



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE BY REMOTE VIDEO CONFERENCING VIA - ZOOM
ON WEDNESDAY 9 FEBRUARY 2022 AT 11.00 AM**

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AGENDA

WEDNESDAY 9 FEBRUARY 2022

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	i) Public Housing Working Group Verbal Update	
	ii) Senior Citizens Working Group Update Verbal Update	

iii) Special Committee on Homelessness

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iv) Oversight Committee on Animal Welfare Issues
Verbal Update

8 Motion in the name of the Lord Mayor Cllr Alison Gilliland

The Housing SPC recognises the importance of our housing waiting lists working as effectively and efficiently as possible for those who qualify for social housing. Since the introduction of the Housing Assistance Payment (HAP) scheme, Dublin City Council has sought to ensure that those in receipt of HAP are not disadvantaged in terms of waiting time for social housing.

Applicants who avail of social housing support through the HAP scheme are placed on the transfer list in line with s.37, Part 4 of the Housing (Miscellaneous Provisions) Act, 2014 “the provision of housing assistance under this Part shall be deemed to be an appropriate form of social housing support for a household that is determined by a housing authority to be qualified for such support”.

The transfer list has ceased operating effectively and has caused frustration for HAP applicants and for social housing transfer list applicants given the constant 'moving' of one's place on the list. Therefore the Housing SPC agrees to a review of the current approach to providing an effective waiting list approach for those in receipt of HAP with a view to making it more effective.

9 AOB

i.2022 SPC Work Plan

HOUSING STRATEGIC POLICY COMMITTEE
MINUTES FOR SPC MEETING ON
WED 19TH JANUARY 2022

Attendance:**Members:**

Mary Callaghan
Donna Cooney
Máire Devine
Kevin Donoghue
Daithí Doolan
Pat Dunne
James Geoghegan
Alison Gilliland – Lord Mayor
Dermot Lacey (CP)
Briege MacOscar
Tina MacVeigh
Eimear McCormack
Cieran Perry
Colm O'Rourke
Catherine Stocker

Karen Murphy – ICSH
Mick O'Reilly – ICTU
Mike Allen - FI
Kevin Byrne - SGCRA

Dublin City Council Officials

Coilín O'Reilly, A/Assistant Chief Executive
David Dinnigan, Executive Manager
Mary Hayes, Executive Manager
Frank d'Arcy, Executive Manager
Michelle Robinson, A/Executive Manager
Alice Simington, Senior Executive Officer
Shane Hawkshaw, Senior Executive Engineer
Christy McLoughlin, Administrator

Other Councillors in attendance

Deirdre Heney
Naoise Ó'Muiri
Mary Freehill
Mannix Flynn
Hazel Chu
Janice Boylan
Sophie Nicoullaud
Anthony Connaghan

Apologies

Pat Greene – DSC
Claire McManus - JFOC

External Personnel

Séan O'Riordan - Consultant
Ronan Lyons - Consultant

1. Minutes of meeting dated Wednesday 8th December and matters arising

Agreed : Minutes Agreed

2. Chairpersons Business

Cllrs Daithi Doolan, Máire Devine, Pat Dunne & Cieran Perry highlighted the following issue;

That the Dublin City Council Housing SPC expresses deep concern at the Department of Housing, Local Government & Heritage's decision to stop providing funds for the Tenant In Situ scheme.

With 147 acquisitions this scheme, established in 2018, has proved to be a very effective means of preventing homelessness in Dublin.

In light of the ongoing and deepening homeless crisis in Dublin, we ask that the Minister Darragh O'Brien reverses this decision and allows the TIS scheme to resume with immediate effect.

Agreed : Chairperson will arrange a letter in support of motion to Minister for Housing

Agreed : Management will provide feedback to a future SPC meeting regarding ongoing engagement with Department of Housing, Local Government and Heritage

i. Correspondence

Agreed : N/A

3. Housing Management Update

i. New Anti-Social Policy Update

The following themes were discussed;

- Anti-Social behaviour and implications for community
- Care and Control
- Local Authority Powers
- Legislation
- Proportionate Enforcement
- Estate Management Process
- Judiciary
- Tenant Support
- Consultation Process
- Human Rights
- Mental Health
- Complaints Procedure
- Prevention and Early Intervention
- Resource Assessment
- Resilience
- Stakeholder Engagement & Multi Agency Approach
- Tangible Intelligence
- Post Eviction Policy
- Complimentary Interventions
- Staff Training

Agreed : Amended Document to be circulated to all Councillors & Special Meeting to be arranged.

Agreed : New Anti-Social Policy Update shall be included on the March Housing SPC agenda

ii. Phase II of the insulation programme update

The following themes were discussed;

- Fuel Poverty
- Time versus Funding
- Timescale
- Schedule of Works
- Prioritisation
- Smart Heating Controls
- Dampness and Condensation
- Health Issues
- Voids
- Climate Targets
- Economies of Scale
- Labour Capacity
- Energy Efficiency
- Apprenticeship Scheme

Agreed : Update noted

iii. Construction Cost Analysis Update

The following points were raised;

- Inclusion of external Academics and Experts input
- Cost Breakdown Analysis
- Specification
- Data to support conclusions imperative
- Councillor Engagement
- Academia Engagement
- Workshops

Agreed : Include updated Construction Cost Analysis Update on a future SPC meeting – Quarter 2

4. Update on Working Groups

- i. LTACC Update

Agreed : Update noted

- ii. Public Housing Working Group

Agreed : N/A

- iii. Senior Citizens Working Group

Agreed : N/A

- iv. Special Committee on Homelessness

Agreed : N/A

- v. Oversight Committee on Animal Welfare Issues

Agreed : Update noted

5. AOB

Presentation to Housing SPC 9th Feb 2022

Jessica Lange Executive Architect, Age Friendly Housing Technical Advisor DCC

Beatrice Casserly Age Friendly Ireland Regional Manager, DCC Age Friendly Programme Manger.

