.
The committee will be made up from City Councillors, An Garda Síochána, Department of Agriculture, Food and the Marines Veterinary Inspectorate, Dublin City Councils Animal Welfare Unit and agreed members from voluntary animal welfare groups.
- The Single Party Framework Agreement for the Provision of a Dog Shelter Service has been published on etenders. A notice to this effect will be issued by the press office to ensure that the tender has maximum exposure to potential service providers. The closing date is the 21st May 2021. An evaluation committee will be set up to evaluate all tenders. After the standstill period is completed it is expected that the successful tenderer will be able to provide services from the 1st July 2021.
Alternatives are currently being developed to ensure a continuation of service in the event that the framework cannot be implemented on the agreed date.
- The Prior Information Notice (PIN) publication has been completed. There were eight expressions of interest. All premises have been visited where applicable and all parties have been contacted prior to the etenders publication. Information gathered as part of this process has informed the Single Party Framework Agreement for the Provision of a Dog Shelter Service.
- The Control of Horses and Dogs has been rebranded to the Animal Welfare Unit as this reflects Dublin City Councils new ethos in providing for the welfare of animals within the councils remit.
Unit staff can be contacted on email at animalwelfare@dublincity.ie or phone on 01 222 5441 or 01 222 3368. Equipment, transport and personnel are currently being sought to provide the council with the best service available.
- The Animal Welfare Unit has met with the Dublin Regional Horse Welfare Group and also with the other Dublin Councils. Personnel from the Unit has also visited various animal shelters and rescue centre over the last number of weeks to ascertain what.
- The Unit is working to develop and improve policies and procedures to ensure that animal welfare is central to our work across the city.
- The Unit is also seeking to develop relationships with statutory, voluntary, charitable and community organisations with a specific interest in animal welfare.

Housing Delivery Reform

Housing SPC
May 2021

Strategic and operational goals

Summary of unit numbers in pipeline	Units
Under Construction	1,142
Tender Stage	501
Acquisitions	315
Part V	217
Regeneration Projects	2,216
Advanced Planning and Design	1,177
Preliminary Planning and Design	2,247
Traveller Housing	55
Long Term Leasing	777
Affordable Purchase	1,859
Cost Rental	2,064
TOTAL	12,570

UK Comparisons (similarly populated cities)

		Completions 2019						
Local Authority Name	Population (2019)	Affordable Rent	Social Rent	Intermediate Rent	Affordable Home Ownership	Total Affordable	Market	Total
Bradford	536,986	141	1	0	20	162	15	177
Bristol	467,099	24	0	0	19	43	40	83
Leeds	792,525	0	8	0	37	45	115	160
Liverpool	496,784	51	0	0	58	109	0	109
Manchester	553,230	15	22	0	88	125	375	500
		231	31	0	222	484	545	1,029

Note:

- Total affordable housing is the sum of Affordable Rent, Social Rent, Intermediate Rent and Affordable Home Ownership.
- DCC & AHBs delivered 1,231 homes in 2019 (excluding HAP 2,836 units)

UK Comparisons cont'd

- DCC has quickly adopted to different delivery platforms and kept itself central to social housing provision in the City (leasing, acquisitions, turnkeys, HLIs, LDA, cost rental, AHBs, direct build)
- London boroughs unable to provide housing in their own statutory areas whereas DCC have a pipeline of over 12,000 units
- DCC needs to deliver under all these schemes to stay relevant and central to public housing provision
- DCC needs to remain flexible and nimble

Challenges continued

- Is DCC equipped and resourced to deliver?
- Are we getting best use out of the skills and disciplines we have ?
- Is the Delivery Unit configured properly?
- What should be our focus?
- Who are our key partners?
- What do we need to change?
- How do we measure performance?

Structural and organisational Change

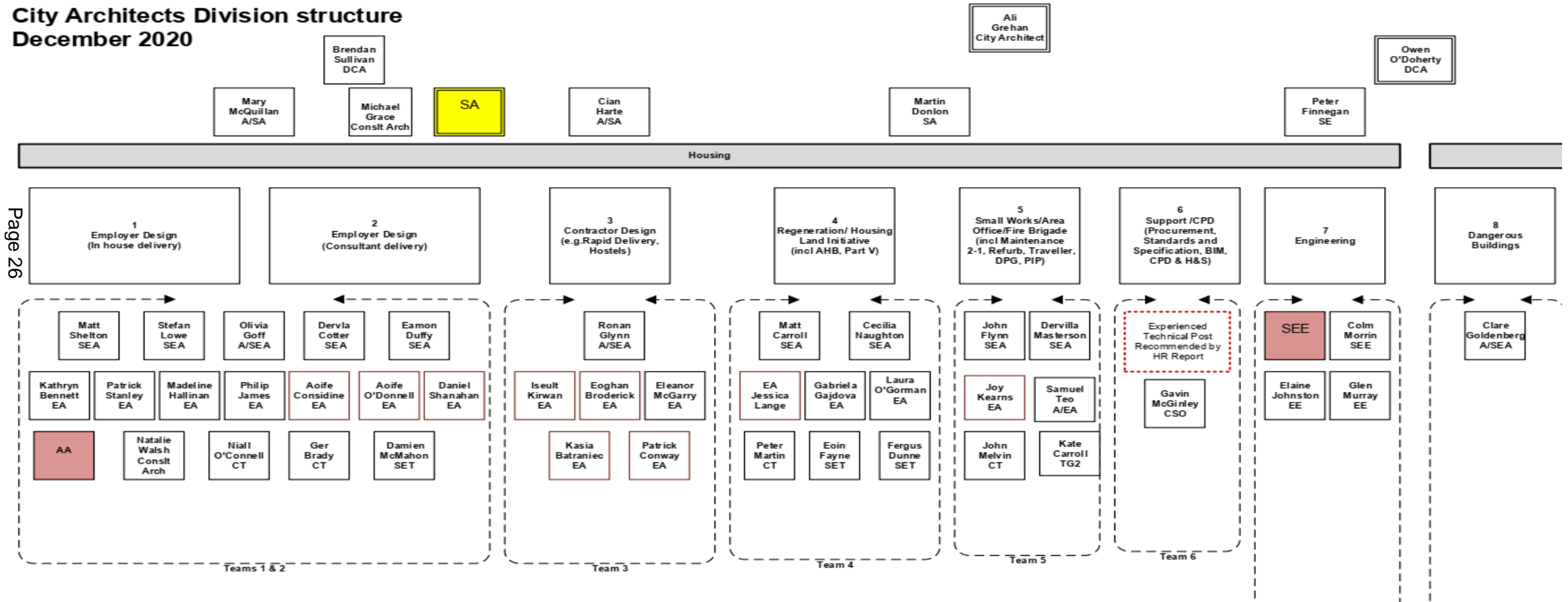
- Dedicated Director for Housing Delivery (plus 4 senior managers)
- Dedicated Director for Regeneration Programme (plus 2 senior managers)
- Chief QS – focus on efficiency and project delivery timelines (modernisation drive)
- City Architect – quality, regeneration, innovation, efficiency
- Engineering expertise (advisory team site and structural input)
- Financial, legal, procurement and property advice
- Strengthening governance
- Project Management -
- Technology -
- Communications & stakeholder management –