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Age Friendly – Housing for Older People

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and the

Draft Dublin City Development Plan 2022-2028

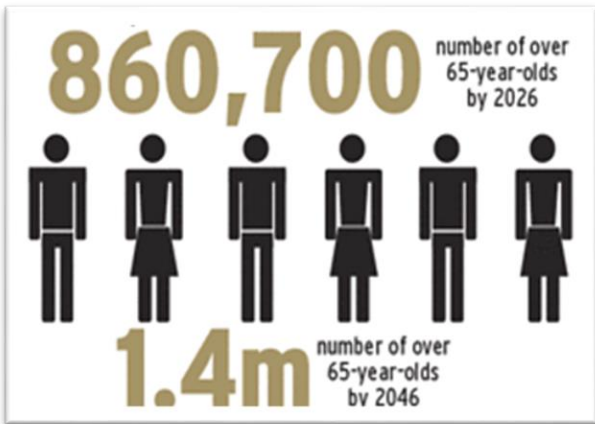
Demographic Change | The Challenge

Ireland is Growing..

- People are living longer
- Population is increasing
- Greater demand on services

Projected Population Aged 65+

In 2026.....



.....& 2046

Population aged 80+ will quadruple...

2011.....



128,000

2046.....



484,000

number of 80-year-olds in 2046

Life Expectancy Increased by 30 years since 1926..



male life expectancy in 1926

male life expectancy in 2046



female life expectancy in 1926

female life expectancy in 2046

Age Friendly Ireland Shared Service | Programme Growth 2017 - 2021

- 31** Age Friendly Alliances
- 31** Age Friendly Programme Managers
- 31** Older People's Councils
- 31** Age Friendly Housing Technical Advisors

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2017

Transition to Shared Service

2018

Shared Service
3 Core Staff

2019

Shared Service
4 Core Staff

2020

Shared Service
5 Core Staff
6 Regional AF Prog Mgrs
2 Principal Advisors (Housing & Business)

2021

Shared Service
6 Core Staff
6 Regional AF Prog Mgrs
2 Principal Advisors (Housing & Business)
1 Researcher
1 Health & Wellbeing Role

Healthy Age Friendly Homes Programme
1 National Manager
9 Local Coordinators
1 Administrator



Housing Policy Updates



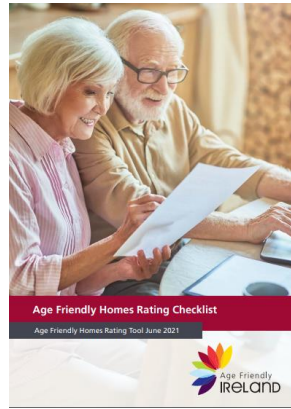
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Suite of nine housing documents launched on 22nd June with

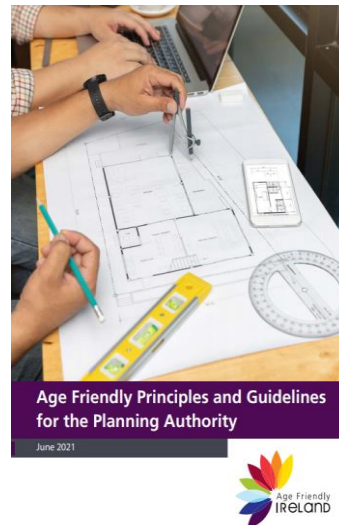
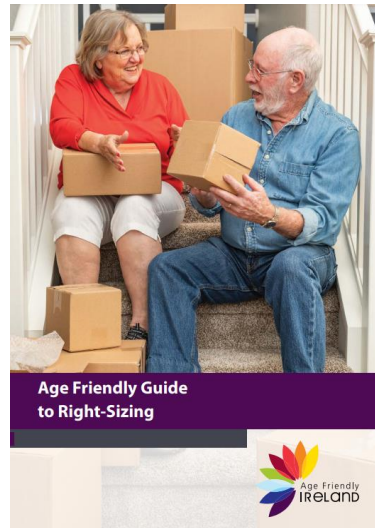
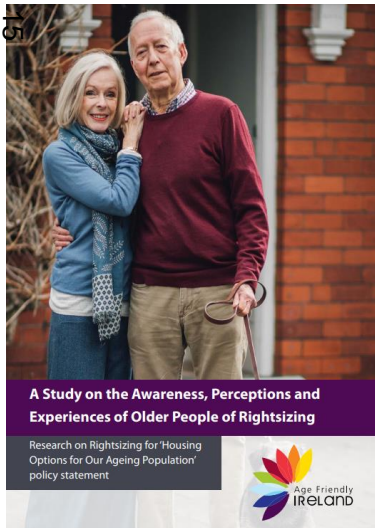
Minister Mary Butler, Department of Health

Minister Peter Burke, Department of Housing, Local Govt and Planning

Suite of nine documents launched...



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Suite of nine Documents launched



- Ten Universal Design Features(to include in a lifetime adaptable and Age Friendly home)
- Age Friendly Homes Rating Checklist
- Towards Age Friendly Primary Care Centres
- Pre-planning Guidance for Residential Care Homes
- Age Friendly Principles and Guidelines for the Planning Authority
- Age Friendly Guide to Rightsizing
- A Study on the Awareness, Perceptions and Experiences of Older People of Right-sizing
- A guide to Age Friendly Seating
- National Age Friendly Parking Space Guide

DCC Annual Report 2020 Grant Scheme

Housing Grant's

A total of 976 grants were paid out to a value of **€7,207,302.80** across the Housing Adaptation, Mobility Aid and Housing Aid for Older People grant schemes.

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A further 575 applications were approved to an approximate value of **€4,432,726**

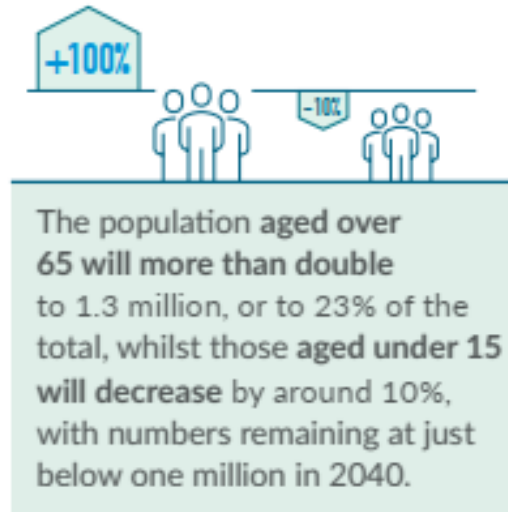
AGE FRIENDLY HOUSING TECHNICAL ADVISOR

There is an Age Friendly Housing Technical Advisor in every local authority.

The role of the Age Friendly Housing Technical Advisor is to:

- Act as the key point of contact for matters relating to age friendly housing technical queries specifically around **designing for life and universal design principles**
- Respond to and progress referrals and queries from a range of sectors
- Refer to **models of good/best practice** in other areas and sharing technical plans and development specification
- Provide contacts in relation to universal design principles and crime prevention
- <https://agefriendlyhomes.ie/>

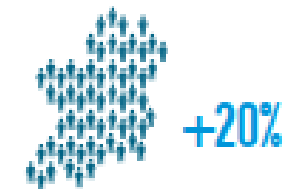
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This will give rise to a need for at least an additional half a million new homes by 2040.

Project Ireland 2040

National Planning Framework

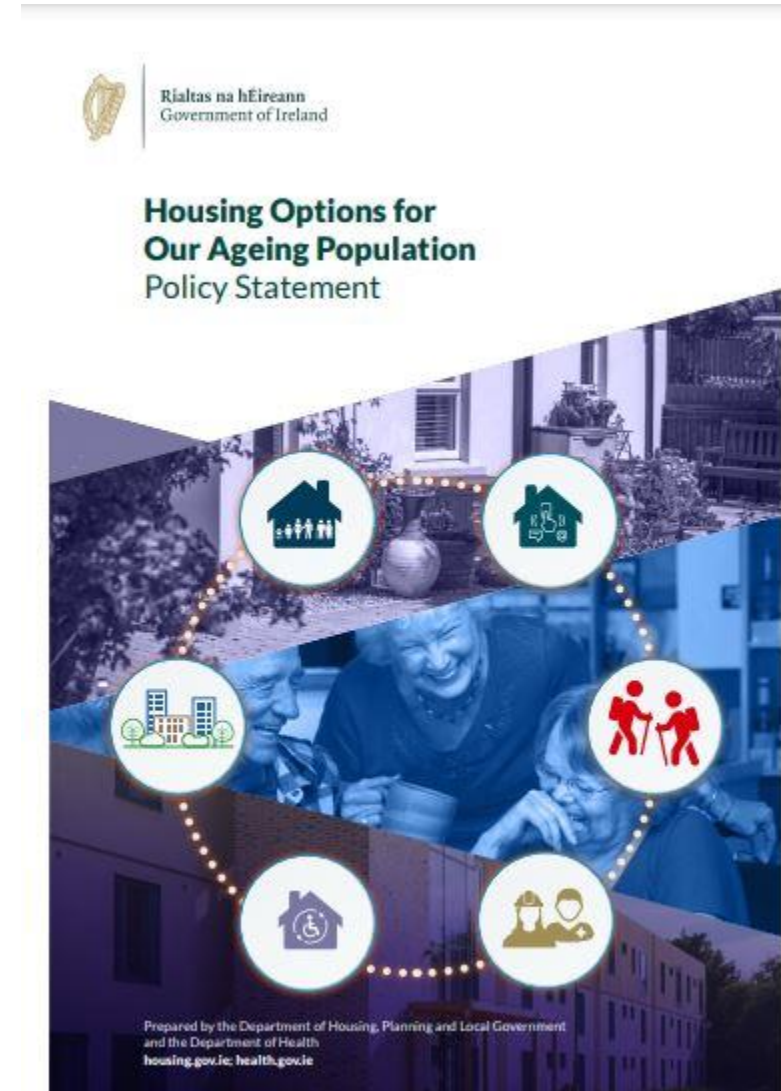


The ESRI¹¹ projects that the population of Ireland will increase by around one million people or by 20% over 2016 levels, to almost 5.7 million people by 2040.

Policy to address the housing needs of our Ageing Population

Housing Options for Our Ageing Population: Policy Statement launched in October 2020

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Draft Dublin City Development Plan 2022-2028

QHSNO10 can be amended to align with Actions 4.4 and 4.6 of Housing Options for Our Ageing Population, and chapter 15 of the draft development plan. Our suggested amended wording:

50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people and people with disabilities in accordance with the standards set out in the Universal Design Guidelines for Homes in Ireland 2015

Followed by a footnote re the 50% that states: This target is in line with Housing Options for an Ageing Population Policy Statement 2021, Government of Ireland, and the Guidance in the Design Manual for Quality Housing 2022, DHLGH

It is an Objective of Dublin City Council:

QHSNO10

Universal Design

To require that a minimum of 10% of dwellings in all schemes over 100 units are designed to accommodate people with disabilities and older people in accordance with the Universal Design Guidelines for Homes in Ireland 2015.

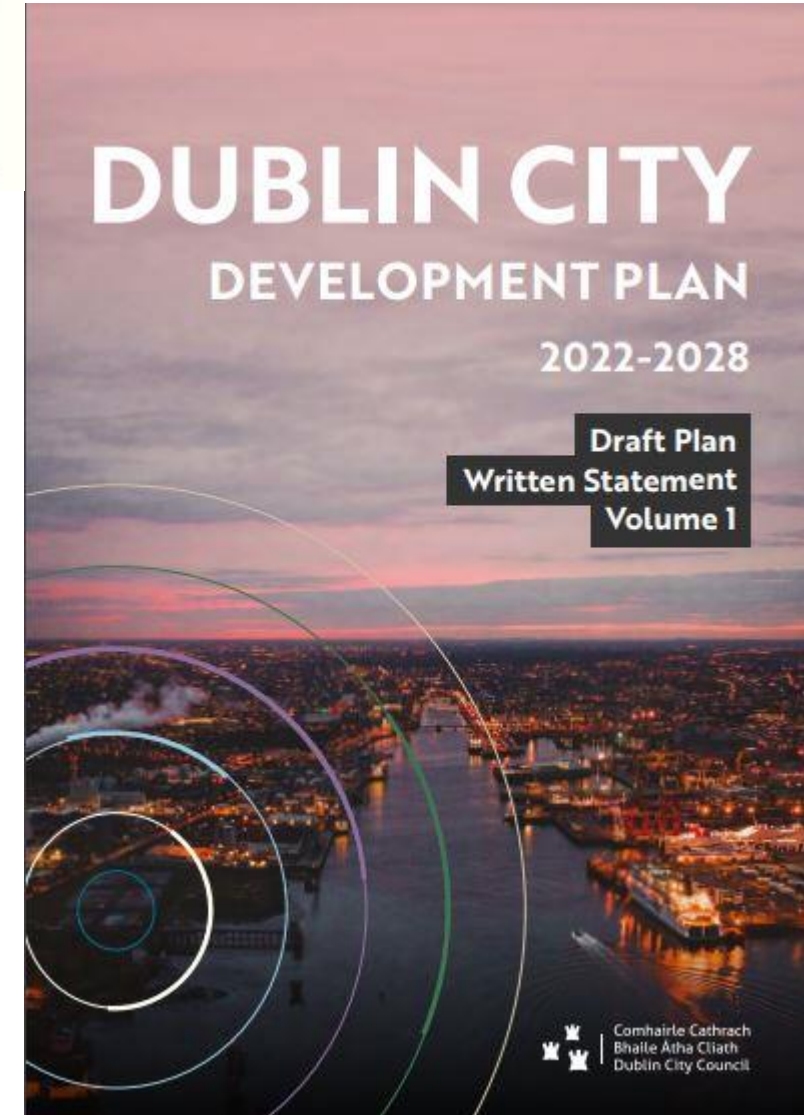
Table 15-5: Minimum Floor Area Requirements for Apartments