Organisation Chart Quantity Surveyors

Assistant Chief			Assistant Chief			Deputy Chief		
Kara Moore			Tommy Buckley			Gavin Doyle		
Cost Mangement			Capital Projects			Procurement		Exec
Dublin Fire Brigade Maintenance	Sheamus Brady	SEQS	Housing	Brian Hughes	SEQS	Contractor		
Traveller Accommodation Maintenance	Paul Humphries	Exec		Mary C Flynn	SEQS	Minor Works		
Term Maintenance	Eamonn Lannin	SEQS		Peter Maguire	SEQS	Term Maintenance		
	Alan Kenny	A/SEQS		Pat McNamara	A/SEQS	Quantity Surveying		
	Ailson Walsh	Exec		Mark Smith	A/SEQS	Dublin Fire Brigade Maintenance		
	Paul Humphries	A/Exec			Exec	Traveller Maintenance		
Dangerous Buildings	Dylan Frazer	Trainee			Exec	Traveller Works		
Part V	Sheamus Brady	SEQS			Assist.	Emergency Works		
	Brian Hughes	SEQS			Assist.	MDDT		
AHB Oversight	Sheamus Brady	SEQS			Grad	Passport		
Consultant Firms					Grad.			
Competitions	Kara Moore	ACQS			Trainee	Legal Services		
Performance Management	Kara Moore	ACQS	Emergency Accommodation		Exec	Adjudication		
Invoicing & Payments	Kara Moore	ACQS	Traveller Accommodation	Paul Humphries	A/Exec	Mediation		
Project Management			Community			Conciliation	Peter Maguire	SEQS
Emergency Accommodation			Dublin Fire Brigade		Exec	Arbitration		
Facilities			Libraries					
Corporate			Corporate					
Dublin Fire Brigade			Development					
			Facilities					
			Parks					
			Environment & Transport					
			Public Realm					
			Transformation					

Organisation Chart - City Architects

City Architects Division structure December 2020



Architectural Resources

- City Architect
- Deputy City Architect (2)
- Senior Architect (5)
- Senior Executive Architects (15)
- Executive Architects (22)
- Technical and other staff (16)
- Building inspectors / Clerk of works (12)
- Engineering (5)

Delivery Streams and Focus

- Building of new homes – will always be a key delivery platform
- Regeneration Programme – phasing based on key criteria
- Approved Housing Bodies – important role to play in Dublin (mixed landlords)
- Land Development Agency - potential for large mixed tenure sites
- Acquisition and leasing – depends on market conditions
- Affordable Housing – key but difficult to deliver with multi-storey schemes
- Step down housing – holistic approach to housing for the elderly
- HLIs (mixed tenure schemes) – delivers key aspirations of mixed tenure and delivery with low financial risk to exchequer - uneven support politically – difficult to plan ahead
- Research & Innovation - strong link up with state agencies IPA, Housing Agency, HDCO, Housing Observatory, academics, SPC

Mixed tenure 'more than an affordability issue'

- Why we need tenure diversity isn't about ideologies it was borne out of the experience in some of our mono tenure estates that are some of the most marginalised in society – the mix is one of the ingredients for successful neighbourhoods – whether it's over time like the tenant purchase scheme or bolted in at the start. I would like this SPC to have a mature discussion with the officials on what those quantum and mixes should be and how it can be achieved.

New Approach

- Project Management Innovation
- New Project Management Structure (PM)
 - Project Manager lead
 - Project Architect input
 - Quantity Surveyor input
- 4/5 large projects for each team (200 to 300 homes)
- Integration of disciplines right through project lifecycle
- Streamlining of processes with DHLGH (on-going)
- Centralised procurement expertise (commenced)
- Ease administrative burden on architects
- Project Management training tailored for all levels
- Continuous professional development (CPD)

Role of project manager

- Keep project on track and on budget
- Key project contact for all stakeholders – update bulletins to councillors
- Use of IT essential to monitor projects
- Improve integration with other DCC departments
- Efficient and compliant design principles
- Implement continuous improvement principles (lessons learnt)
- Develop a 'Comms' plan for each scheme and inform councillors
- Direct liaison with DHLGH officials (escalate unresolved issues to Director)

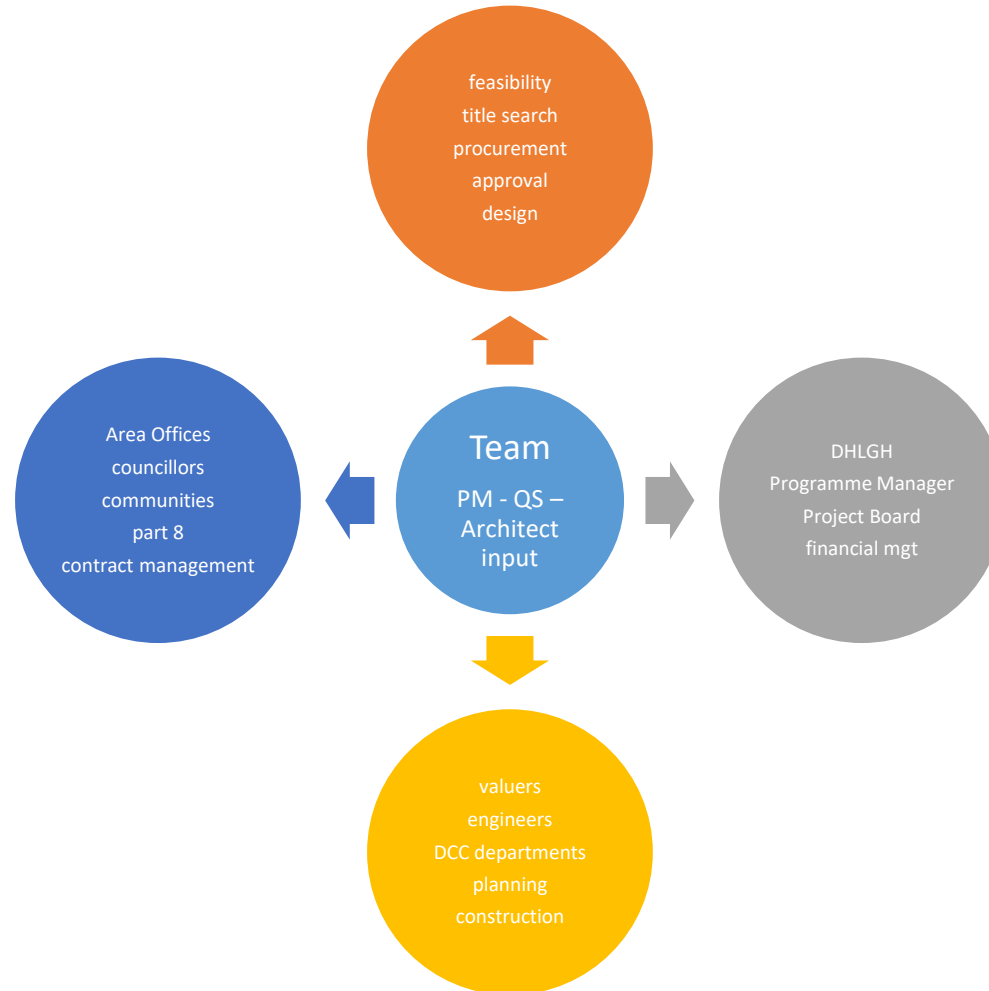
Improvement areas

- Technology deficiencies
- Project Management resources
- Training and CPD
- Communications and stakeholder management
- Project lifecycle too long
- Review process at project completion

Technology

- Procurement of new programme management system commenced Jan 2021
- Early detection of project slippage and negative trends
- Dashboard reporting with early warning system (traffic lights system)
- Improved reporting across the delivery streams (what is most successful)
- Comparative measurement (e.g. DCC v AHBs)
- Special Portal access for updates for key stakeholders (councillors)
- Replace individualised project management process
- Identification and mitigation of repeat issues/delays

New PM working



Project Management Role

Planning and defining scope	Managing issues and complexity
Activity planning and sequencing	Team leadership
Resource planning	Strategic focus
Developing schedules	Working with stakeholders
Working with QS on costing	Scalability
Budget approval & monitoring	Quality control
Comms and document management	Project time management
Risk analysis	