Unit Type	Bedspace	Floor Area Requirement (min)
Studio	1 bedspace	37 sq. m.
1 bed	2 bedspaces	45 sq. m.
2 bed	4 bedspaces	73 sq. m.
3 bed	5 bedspaces	90 sq. m.

The introduction of a 2 bedroom, 3 person unit may be considered within a scheme to satisfy specialist housing for Part V social housing requirement or to facilitate appropriate accommodation for older people and care assistance.

These units will be restricted to a maximum of 10% of the overall unit mix. The 2 bedroom, 3 person unit will only be considered as part of specialist housing provision as specified above and will not be considered as standard residential accommodation.

The majority of all apartments in any proposed scheme of 10 or more apartments (excluding Build to Rent accommodation) shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not included as units that exceed the minimum by at least 10%). The layout of the larger units of each type should be designed in accordance with the guidance set out in Universal Design Guidelines for Homes in Ireland 2015.



Housing Delivery, Dublin City and the wider context

Central Bank says rebound in construction will see 31,000 homes built in 2023
-The Irish Times, Oct 2021

Dublin City needs to provide for about **40,000** housing units between 2022 and 2028.

gen21 Draft Dublin City Development Plan 2022-2028

AFI are asking all Councils to commit to UD standard homes in their development plans:

Limerick: 15% of all new homes in Limerick are to be designed to UD++ standard

Wexford: 20% of all new homes in estates of 5 or more to be suitable for people with disabilities

Kilkenny: 10% of all homes in developments of 20 or more to be to UD standard



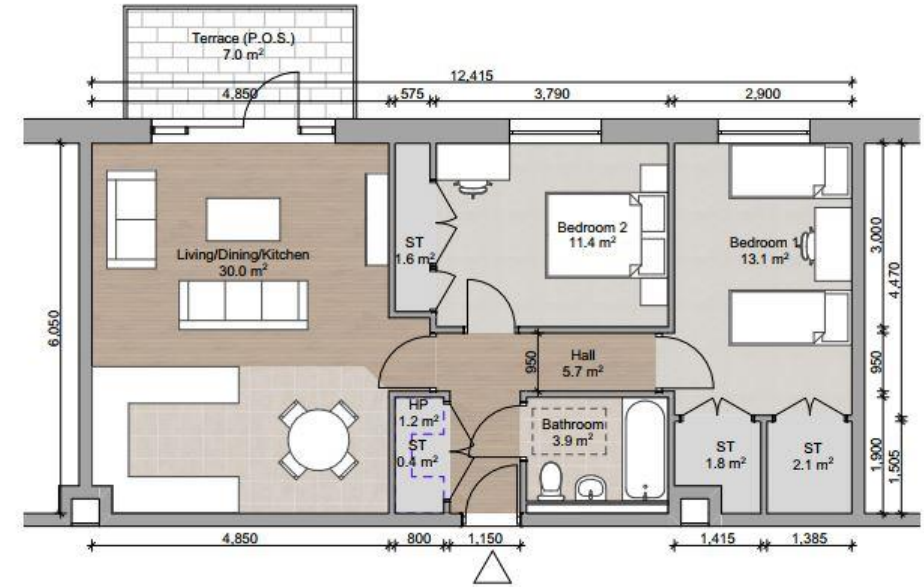
How does a minimum sized home compare to a UD home?

The DHLGH launched the **Design Manual for Quality Housing** last week, it includes typical internal layouts for minimum sized and UD standard homes. The numerous layouts demonstrate how UD homes can be designed at 10-16% larger than minimum size.

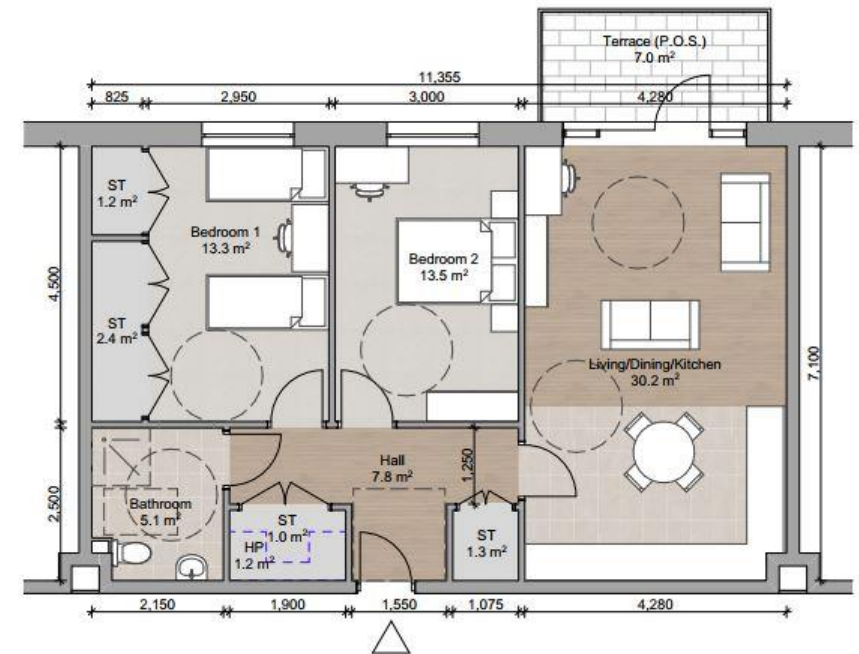
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<https://www.gov.ie/en/publication/b3e02-design-manual-for-quality-housing/>