Training and Communications

- Training Needs analysis (esp project management) to be conducted by the IPA
- Mandatory customised programme to be run for all staff
- Improved use of social media platforms to inform – move consultation and communications to digital platforms
- Adopt to new digital communications – webinars, comment boards, digital interface with the public
- ‘Comms’ plan to be devised and published for each scheme – will reflect scale and community ‘disturbance’
- Consultation to be proportionate to the size of the scheme.
- Structured learning opportunities between teams

Procurement and Cost Management

- Consolidating established Framework Agreements across all Divisions within DCC Housing in order to have a centrally lead procurement function specifically for 'construction industry' related procurement.
- Establishing 'fit for use' Framework Agreements for Works and Consultants that are required to deliver DCC Housing's programme of works.
- Have a clear inventory of the frameworks in place with an alert system for expiration and a review procedure for efficacy of companies.
- Work with other LAs and the OGP and the (HDCO) to create synergies where multiple contracting authorities are named within Framework Agreements. This collaborative piece will result in reduced costs for all stakeholders and reduction in time and effort.
- Follow up with councillors and members on innovative solutions at SPCs
- Be open to process change and rigorous with continuous improvement
- Mantra of 'let's not waste one day'

Process Improvements

- 3 main broad areas for housing delivery 1) Volumetric 2)Regeneration 3)Affordable
- Calibrate resources to the delivery of pipeline – be realistic
- Working with City Architect and senior team to prioritise key areas.
- Improve speed of the 4 stage process and accelerate project definition stage
- Closer collaboration with AHBs and LDA will form part of new strategy
- Refined role on procurement and efficient design

Conclusion

- Be nimble and flexible with resources
- Be open to collaboration with private, statutory & semi state sectors
- Recruitment (long term planning required)
- New PM system will improve integration of disciplines

Conclusion Cont'd

- PM system will balance design efficiency and costs throughout design lifecycle
- Progress can be uneven at the start but improved workflows and early detection of issues will stop project 'drift'
- Greater transparency and accountability – 'Comms' templates to be developed and update bulletins issued regularly
- IT Tools to provide better overview and improve project timelines



Dublin City Council Housing Delivery Report – May 2021

The original target for housing delivery 2021 set back in 2017/2018 under the **Rebuilding Ireland** Programme was 3,720 for all streams of housing delivery excluding HAP. The Department of Housing Local Government and Heritage has reassessed this programme in light of the pandemic and has set two new specific targets for 2021. These are 1,374 homes to be delivered through new build and 386 to come from long term leasing arrangements. This gives Dublin City Council a total of 1,760 homes to be delivered this year. In addition we expect to complete 350 acquisitions bringing our overall total to 2,110.

The table below captures Dublin City Councils current pipeline across all of our delivery streams.

Summary of unit numbers in pipeline	Units
Under Construction	1,142
Tender Stage	501
Acquisitions	315
Part V	217
Regeneration Projects	2,216
Advanced Planning and Design	1,177
Preliminary Planning and Design	2,247
Traveller Housing	55
Long Term Leasing	777
Affordable Purchase	1,859
Cost Rental	2,064
TOTAL	12,570

In summary, homes 12,570 @ €400k each, gives an approximate investment of €5 Billion over the lifetime of the programme (excluding HAP).

Brendan Kenny

Deputy Chief Executive, 10th May 2021

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 20 x 1 bed 43 x 2 bed 15 x 3 bed	On site	Completion of scheme	Q4 2022
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	Q3 2021
North Central	AHB (Clanmil)	Newtown Cottages, Malahide Road	CALF	3 3 x 3 bed	On site – Turnkey	Completion of scheme	Q2 2022
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	Q1 2022
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 (Respond)	199 – 201 Harolds Cross Road	CALF	12 7 X 1 bed 5 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2022
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	Q2 2022
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	Q4 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	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)	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	Q2 2022
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	Q1 2022
South Central	AHB (Clanmil)	La Touché Road, Bluebell	CALF	6 6 x 1 bed	On site – Turnkey	Completion of scheme	Q1 2022
South Central	AHB (Tuath)	Park West, D.12	CALF	41 19 x 1 bed 22 x 2 bed	On site – Turnkey	Completion of scheme	Q2 2022
South Central	AHB (Tuath)	Park West, D.12	CAS	43 13 x 1 bed 30 x 2 bed	On site – Turnkey	Completion of scheme	Q1 2022
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	Q4 2022
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	Q1 2022
Central	DCC	Dominick Street	Regeneration	72 12 x 1 bed 50 x 2 bed 10 x 3 bed	On site	Completion of scheme	Q4 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	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	Q3 2022

Homes Under Construction

Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
Central	DCC (In house)	North King Street	Regeneration	30 7 x 1 bed 21 x 2 bed 2 x 3 bed	On site	Completion of scheme	Q4 2021
Central	AHB (Clanmil)	Aughrim Street, Stoneybatter, D.7	CALF	4 2 x 1 bed 2 x 2 bed	On site – Turnkey	Completion of scheme	Q2 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 2022
North West	AHB (Novas)	Ratoath Avenue D.7	CAS	6 6 x 1 bed	On site	Completion of scheme	Q1 2022
North West	AHB (CHI)	Ballygall Road West	CALF	29 15 x 1 bed 14 x 2 bed	On site	Completion of scheme	Q2 2021
			TOTAL	1,142			

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Sackville Ave, D.3	Regeneration	14 14 x 3 bed	Ongoing engagement with DHLGH re costs and value for money	Stage 4 Approval	TBC
Central	DCC Housing Land Initiative	O' Devaney Gardens	Joint Venture	192	Development Agreement signed Dec 9 th 2019	Submission to ABP by May 31 st 2021	TBC
South East	AHB (PMVT)	Townsend Street 180-187, D.4	CAS	20 20 x 1 bed	Stage 4 application expected from PMVT Section 183 prepared	Award of contract Section 183 approval	Q3 2022
South East	AHB (Cluid)	Bethany House, D.4	CALF	62 45 x 1 bed 17 x 2 bed	Contractor appointed	On site April 2021	Q1 2023
South Central	AHB (Dublin Simon)	25/26 Ushers Island, D.8	CAS	100 100 x 1 bed	Stage 4 approved	Construction to commence	Q2 2023
North Central	AHB (Respond)	Highpark, Gracepark Rd,	CALF	101 40 x 1 bed 36 x 2 bed 25 x 3 bed	Funding application submitted to DHLGH	On site June 2021	Q1 2023
North Central	DCC In House (Rapid)	Belcamp B, D.17	LA Housing	12	Tender return date was April 29 th . Expressions of interest under review.	Award of contract for Q2 2021	Q2 2022
			TOTAL	501			

Homes Currently Being Acquired

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	146	With Law Department	Closing of acquisitions ongoing	2021
All Areas	Housing Agency	General Acquisitions		31	Various proposals in progress	Closing of acquisitions	2021
All Areas	AHB	General and Special Needs	CALF	45	Various proposals in progress	Closing of acquisitions	2021
All Areas	AHB	General and Special Needs	CAS	35	Various proposals in progress	Closing of acquisitions	2021
North West	DCC	Prospect Hill Turnkey, D.11	LA Housing	58	Settlement Agreement in the final stages of execution	Remediation works going to tender Q3 2021	2021
			TOTAL	315			