There are examples of 2bed 4person homes, and 1bed 2person homes meeting UD standards with only 10% extra floor area above minimum sizes. This demonstrates that a requirement of a minimum of **25% of dwellings** in all schemes over 10 units be designed to accommodate people with disabilities and older people in accordance with the **Universal Design** Guidelines for Homes in Ireland 2015 is **reasonable and achievable**.

2 Bed 4 Person minimum standard apartment, 74.6sqm (min size is 73sqm)



2 Bed 4 Person UD apt, 80.3sqm (10% larger than minimum size)



A submission can be made to the Draft Development Plan to support this amendment up to 4.30pm on the 14th of February 2022.

Link for online submissions:

<https://consult.dublincity.ie/en/consultation/draft-dublin-city-development-plan-2022-2028>

Proposed amended **Objective QHSNO10**

50% of apartments in any development that are required to be in **excess of minimum sizes** should be designed to be suitable for older people/mobility impaired people and people with disabilities in accordance with the standards set out in the **Universal Design Guidelines for Homes in Ireland 2015**

The above has the potential to deliver thousands of UD homes in Dublin over the next six years, addressing the needs of our ageing population, and the needs of people with disabilities.



The table below captures Dublin City Council's current pipeline across all of our delivery streams.

Summary of unit numbers in pipeline	Units
Under Construction	1,205
Tender Stage	655
Acquisitions	467
Part V	415
Regeneration Projects	2,131
Advanced Planning and Design	961
Preliminary Planning and Design	1,915
Traveller Housing	71
Long Term Leasing	787
Affordable Purchase	1,835
Cost Rental	2,522
TOTAL	12,964

Coilín O'Reilly

Assistant Chief Executive

26th January 2022

The new Housing for All Government Strategy was published in September 2021, which set a five year target over a range of different delivery streams. The Department of Housing, Local Government and Heritage has issued 9,087 homes to be delivered by Dublin City Council from 2022-2026.

The table below details the targets by DHLGH along with Dublin City Council's projected delivery, with further approximately 4,000 units in Affordable Purchase and Cost Rental.

	2022	2023	2024	2025	2026	TOTAL
Social Housing delivery target	895	1,931	1,974	2,122	2,165	9,087
Long term Leasing targets	480	475	410	100		1,465
DHLGH Total Target	1375	2406	2384	2222	2165	10,552
DCC Projected delivery	2022	2023	2024	2025	2026	
DCC Build Programme	937	700	1,547	2,509	1,252	6,945
Long term Leasing Delivery	480	475	410	100		1,465
Part Vs	300	300	300	300	300	1,500
Total Delivery	1,717	1,475	2,257	2,909	1,552	9,910

DCC acknowledges the difference between the total as set by DHLGH and the DCC Build Programme total delivery number. DCC is examining ways of increasing delivery over the lifetime of the plan.

Homes Under Construction

Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
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
Central	DCC	Dominick Street	Regeneration	72 12 x 1 bed 50 x 2 bed 10 x 3 bed	On site	Completion of scheme	Q2 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	Q1 2023
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	Q4 2022
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	Q2 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	Q2 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	Q2 2022
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	Q1 2023

Homes Under Construction

Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
North Central	AHB (Clanmil)	Newtown Cottages, Malahide Road	CALF	3 3 x 3 bed	On site – Turnkey	Completion of scheme	Q2 2022
North Central	AHB (Tuath)	Walker Grove, Clongriffin, D 13	AHB Leasing	32 16 x 2 beds 16 x 3 beds	On site	Completion of scheme	Q1 2022
North West	AHB (Novas)	Ratoath Avenue Finglas	CAS	6 6 x 1 bed	On site	Completion of scheme	Q1 2022
South East	AHB (Cluid)	Bethany House, D.4	CALF	62 45 x 1 bed 17 x 2 bed	On Site	Completion of Scheme	Q2 2023
South East	DCC Turnkey	Moss Street, D.2	LA Housing	21 14 x 1 bed 7 x 2 bed	On site	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 Central	AHB (Dublin Simon)	25/26 Ushers Island, D8	CAS	100 100 x 1 bed	On Site	Completion of Scheme	Q4 2024
South Central	AHB (Focus)	25-27 Bow Lane West, Dublin 8	CALF	27 4 x studio 16 x 1 bed 7 x 2 bed	Funding application under review	Funding approval	Q4 2023
South Central	AHB (Tuath)	31-34 Bow Lane West, Dublin 8	AHB Long-term lease	15 4 x 1 bed 9 x 2 bed 2 x 3 bed	Closed 20/12/2021	Allocations of scheme	Q1 2022
South Central	AHB (Respond)	Bluebell Avenue	CALF	52 12 x 1 bed 32 x 2 bed 8 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	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	Q2 2022
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	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	AHB (Clanmil)	Huband Road	CALF	6	On site – Turnkey Funding application submitted	Funding approved	Q2 2023
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
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	Q2 2022
South Central	DCC (Rapid build)	Springvale, Chapelizod D 20	LA Housing	71 21 x 1 bed 30 x 2 bed 20 x 3 bed	On site	Completion of scheme	Q2 2022

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South Central	AHB (Tuath)	The Laurels, 54 Inchicore Road, Dublin 8	AHB Leasing	17 2 x studio 6 x 1 bed 9 x 2 bed	On Site	Completion of Scheme	Q1 2022
			TOTAL	1,205			

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	AHB (Dublin Simon)	Arbour Hill, Dublin 7	CAS	14	Resubmit Stage 4	Stage 4 Approval	Q4 2023
Central	AHB (Cluid)	North Great Charles St., D1	CALF	52	Site acquired, funding approved, Planning permission granted	Commence on site	Q1 2024
Central	DCC	Sackville Ave, D.3	Regeneration	14 14 x 3 bed houses	Ongoing engagement with DHLGH re costs and value for money	Stage 3 Approval	TBC
Central	DCC Housing Land Initiative	O' Devaney Gardens	Joint Venture	300	Development Agreement signed Dec 9 th 2019	Planning Application approved by ABP in October 2021	TBC
Central	AHB (Circle)	Railway Street, D1	CALF	47 10 x 1 beds 27 x 2 beds 10 x 3 bed	Funding application submitted	Award of contract	Q4 2023
Central	AHB (Dublin Simon)	Sean McDermott Street	CALF	8	Funding approval received from DHLGH	Commence on site	Q4 2023
North Central	DCC In House (Rapid)	Belcamp B, D.17	LA Housing	12	Tender process underway	Award of contract	Q4 2022
North Central	AHB (Respond)	High Park, Gracepark Rd.	CALF	101 40 x 1 bed 36 x 2 bed 25 x 3 bed	Funding application to be submitted to DHLGH	To advertise Tender January 2022, expected on site Summer 2022	Q4 2024
North Central	AHB (Focus)	15 Richmond Avenue, Fairview, D3	CALF	35 19 x 1 bed 16 x 2 bed	Funding application being prepared	Funding application to be submitted to DHLGH	Q4 2023
South East	AHB (PMVT)	Townsend Street 180-187, D.4	CAS	20 20 x 1 bed	Re submit Stage 4 application	Stage 4 approval	Q2 2023
South Central	AHB (Alone/Circle)	1b St. Michael's Estate, D10	CAS	52	Stage 4 submitted. Planning permission granted	Stage 4 approval	Q4 2024
			TOTAL	655			

Homes Currently Being Acquired

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	221	154 closed 67 contract stage	Closing of acquisitions ongoing	Q1 2022
All Areas	Housing Agency	General Acquisitions	LA Housing	38	Various proposals in progress 32 closed to date	Closing of acquisitions	2022
All Areas	AHB	General and Special Needs	AHB Leasing	80	Various proposals in progress	Closing of lease	2022
All Areas	AHB	General and Special Needs	CALF	37	Various proposals in progress	Closing of acquisitions	2022
All Areas	AHB	General and Special Needs	CAS	9	45 closed 2021	Closing of acquisitions	2022
North Central	AHB (DePaul)	4 Grace Park Gardens, D9	CAS	4			2022 Acquisition complete
North Central	AHB (DePaul)	Moorehaven	CAS	8	Application for funding	Closing of acquisition	Q1 2022
North Central	AHB (Clanmil)	Tonlegee Manor	CALF	12	Funding approved	Closing of acquisitions	Q1 2022
North West	DCC	Prospect Hill Turnkey, D.11	LA Housing	58	Tender documentation being prepared	Remediation works going to tender	Q4 2022
			TOTAL	467			

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	East Road, D1	LA Housing/Leasing	55	Agreement in place	Units to be leased	Q4 2022
Central	DCC	Poplar Row, Dublin 3	LA Housing/Leasing	3	Agreement in place	Units to be leased	Q4 2022
Central	DCC	1-4 Shamrock Place, D1	LA Housing/Leasing	4	Agreement in place	Units to be leased	Q1 2023
North Central	DCC	Block 2, Northern Cross, Malahide Road	LA Housing	19	Agreement in place	Units to be leased	Q1 2023
North Central	DCC	Bonnington Hotel, Swords Road	LA Housing	12	Agreement in place	Units to be leased	Q3 2023
North Central	DCC	Brookwood Court, Killester, D5	LA Housing	7	Agreement in place	Units to be acquired	Q2 2022
North Central	AHB	Chanel Manor, Coolock, D5	CALF	9	Funding Approved	Units to be acquired	Q1 2023
North Central	DCC	Clonshaugh House, D17	CALF	2	Agreement in place	Units to be leased	Q1 2023
North Central	DCC	Griffith Wood, D3	LA Housing	35	Agreement in place	Units to be acquired	Q2 2022
North Central	DCC	Hampton, Grace Park Rd, D9	LA Housing	8	Agreement in place	Units to be acquired	Q1 2023
North Central	DCC	High Garden, Two Three North, Parkside, D13	LA Housing/Leasing	28	Agreement in place	Units to be leased	Q1 2022
North Central	DCC	Jameson Court, The Glen, Raheny	LA Housing	1	Agreement in place	Units to be acquired	Q1 2022

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	DCC	Newtown, Clarehall, D17	LA Housing/Leasing	33	Agreement in place	Units to be leased	Q4 2023
North Central	DCC	Santry Place, Swords Road, D9	LA Housing/Leasing	20	Agreement in place	Units to be leased	Q1 2022
North Central	DCC	St. Joseph's School, D.9	LA Housing	14	Funding approved	Units to be acquired and allocated.	Q4 2021
North Central	DCC	Strand View, Howth Road	LA Housing	7	Agreement in place	Units to be acquired	Q4 2021
North Central	DCC	Verville Vernon Avenue, D3	LA Housing	5	Agreement in place	Units to be acquired	Q1 2022
North West	DCC	Addison Lodge, Botanic Road	LA Housing	2	Agreement in place	Units to be acquired	Q2 2022
North West	DCC	54 Glasnevin Hill, D9	LA Housing/Leasing	10	Agreement in place	Units to be leased	Q3 2024
North West	DCC	Grove Industrial Est, Dublin 11	LA Housing	1	Agreement in place	Units to be acquired	Q1 2022
South East	AHB	126 – 128 Harolds Cross Road, D6	CALF	3	Agreement in place	Units to be acquired	Q1 2023
South East	DCC	Ivory Blds, John Rogersons Quay,	LA Housing	6	Agreement in place	Units to be acquired	Q1 2022
South East	DCC	Pembroke Row Grand Canal	LA Housing	1	Agreement in place	Units to be acquired	Q1 2022