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	Q2 2021
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	Hampton, Grace Park Rd, D9	LA Housing	8	Agreement in place	Units to be acquired	Q1 2023
North Central	DCC	Jameson Court, The Glen, Raheny	LA Housing	1	Agreement in place	Units to be acquired	Q2 2021
North Central	DCC	Strand View, Howth Road	LA Housing	7	Agreement in place	Units to be acquired	Q2 2021
North Central	DCC	Clonshaugh House, D17	CALF	2	Agreement in place	Units to be leased	Q1 2023
North Central	DCC	Parkside, Phase 5	LA Housing	2	Agreement in place	Units to be acquired	Q2 2021
South East	AHB	Donnybrook Gardens, D4	CALF	4	Funding approved	Units to be acquired	Q2 2021
South East	DCC	St. Pancras, Harold's Cross	LA Housing	7	Funding approved	Units to be acquired	Q2 2021
South East	DCC	Tara Towers Off Site	LA Housing	7	Agreement in place	Units to be acquired	Q2 2021
South East	AHB	126 – 128 Harolds Cross Road	CALF	3	Agreement in pace	Units to be acquired	Q2 2021
South East	DCC	Rostrevor Marianella Rathgar	LA Housing	12	Funding approved	Units to be leased	Q2 2021
South East	DCC	Ivory Building, Sir John Rogersons Quay, Dublin 1	LA Housing	6	Agreement in place	Units to be acquired	Q3 2021

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	DCC	Sandymount Castle Park	LA Housing	2	Agreement in place	Units to be acquired	Q2 2021
South Central	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	Q1 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	Units to be acquired	Q1 2021
South Central	AHB	Long Mile Rd, D.12	CALF	15	Funding Approved	Units to be acquired	Q4 2022
South Central	DCC	88 – 90 Drimnagh Road	LA Housing	2	Agreement in place	Units to be acquired	Q2 2021
South Central	AHB	The Laurels, 54 Inchicore Rd	CALF	1	Agreement in place	Units to be acquired	Q2 2021
South Central	AHB	Hanlons factory, Cork Street. Dublin 8	CALF	5	Agreement in place	Units to be acquired	Q4 2021
Central	DCC	Block B Dublin Landings, D.2	LA Housing	30	Agreement in place	Units to be acquired	Q2 2021
North West	DCC	Addison Lodge, Botanic Rd	LA Housing	2	Agreement in place	Units to be acquired	Q2 2021
North West	AHB	Ballygall Road West D.11	CALF	3	Agreement in place	CHI acquiring units	Q2 2021
North West	DCC	Grove Industrial Est, Dublin 11	LA Housing	1	Agreement in place	Units to be acquired	Q3 2021
			TOTAL	217			

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Croke Villas	LA Housing-Regeneration	61	Ongoing engagement with DHLGH regarding costs and planning matters	Stage 3 submission to the DHLGH	TBC
Central	DCC	Dominick Street West	LA Housing-Regeneration	90	Feasibility study ongoing	Determine brief and delivery mechanism	TBC
Central	DCC	Constitution Hill, D.7	LA Housing-Regeneration	130	Design team appointed. Preliminary design development underway.	Community consultation Q2 2021	TBC
Central	DCC	Dorset Street Flats, D.1	LA Housing-Regeneration	163	Design team appointed. Community consultation and design development underway	Lodge Part 8 Q2 2021	TBC
Central	DCC	St. Finbar's Court, D.7	LA Housing-Regeneration	46	Part 8 granted April 2021	Submit stage 3 Out to tender Q3 2021	TBC
Central	DCC	St Bricin's Park, D.7	LA Housing-Regeneration	10	In-house single stage process being pursued	Initial approval from DHLGH Q2 2021	TBC
Central	DCC (Depot Site)	Portland Row, D.1	LA Housing	35	Feasibility study being finalised	Stage 1 application to DHLGH	TBC
Central	AHB	Gardiner Street D.1	CALF	45	Going out to the AHB protocol	AHB assigned to scheme	TBC
Central	DCC	Matt Talbot Court D.1	LA Housing-Regeneration	92	Design team appointed. Design development underway.	Community consultation Q2 2021.	TBC
Central	DCC	Dunne Street	LA Housing-Regeneration	130	Stage 1 application being prepared	Submit stage 1 application to the DHLGH	TBC
South Central	DCC	Oliver Bond, D.8	LA Housing-Regeneration	48 Ph 1	Stage 1 application being finalised	Submit stage 1 application to the DHLGH	TBC
South Central	DCC	Liberties Cluster, D.8	LA Housing-Regeneration	115 Ph 1	Stage 1 application submitted to DHLGH	Stage 1 Approval	TBC
South Central	DCC	Bluebell, Inchicore, D12	LA Housing-Regeneration	140 Ph 1	Stage 1 application submitted to DHLGH	Stage 1 Approval	TBC
South Central	DCC	Donore Avenue-(Former Teresa's Gardens)	LA Housing-Regeneration	210	LDA developing a planning application for 700 units (30% social 70% cost rental)	Submit Stage 1 application to the DHLGH	TBC
South Central	DCC In House	Dolphin 1B Dublin.8	LA Housing-Regeneration	25	Community engagement and design review ongoing.	Submit Stage 2 to DHLGH	TBC

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	DCC	Tyrone Place, D8	LA Housing-Regeneration	96	Feasibility study underway	Determine development options	TBC
South Central	DCC	Lissadell Maisonettes	LA Housing-Regeneration	70	Feasibility study being finalised	Stage 1 application to be submitted to DHLGH	TBC
South Central	DCC	Labre Park	LA Housing	16	New design to be agreed	Part 8 Q3 2021	TBC
North Central	DCC	Mount Dillon Court, D.5	LA Housing-Regeneration	45	Feasibility study underway	Determine development options	TBC
North Central	DCC	Glin Court, D17	LA Housing Regeneration	32	Part 8 pending	Part 8 achieved Q3 2021	TBC
North Central	DCC	Gorsefield Court, D.5	LA Housing-Regeneration	44	Feasibility study being revised	Determine development options	TBC
North Central	DCC	St Anne's Court, D.5	LA Housing-Regeneration	105	Stage 1 application approved	Appoint design team	TBC
South East	DCC (Rapid build)	St. Andrew's Court, D.2	LA Housing-Regeneration	37	Stage 1 approved. Design of scheme underway	Complete community consultation Q3 2021	TBC
South East	DCC	Pearse House, D.2	LA Housing-Regeneration	75 Ph 1	Stage 1 application submitted.	Stage 1 approval	TBC
South East	DCC	Grove Road, D.6	LA Housing-Regeneration	30	Feasibility study being costed	Stage 1 application to be submitted to DHLGH	TBC
South East	DCC	Rathmines Avenue D6	LA Housing-Regeneration	87	Feasibility study being finalised	Stage 1 application to be submitted to DHLGH	TBC
South East	DCC	Glovers Court, D2	LA Housing-Regeneration	38	Feasibility study being costed	Stage 1 application to be submitted to DHLGH	TBC
South East	AHB	Clonmacnoise Grove, D.12	CALF	29	Going out to the AHB protocol	AHB assigned to scheme	TBC
South East	AHB	Ravensdale Close, D.12	CALF	16	Going out to the AHB protocol	AHB assigned to scheme	TBC
North Central	DCC (Rapid build)	Cromcastle & Woodville, D.10	LA Housing-Regeneration	156	Stage 1 approval received Q1 2021. Cost review and design ongoing.	Achieve Stage 2 approval to lodge Part 8	
			TOTAL	2,216			