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South East	DCC	Sandymount Castle Park	LA Housing	2	Agreement in place	Units to be acquired	Q1 2022
South Central	DCC	Blackhorse Inn Pub, Inchicore, D8	LA Housing/Leasing	5	Agreement in place	Units to be leased	Q3 2023
South Central	AHB	489/490 Bluebell Ave, D12	CALF	5	Agreement in place	Funding Approved	Q1 2022
South Central	DCC	88 – 90 Drimnagh Road	LA Housing	2	Agreement in place	Units to be acquired	Q1 2022
South Central	DCC	ESB Depot, Parnell Avenue, D12	LA Housing/Leasing	5	Agreement in place	Units to be leased	Q4 2022
South Central	DCC	Former Dulux site, Davitt Rd	LA Housing/Leasing	26	Agreement in place	Units to be leased	Q1 2022
South Central	AHB	Hanlons factory, 75-78 Cork Street. D 8	DCC	5	Back in negotiations	Units to be leased	Q1 2022
South Central	DCC	Herberton Rialto, D.8	LA Housing	39	Agreement in place	Units to be acquired	Q1 2022
South Central	AHB	Long Mile Rd,	CALF	15	Funding Approved	Units to be acquired	Q1 2023
South Central	DCC	St. Clare's, Harold's Cross, D6	LA Housing	19	Agreement in place	Units to be acquired	Q1 2022
South Central	AHB	The Laurels, 54 Inchicore Rd	CALF	1	Agreement in place	Units to be acquired	Q1 2022
South Central	DCC	Thomas Moore Road, Walkinstown, D12	LA Housing/Leasing	6	Agreement in place	Units to be leased	Q4 2022
			TOTAL	415			

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Constitution Hill, D.7	LA Housing-Regeneration	130	Design team appointed. Preliminary design development underway.	Community consultation Q1 2022	2025
Central	DCC	Croke Villas	LA Housing-Regeneration	61	Ongoing engagement with DHLGH regarding costs and planning matters	Stage 2 submission to the DHLGH	TBC
Central	DCC	Dominick Street West	LA Housing-Regeneration	90	Feasibility ongoing	Determine brief and delivery mechanism	TBC
Central	DCC	Dorset Street Flats, D.1	LA Housing-Regeneration	163	Part 8 granted January 2022	Prepare & Submit Stage 3 application to the DHLGH	TBC
Central	DCC	Dunne Street	LA Housing-Regeneration	130	Ongoing engagement with Local Area Office and Stage 1 application being prepared	Submit stage 1 application to the DHLGH	TBC
Central	AHB	Gardiner Street D.1	CALF/CAS	45	Early stages of consideration	Determine brief and delivery mechanism	TBC
Central	DCC	Matt Talbot Court D.1	LA Housing-Regeneration	92	Design team appointed. Preliminary Design development underway	Community consultation Q1 2022	2025
Central	DCC/AHB (Depot Site)	Portland Row, D.1	LA Housing	35	Feasibility study being finalised	Determine delivery mechanism	TBC
Central	DCC	St. Finbar's Court, D.7	LA Housing-Regeneration	46	Stage 3 approval received from DHLGH in December 2021	Prepare documentation to go out to tender	2024
Central	DCC	St. Bricin's Park,	LA Housing-Regeneration	10	In-house single stage process being pursued	Initial approval from DHLGH Q1 2022	TBC
North Central	DCC (Rapid build)	Cromcastle & Woodville, D.10	LA Housing-Regeneration	146	Ongoing engagement with DHLGH re costs and Stage 2 being finalised	Achieve Stage 2 approval to lodge Part 8	2025

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	DCC	Glin Court, D17	LA Housing Regeneration	32	Part 8 granted Q3 2021. Preparing to submit Stage 3 application to DHLGH	Receive Stage 3 approval from DHLGH and Out to tender	2024
North Central	DCC	Gorsefield Court, D.5	LA Housing-Regeneration	44	Feasibility being finalised	Determine development options	TBC
North Central	DCC	Mount Dillon Court, D.5	LA Housing-Regeneration	45	Feasibility underway	Determine development options	TBC
North Central	DCC	St. Anne's Court, D.5	LA Housing-Regeneration	102	Design team procurement process under way	Appoint design team, commence preliminary design	2026
South East	AHB	Clonmacnoise Grove, D.12	CALF	29	Determining development options	Select AHB to carry out the development	2025
South East	DCC	Glovers Court, D2	LA Housing-Regeneration	38	Preparation of Strategic Assessment Report (SAR) and Stage 1 application	Submit Stage 1 application to DHLGH Q1 2022	2025
South East	DCC	Grove Road, D.6	LA Housing-Regeneration	30	Feasibility being finalised	Stage 1 application to be submitted to DHLGH	2026
South East	DCC	Rathmines Avenue D6	LA Housing-Regeneration	87	Feasibility being finalised	Stage 1 application to be submitted to DHLGH	2026
South East	AHB	Ravensdale Close, D.12	CALF	16	Determining development options	Select AHB to carry out development.	TBC
South East	DCC	Pearse House, D.2	LA Housing-Regeneration	75 Ph 1	Design team procurement process under way	Appoint design team, commence preliminary design	2025
South East	DCC (Rapid build)	St. Andrew's Court, D.2	LA Housing-Regeneration	37	Stage 1 approved. Design of scheme underway	Commence community consultation Q1 2022	2024
South Central	DCC	Bluebell, Inchicore, D12	LA Housing-Regeneration	140 Ph 1	Stage 1 approval received from DHLGH Q2 2021	Procure and appoint design team	TBC
South Central	DCC (In House)	Dolphin 1B Dublin.8	LA Housing-Regeneration	25	Design team procurement process under way	Appoint design team, commence preliminary design	2024

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	DCC	Donore Avenue- (Former Teresa's Gardens)	LA Housing- Regeneration	154	LDA developing a planning application for 543 units (30% social 70% cost rental)	Submit Stage 1 application to the DHLGH	2025
South Central	DCC	School Street, D.8	LA Housing- Regeneration	115 Ph 1	Stage 1 approval received from DHLGH August 2021 with queries. Queries being responded to	Procure and appoint design team. Prepare planning strategy for later housing site phases	TBC
South Central	DCC	Lissadell Maisonettes	LA Housing- Regeneration	70	Feasibility being finalised	Stage 1 application to be submitted to DHLGH	TBC
South Central	DCC	Oliver Bond, D.8	LA Housing- Regeneration	48 Ph 1	Stage 1 application submitted to DHLGH December 2021	Achieve Stage 1 approval	TBC
South Central	DCC	Tyrone Place, D8	LA Housing- Regeneration	96	Feasibility study complete	Determine development options	2026
			TOTAL	2,131			