Projects at an Advanced Stage of Planning or Design

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	AHB (Dublin Simon)	Arbour Hill, D.7	CAS	14	Stage 4 Approval received	Award of contract	Q4 2022
Central	DCC In House	Infirmiry Road Dublin 8	LA Housing	38	Stage 3 submission being finalised	Stage 2 Approval and Out to tender Q3 2021	Q4 2023
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	DCC	Ready Mix Site, East Wall Road, D.3	Social Housing PPP	100	Design team appointed	Part 8 Approval	TBC
Central	AHB (Cluid)	North Great Charles St, D.1	CALF	52	Agreement signed with St Michaels House. Legal work being completed	Planning application to be lodged.	Q4 2023
Central	AHB (Circle)	Railway Street, D.1	CALF	47	Approved by ABP Feb 2020 Section 183 approved	Tender March 2021	Q1 2023
South East	AHB (PMVT)	Shaw Street, D.8	CAS	12	Planning Approval Received	Stage 3 Application	Q1 2023
South East	DCC	Charlemont (Block 4), D.20	PPP	15	DCC to exercise an option to acquire further units	Agree costs with developer	2021
South East	AHB (Tuath)	126 128 Harold's Cross Road	CALF	31	Funding approved	Commence on site	Q2 2022
North Central	DCC (Rapid build)	Sladmore, Ayrfield, D.13	LA Housing	35	Design of scheme underway. Community consultation process being initiated	Stage 2 application to the DHLGH	TBC
North Central	AHB (FOLD)	Millwood Court, D.5	CALF	54	Design team appointed	Part 8 Approval	TBC
North Central	AHB (Cluid)	Thatch Road, D.9 Swords Road	CALF	104	Pre part 8 circulation	Planning Approval	TBC
North Central	DCC	Collins Avenue D9 Junction of swords Road	Social Housing PPP	100	Design team appointed	Part 8 Approval	TBC
South Central	DCC (Rapid build)	Grand Canal Basin, D.8	LA Housing	80	Design team appointed	Planning Approval	TBC
South Central	DCC (Rapid build)	Rafters Road /Crumlin Rd	LA Housing	45	Design team appointed	Planning Approval	TBC

Projects at an Advanced Stage of Planning or Design

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	AHB (Alone/Circle)	1b St. Michael's Estate, D.10	CAS	52	Planning permission granted. Stage 3 approved July 2020	Stage 4 application	Q2 2023
South Central	DCC	St Michaels Estate, D.8	LA Mixed scheme	109	Design in progress	Lodge planning Q3 2021	TBC
South Central	AHB (Novas)	Kilmainham, D.8	CAS	11	Section 183 approved	Departmental approval	TBC
South Central	AHB (Respond)	Sarsfield Road, OLV Ctr, D.10	LA Housing	6	Issue with boundary resolved	Stage 2 application	Q4 2022
South Central	AHB (Circle)	Coruba House, D.12	CALF	38	New design submitted and discussions underway with AHB to progress project	Planning application to be lodged	Q2 2023
South Central	AHB (Respond)	Lar Redmond Centre, D.12	CAS	10	Revised scheme now submitted	Resubmit scheme to Department	Q4 2022
North West	DCC In House	Kildonan Lands, D.11	LA Housing	75 Ph 1	Finalising stage 2 submission	Stage 2 approval	TBC
North West	AHB (Novas)	307 Casement Road, D.11	CALF	2	Re submit planning application Section 183 approved	Await planning outcome Award of contract	Q2 2022
North West	AHB (Novas)	13 Casement Drive, D.11	CALF	2	Boundary issue on site Section 183 approved	Award of contract	Q2 2022
North West	AHB (Novas)	Berryfield Drive D.11	CALF	10	Resubmit planning application	Departmental approval	Q4 2022
North West	DCC	Shangan Road, Ballymun	Social Housing PPP	100	Design team appointed	Part 8 Approval	TBC
			TOTAL	1,177			

Schemes at Preliminary Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Russell Street, D.1	LA Housing	35	Acquisition of two adjoining sites underway to maximise the development potential of the site	To go out to the AHB protocol	TBC
Central	AHB (Depot Site)	Broombridge Road, D.7	CALF	15	Going out to the AHB protocol	AHB assigned to scheme	TBC
Central	DCC	Bannow Road (2.8 Acres), D.7	LA Housing	60	Ongoing engagement with TII regarding their requirement for a portion of the site	Stage 1 application to be submitted to the DHLGH	TBC
Central	AHB (Depot Site)	Orchard Road, D.3	CALF	32	The scheme went out to the AHB protocol. A number of expressions of interest received	AHB assigned to 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	AHB (Peter Mc Verry Trust)	Halston Street, D.7	CALF	11	Design development underway	Departmental approval	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	78	Feasibility study underway and on completion will be assigned to an AHB for development	To go out to the AHB protocol	TBC
South Central	DCC/AHB	Sarsfield Road D.10	LA Housing CALF	176	Stage 1 application submitted to DHLGH March 2021	Stage 1 approval	TBC
South Central	AHB	Dolphin/SCR Site	CALF	20	Expressions of interest received from a number of AHB's	Scheme assigned to an AHB	TBC

Schemes at Preliminary Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	DCC (Depot Site)	Collins Avenue, D.9	LA Housing	115	Feasibility study underway and on completion will be assigned to an AHB for development	To go out to the AHB protocol	TBC
North Central	DCC (Rapid build)	Darndale Spine D.17	LA Housing	70	Stage 1 application being compiled for DHLGH	Stage 1 approval	TBC
North Central	DCC (Rapid build)	Belcamp Site E D.17	LA Housing	41	Feasibility study completed and being reviewed in light of the Jack Nolan report	Determine development options	TBC
North Central	DCC	Oscar Traynor Road	LA Housing	500	No successful outcome to the HLI Process	Determine development options	TBC
South East	DCC (Depot Site)	Gulistan Terrace, D6	LA Housing	100	Feasibility study completed	Plan to be developed for mixed use scheme	TBC
North West	DCC (Rapid build)	Church of the Annunciation, Finglas, D.11	LA Housing	100	Demolition of church expected by end of year. Design development underway with the DCC Rapid build team	Stage 1 application to be compiled for DHLGH	TBC
North West	DCC	Mellowes Road, Finglas	LA Housing	30	Feasibility study underway	Plan to be devised for social housing	TBC
North West	DCC (Rapid build)	Ballymun LAP Site 5 Santry Cross South Main Street West	LA Housing	50	Scheme being devised for a Senior Citizen development, Rapid build	Stage 1 application to be compiled for DHLGH	TBC
North West	DCC AHB	Ballymun LAP Site 8 Coultrey Gardens	CALF	45	To go out to the AHB protocol	AHB assigned to scheme	TBC
North West	DCC AHB	Ballymun LAP Site 11 Sillogue Avenue	CALF	100	To go out to the AHB protocol	AHB assigned to scheme	TBC

Schemes at Preliminary Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North West	DCC (Rapid build)	Ballymun LAP Site 13 Silloogue Road	LA Housing	50	Scheme being devised for a Senior Citizen development, Rapid build	Stage 1 application to be compiled for DHLGH	TBC
North West	DCC AHB	Ballymun LAP Site 18 Balcurris	CALF	40	To go out to the AHB protocol (possible cost rental scheme)	AHB assigned to scheme	TBC
North West	DCC	Ballymun LAP Site 19 St Joseph's site	LA Housing	100	Feasibility study being finalised to determine development options	Feasibility study completed and roadmap for future scheme devised	TBC
North West	DCC	Ballymun LAP Site Carton lands	LA Housing	100	Site rezoned for housing and full review of development potential underway	Review completed and roadmap for future scheme devised	TBC
			TOTAL	2,247			

Traveller Accommodation Programme

Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
Stage 1	DCC	Avila Park	LA Housing	3	Detailed design	Part 8 application Q1 2021	Q4 2021
Stage 1	DCC	Reuben Street	LA Housing	1	Detailed design	Part 8 application Q1 2021	Q4 2021
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design and consultation	CENA have been engaged to move project forward	TBC
Stage 1	DCC	Cara Park	LA Housing	9	Preliminary design and consultation	Part 8 application Q2 2021	2022
Stage 1	DCC	St. Mary's	LA Housing	2	Preliminary design and consultation	Detailed design Needs agreement from Fingal	TBC
Stage 1	DCC	Redevelopment of St Margaret's	LA Housing	30	Preliminary design and consultation	Part 8 application Q4 2021	2024
			TOTAL	55			

Summary 2021 Long Term Lease Delivery	Units
Closed to date 2021	26
With Law Department	49
Proposals under consideration	450
In progress (works being carried out)	252
Overall potential for Long Term Lease 2021	777

Vacant (Void) Property Refurbishments completed in 2020

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	20	82	93	74	20	289
Apartment	73	35	47	96	83	334
Senior Citizens	27	82	63	84	43	299
Total	120	199	203	254	146	922

These properties can be divided into: Vacant Council Properties: 715 Acquisitions: 207

Vacant (Void) Property Refurbishments completed in 2021 (year to date)

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	8	13	19	19	1	60
Apartment	9	4	14	24	21	72
Senior Citizens	7	12	10	10	8	47
Total	24	29	43	53	30	179

These properties can be divided into: Vacant Council Properties: 146 Acquisitions: 33

Current Refurbishment of voids underway

Status	Central	North Central	North West	South Central	South East	Total
For or with Framework	81	50	67	92	36	326
Direct Labour	14	24	21	37	21	117
Total	95	74	88	129	57	443

Buy and Renew Scheme: Derelict/Vacant properties 2021

Status of properties (28) 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 Q2 2021
77 & 77A & 78 The Coombe Dublin 8	Contractor appointed. Estimated completion Q2 2021
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
10 Hazelcroft Gardens, Dublin 11	Contractor appointed Estimated completion date Q2 2021
25A Barnamore, Finglas, Dublin 11	Contractor appointed. Estimated completion date Q2 2021
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	Contractor appointed. Estimated completion date Q2 2021
109 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q2 2021
56 Moatview Drive, Dublin 17	Contractor appointed. Estimated completion date Q2 2021
15 Parkview Green, Ballymun, Dublin 11	Appoint Contractor. Estimated completion date Q2 2021
1 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
2 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2021
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

Property	Position
7 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 Q2 2021
65 Craigsford Drive, Killester, Dublin 5	Appoint Contractor. Estimated completion date Q2 2021
48A Millwood Villas, Dublin 5	Appoint Contractor. Estimated completion date Q2 2021
37 Thomas Court, Dublin 8	Appoint Design Team. Estimated completion date Q4 2021
4 Ravensdale Road, East wall Dublin 3	Appoint Contractor. Estimated completion date Q2 2021
27 Berryfield Road, Finglas, Dublin 11	Appoint Design Team. Estimated completion date Q4 2021
78 Ratoath Road, Finglas, Dublin 11	Appoint Design Team. Estimated completion date Q1 2022

Vacant residential property acquisitions

We are currently negotiating the acquisition of 7 additional vacant residential properties under the buy and renew scheme.

The Housing Department vacant housing register has recorded 691 residential properties by accessing data from the CSO, Geo-directory, Vacanathomes.ie and internal databases. The City Council has undertaken 313 site inspections with a further 129 inspections scheduled and 17 title searches currently in progress.

During 2020 there were 12 units acquired and 8 units were remediated for tenanting.

Potential Affordable Purchase Homes

Schemes/Sites	Units	Status	Finish Date
Ballymun O’Cualann (Site 21), Dublin.11	12	Disposal to be agreed	TBC
Ballymun O’Cualann (Site 22 and 23), Dublin.11	37	Construction has recommenced on site	2021
Ballymun O’Cualann (Site 25), Parkview x 2 sites	80	Ongoing discussions regarding the development of the scheme. Pre planning meeting held in April.	TBC
Ballymun; Balbutcher (116) and Sillogue (85) Sites 12 & 14, Dublin.11	201	Design team appointed Part 8 for Q3 2021.	TBC
Ballymun – further sites, Dublin.11	200	Site strategy drafted and presented to North West Area Committee. Site reviews underway for Carton and St Josephs with a view to assessing their suitability for affordable housing schemes.	TBC
Cherry Orchard, Dublin.10	164	Design team appointed. Part 8 for Q3 2021.	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. Planning application delayed until May.	TBC
Belcamp/Oblate Lands, Coolock, D.17	300	Development potential being explored.	TBC
Poolbeg SDZ	500	Feasibility stage	TBC
TOTAL	1,859		

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 Q3 2021.	TBC
Coultry Road, Ballymun, (Site 6) D.11	300	Proposal received from two AHB's. Financial model being reviewed by DCC and the Department.	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
Coruba House, Dublin 12	39	50% of scheme now designated for cost rental with remaining units (38) for general social housing.	Q2 2023
TOTAL	2,064		

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	

Rebuilding Ireland Programme

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

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	

Notes: 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.

The following table gives details of the targets and delivery outcomes for the third year of the four- year programme (**2020**):

The overall target set for delivery across the delivery streams (excluding HAP) was 1,987 for 2020.

Programmes	Delivery	
New Build – DCC	124	
New Builds – AHB's	114	
Part V (DCC and AHB)	81	
Acquisitions	306	
Sub-Total	625	
Long Term Leasing (including AHB's)	246	
Total Delivery 2020	871	
HAP Tenancies (Mainstream)	1,655	The formal process of transferring Rent Supplement recipients to HAP was suspended in March 2020 due to Covid19. However, 374 of the 1,655 tenancies set up in 2020 were RS transfers, where applicants wished to transfer to HAP.
HAP Tenancies (Homeless)	2,731	
Total HAP	4,386	
Voids Restored by DCC	922	
Total Overall Output	6,179	



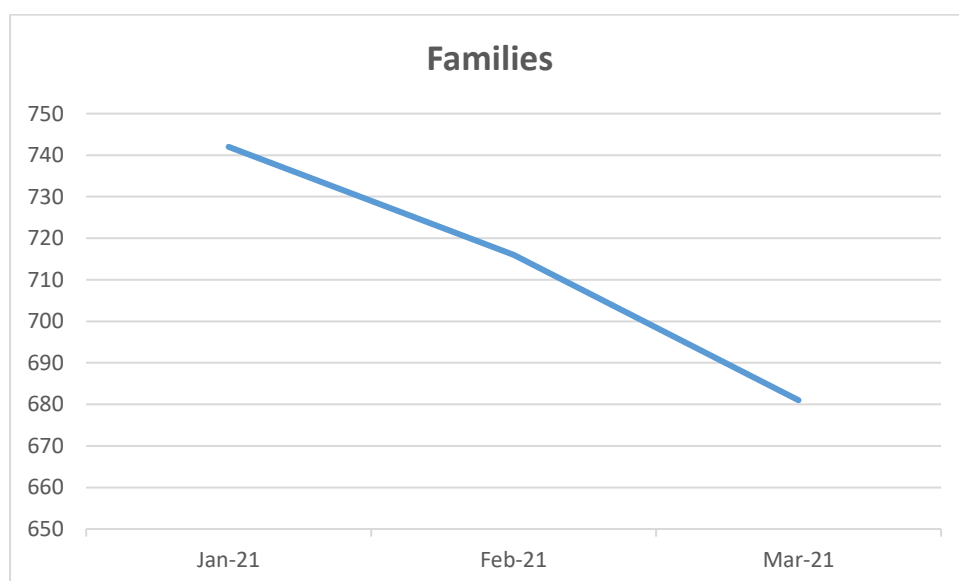
This SPC report focuses on the situation in the Dublin Region for the 1st quarter of 2021 January to March 2021 inclusive.

*Number of individuals in Emergency Accommodation in the **Dublin Region** – January - March 2021, as published nationally:*

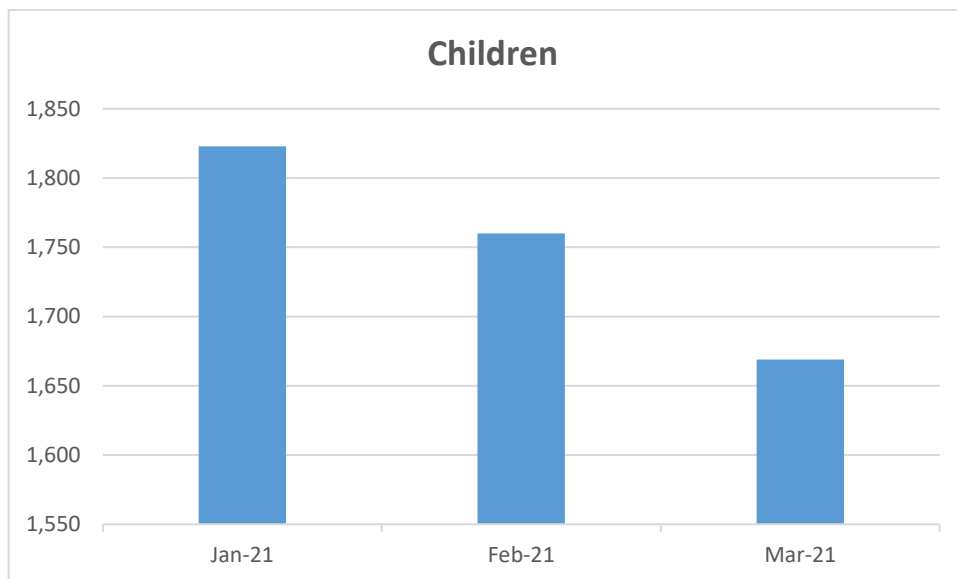
Month	Families	Adults in Families	Children	Singles	Total Adults	Total Individuals
Mar 2021	681	1,020	1,669	3,073	4,093	5,762
Feb 2021	716	1,083	1,760	3,046	4,129	5,889
Jan 2021	742	1,121	1,823	3,054	4,175	5,998

1. Family Homelessness

In Dublin at the end of March 2021, there were **681** families in emergency accommodation. This is the lowest monthly figure since **December 2015**. The figure for March represents a further decrease of **35** on the February 2021 and a decrease of 74 from the end of 2020 (December 2020 **755** families).



The number of children residing in emergency accommodation at the end of March was **1,669**. This represents a decrease of **91** on the February 2021 figure and again a decrease of **195** on the end of 2020 when the figure was **1,864**.



1.1. Reducing the Use of Commercial Hotels:

We continue our efforts to reduce the use of commercial hotels. By the end of March, there were **121** families residing in commercial hotels. This is the lowest number of families in hotels since September 2014. (**156 February, 175 January**)

1.2. New Family Presentations

In Q1 2021 **135** families entered EA (**54** in January, **47** in February & **34** in March). This figure is lower than Q4 2020 when **180** presented.

1.3. Prevention - Family Homelessness

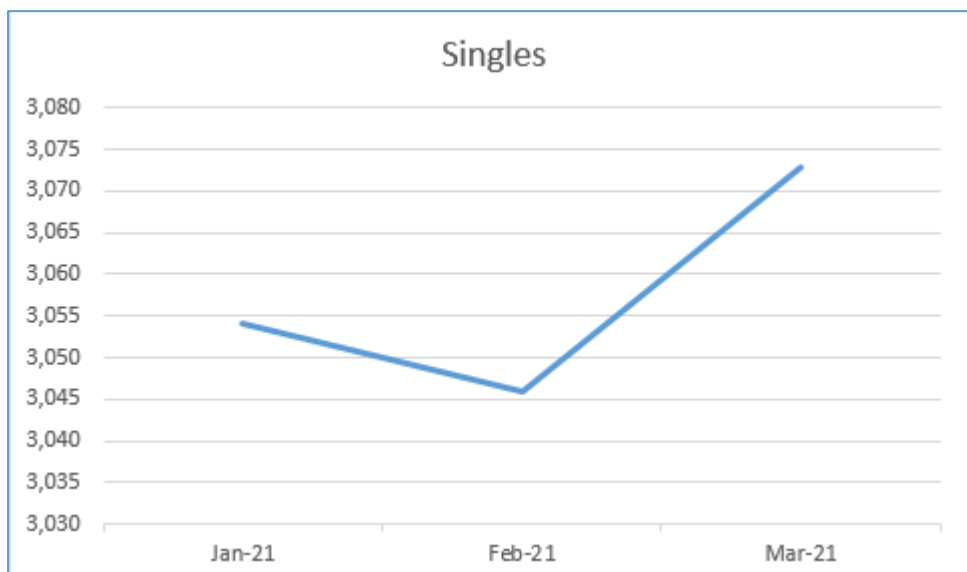
228 families were prevented from entering emergency accommodation in Q1 2021.

1.4. Families – Exit to Tenancies

236 families exited emergency accommodation into new tenancies.

2. Single Adult Homelessness

There were **3,073** single adults in emergency accommodation at the end of March. This is a slight increase on February (**27**) and the figure is up **46** overall for Q1 2021.



2.1. New Single Adult Presentations

In Q1, 2021 **423** single adults entered EA (**149** in January, **126** in February & **148** in March). This figure is lower than Q4 2020 when **180** presented.

2.2. Prevention – Single Adult Homelessness

In Q1, 2021, **177** single adults were prevented from entering emergency accommodation.

2.3. Single Adult Homeless – Exit to Tenancies

295 single adults exited to tenancies, mostly to HAP tenancies.

3. Housing Assistance Payment Scheme (HAP):

The Homeless HAP Scheme has continued to operate successfully, with our Housing Support Officers and Place-Finders assisting households to move out of emergency accommodation. **771** Homeless new HAP tenancies were sourced in Q1, 2021

Breakdown of family type and previous accommodation of those accessing HHAP Q1 2021:

64	Families leaving hotels - Private Emergency Accommodation
104	Families leaving Supported emergency accommodation
210	Families who did not use emergency accommodation (Prevention)
99	Singles/Couples leaving Private Emergency Accommodation
138	Singles/Couples leaving supported emergency accommodation
158	Singles/Couples who did not use emergency accommodation (Prevention)

4. Deaths in Service

Q1 2021	Number of Deaths Notified
Long Term Accommodation (LTA)*	11
Emergency Accommodation (EA)	16
On the Streets/ Known to Outreach	2
Sub-Total	29
Other Deaths (RS) Not Known to Homeless Services	1
Overall Total	30

*For those not familiar with LTA, this is supported long-term accommodation for people who were formerly homeless and are vulnerable to age and health factors.

5. Lord Mayor's Sub-Committee on Homelessness

The sub-committee has met twice and covered a range of issues to date with a schedule for June and July meetings. The DRHE is compiling an update for the Lord Mayor on progress on the recommendations from the Task Force.

Mary Hayes

Director,

Dublin Region Homeless Executive (DRHE)

MAY 2021



Report on Long Term Leasing Schemes

Background:

In 2009, the Government introduced the Long Term Leasing Initiative, whereby local authorities could enter into long-term leases of private dwellings as a means of meeting social housing needs. The objective of the new initiative was to develop the capacity of local authorities to respond to housing needs and to ensure that there is a wide and flexible range of housing delivery options available. Under this new initiative, the Local Authority could lease new and existing vacant properties in good condition, which included houses and apartments, single or multiple units. This new delivery model was a welcome addition to the other delivery options already in existence e.g.

- Direct build by Local Authority and Approved Housing Bodies.
- Acquisitions by Local Authority and Approved Bodies.
- Part V acquisitions.

The main features of the long term leasing scheme were as follows:

- Leases for periods of between 10-20 years
- Rent negotiated at 80% of market rent
- Where a Management Company existed, 85% of market rent applied
- Rent reviews linked to Consumer Price Index
- Local Authority responsible for day-to- day property maintenance, allocations, rent assessment and collection, estate management, tenancy support etc.
- Property owner is responsible for structural repairs, structural insurance, payment of management company service charges and Local Property Tax.
- Full compliance with Housing (Standards for rented houses) Regulations

The Scheme was reviewed by Government 2017 and as a result, the Long Term Leasing Scheme was updated and broadened in order to further facilitate Housing Authorities in meeting their targets under the Rebuilding Ireland Strategy and to make the existing Leasing scheme more attractive for take up by owners/landlords. (Up to that stage there was no significant take-up of the scheme). The existing Leasing Scheme remained in place but a second scheme called the Enhanced Long Term Leasing Scheme was introduced with the following features:

- 95% market rent, but including management and maintenance obligations
- 25 year term
- Index linked rent reviews every 3 years
- Local authority is the landlord to the tenant and collects differential rent
- Standard Long Term Leasing to align with new scheme other i.e. maximum lease term 25 years; rent indexed every 3 years based on the Harmonised Index of Consumer Prices (HICP)

All the relevant disciplines within Dublin City Council are involved in the negotiation process for the formulation of long term leases e.g. Legals, Valuers, Architects, and Quantity Surveyors all led by senior management in the **Housing Department-Dave Dinnigan, Director of Housing Delivery**. All rental agreements on leases are approved by the Chief Valuer and his professional staff in DCC. The National Housing Agency are involved in the initial engagement with interested developers and the Department of Housing Heritage and Local Government provide the necessary approvals and funding over the full term of the lease.

Leasing as a delivery model – benefits:

Leasing represents an excellent opportunity to deliver units at scale and in the short term. It can offer high quality units in mixed tenure developments that provide a good social mix. The different types of leasing arrangements currently available is flexible to suit all potential proposers. Leasing is funded through the Social Housing Current Expenditure Programme and requires no capital investment. It gives housing

authorities the ability to target newly built homes, homes at planning stage or vacant stock.

Main benefits:

- Important and necessary response to Housing needs in the city.
- Speedy and flexible delivery.
- Planning risk rests with the Developer.
- Certainty of delivery.
- Opportunities for volume delivery.
- Lessening our liability and cost on maintenance and upgrading.
- Particularly suitable for de-tenanting arrangements under our extensive regeneration programmes- tenants returning following refurbishment of their original homes.
- Good for the pursuance of a better social mix-better integration between private and social housing.
- Full recoupment of leasing cost from the Department of Housing.
- The development of sites in the city where otherwise the development may not happen at all.

Current data on Leasing:

Since the introduction of Leasing as a delivery method, Dublin City Council has secured 494-leased homes, with 12 of those coming from Part V negotiations.

The **table below** sets out current proposals across the leasing options (including delivery dates-year) where discussions/negotiations are currently underway. Based on this table there is potential to achieve in the region of 1,600 new leases over 2021, 2022, and 2023. While this figure is very welcome, we would need much more in order to make a real dent on the current social housing waiting lists in Dublin City. While some of these proposals may not ultimately be agreed, we are, hopeful that other opportunities will arise in view of the changed Housing Market since the onset of the Covid-19 Pandemic. In our view, it is essential in the context of the social housing crisis that we grasp these opportunities. The option of taking leases instead of acquisitions in Part V negotiations was provided for in the 2015 Legislation but our preference in that situation is for acquisition.

	Total Units	Non Part V	Part V
Standard Lease	1037	936	101
Enhanced Lease	598	504	94
Standard Lease			
2021	265	253	12
2022	201	167	34
2023	571	516	55
Enhanced Lease			
2021	23	23	0
2022	153	139	14
2023	422	342	80

The Social Housing Leasing Scheme/Initiative has three broad objectives. The first is to broaden the channels of delivery for social housing. The second is to secure additional dwellings for social housing from individuals who own more than one property but do not want to commit to being an active landlord. The third aim is to spread the funding cost and move away from reliance on large annual capital outlays that tended to be volatile and pro-cyclical.

The basic model underlying the Leasing Initiative was that the state through either local authorities or Approved Housing Bodies would take on the role of social landlord of privately owned property on a medium to long-term lease for a minimum of 10 but more normally for 20/25 years. At the end of the lease period, the property

would be returned to the owner in good condition. At the same time, a new social tenancy would be provided for the tenant.

The property would be leased by the state at a price point that was less than market rents [80% - 85% range], and later 95% under the enhanced scheme reflecting the long term nature of the lease, the guaranteed income and the taking over of responsibility for management and maintenance of the property during the lease period. As it stands, the property reverts to the owner after expiry of the lease but it may well be possible when that time comes around, agreement could be reached to roll over onto a further lease period, or for DCC to acquire the property.

Negotiations or initial discussions for the ultimate lease of a property can begin at various stages in the development e.g. prior to Planning, Post Planning, during Construction and just prior to completion and while we are obviously more interested in residential schemes that are completed or close to completion these kind of opportunities tend to be limited. Many of the projects currently being negotiated have not commenced yet but full planning has been achieved. The changed housing market over the last year (during Covid-19) has resulted in a significant increase in interest from developers to do business with DCC for leasing opportunities.

Value for Money

Since the beginning of the century, it has been government policy to increase the sources of supply for social housing. This was mainly to reduce the vulnerability of the main construction programme to delays arising from funding limits or capacity constraints. In terms of value for money, it implies that at any one time, there will be a range of outcomes but for reasons of maintaining the overall resilience of the programme, some additional costs are justified.

While the state will not gain an asset through the leasing scheme there are a number of other factors which mean that leasing is still good value in the long term for the state. The cost of delivering social housing units under the traditional construction and acquisition model is not totally captured by the up-front capital expenditure, as each unit will carry a stream of ongoing costs over the long term including management, maintenance and remediation.

During the term of the lease, the responsibility for structural matters remains with the owner and not the Local Authority. At the end of the lease term, the unit can require

major renovation or upgrading of property resulting in a substantial capital cost, which under leasing is not borne by the Local Authority but by the owner.

Another factor that must be considered is that while under the traditional supply mechanisms the state does gain an asset, the economic value of this asset to the state is limited to the extent that such properties may be purchased by tenants at subsidised rates. Leasing also means that Local Authorities can focus their efforts and resources on developing their own pipeline of construction activity, thereby increasing the overall capacity of the state to meet housing need. Schemes such as leasing and acquisition that draw on existing properties including those with full Planning Permission in the private market provide a level of speed, flexibility and effectiveness in addressing housing need.

It should also be noted that other considerations, in particular of a policy nature, might have an impact on the long-term value for money of the different delivery options. These include the approach to tenant purchase, changing demand for housing in particular areas and of types of housing, the amount spent on management and maintenance by local authorities, rental policy, urban renewal programmes and the approach to refurbishment and the Green Agenda. All of these factors will impact on the whole life cost of providing social housing using different funding models.

While Dublin City Council has a strong pipeline of construction, over the coming years, this model of delivery is very slow and complex and it is therefore essential that all the other delivery methods such as leasing be maximised while that pipeline is being progressed. It is important to recognise that in the years ahead the amount of Council owned (residential) land available will be very limited and therefore we will need to be open to a range of delivery models outside of the traditional model of direct construction if we are to respond adequately to social housing need in the city.

The relative cost of a particular delivery model is not fixed and it is accordingly important to maintain a flexible system that can respond quickly to changing market [financial and housing] and construction sector conditions. There are also several other factors to be taken into account including speed of delivery, standards and

quality of service, impact on the wider housing market and available funding options at the time.

In conclusion, the Long Term Leasing is a very important and welcome addition to the range of social housing delivery methods, it has made a reasonable contribution towards our significant waiting lists so far and while the leasing scheme exists it is incumbent on us to maximise the opportunities that it presents.

Brendan Kenny

Deputy Chief Executive

12th May 2021