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	Infirmiry Road Dublin 8	LA Housing	38	Ongoing engagement with DHLGH re costs and Stage 3 being finalised	Stage 3 approval and Out to tender	Q4 2024
Central	AHB (Peter McVerry Trust)	Halston Street, D7	CAS	12	Stage 1 submitted. Await Funding approval	Stage 1 Approval Community Consultation	Q4 2024
Central	DCC	James Mc Sweeney House, Berkeley St, D.7	LA Housing	35	Determine development mechanism	Stage 1 Approval	Q2 2024
Central	DCC	Ready Mix Site, East Wall Road, D.3	Social Housing PPP Bundle 3	68	Design team appointed.	Consultation and Part 8	2025
North Central	DCC	Collins Avenue Junction of swords Road	Social Housing PPP Bundle 3	83	Design team appointed	Consultation and Part 8.	2025
North Central	AHB (FOLD)	Millwood Court, D.5	CALF	52	Part 8 lodged	Decision on Part 8	Q3 2024
North Central	AHB (Cluid)	Thatch Road, D.9 Swords Road	CALF	91	Design team appointed	Submission of Part 8	Q1 2024
North West	AHB (Novas)	13 Casement Drive, D.11	CAS	2	Section 183 approved	Award of contract	Q4 2022
North West	AHB (Novas)	307 Casement Road, D.11	CAS	1	Section 183 approved	Award of contract	Q4 2022
North West	AHB (Novas)	Barnamore Grove	CAS	2	Planning Approval received	Stage 3 approval	Q4 2022
North West	AHB (Novas)	Berryfield Drive D.11	CAS	10	Resubmit planning application	Stage 2 approval	Q4 2023
North West	DCC In House	Kildonan Lands, D.11	LA Housing	75 Ph 1	Provision of community support model being investigated	Stage 2 approval	Q4 2024

Projects at an Advanced Stage of Planning or Design

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North West	DCC	Shangan Road, Ballymun	Social Housing PPP Bundle 3	93	Design team appointed	Consultation and Part 8	2025
South East	AHB (Tuath)	126 128 Harold's Cross Road	CALF(Leasing)	31	Funding approved	Commence on site	Q1 2023
South East	DCC	Charlemont (Block 4), D.20		15	DCC to exercise an option to acquire further units	Agree costs with developer	Q2 2022
South East	AHB (PMVT)	Shaw Street, D.8	CAS	12	Tender Stage	Stage 4 application	Q4 2023
South Central	AHB (Circle)	Coruba House, D.12	CALF	38	Planning delay	Start on site	Q2 2024
South Central	DCC (Rapid build)	Grand Canal Basin, D.8	LA Housing	80	Design team appointed and preliminary design development under way	Community consultation and Part 8	Q4 2024
South Central	AHB (Alone)	Jamestown Court	CALF	43	Design development	Lodge Planning	2024
South Central	AHB (Novas)	Kilmainham, D.8	CALF	11	Funding Application under review Section 183 approved	Departmental approval	Q3 2023
South Central	AHB (Respond)	Lar Redmond Centre, Keeper Rd., D.12	CAS	9	Stage 2 approval received	Stage 3 application	Q2 2024
South Central	DCC (Rapid build)	Rafters Road /Crumlin Rd	LA Housing	45	Design team appointed and preliminary design development under way	Community consultation and Part 8	Q4 2024
South Central	AHB (Respond)	Sarsfield Road, OLV Ctr, D.10	CAS	6	Stage 2 approval received	Stage 3 application	Q4 2024
South Central	DCC	St. Michael's Estate, D.8	LA Mixed scheme	109	Design in progress	Lodge planning Q2 2022	2025
			TOTAL	961			

Schemes at Preliminary Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Bannow Road (2.8 Acres), D.7	LA Housing	60	Ongoing engagement with Transport Ireland regarding their requirement for a portion of the site	Submission of Stage 1 application to the DHLGH	2026
Central	AHB Tuath Housing (Depot Site)	Broombridge Road, D.7	CALF	15	Design and development	Community Consultation	2026
Central	AHB FOLD (Depot Site)	Orchard Road, D.3	CALF	37	Design development under way	Community Consultation & Submit funding application	2024
Central	DCC	Russell Street, D.1	LA Housing	35	Feasibility Study completed	Determine development mechanism	2025
Central	DCC (Depot Site)	Stanley Street, D.7	LA Housing	100 approx.	Under Review		2025
North Central	DCC (Depot Site)	Collins Avenue, D 9	Social Housing PPP	131 approx.	Feasibility Study completed	Determine development mechanism	2025
North Central	DCC (Rapid build)	Darndale Spine D.17	LA Housing	70	Stage 1 application being compiled for DHLGH	Stage 1 approval	2025
North Central	DCC	Oscar Traynor Road	LA Housing	341	40% of development on site for social housing. Balance for affordable purchase and cost rental.	New plan approved by city councillors in March 2021. SAR required for Department of Housing.	TBC
North Central	AHB	Richmond Road, D 3 (21,27, & 29)	LA Housing	75 approx.	Preparation of Expressions of Interest	Select AHB	2025
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	2025

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 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	2025
North West	DCC (Rapid build)	Ballymun LAP Site 13 Silloogue Road (opposite Holy Spirit Church)	LA Housing	50	Scheme being devised for a Senior Citizen development, Rapid build	Stage 1 application to be compiled for DHLGH	2025
North West	DCC AHB	Ballymun LAP Site 8 Coultry Gardens	CALF	45	To go out to the AHB protocol	AHB assigned to scheme	2025
North West	DCC AHB	Ballymun LAP Site 11 Silloogue Avenue	CALF	100	To go out to the AHB protocol	AHB assigned to scheme	2025
North West	AHB	Ballymun-Site 9, Coultry Road	CALF	30	Pre planning	Further consultation with Public Reps	2025
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	2025
North West	AHB	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	2025
North West	DCC (PPP Bundle 4)	Church of the Annunciation, Finglas, D.11	LA Housing	100	Demolition of old Church site substantially complete. Old church site to be acquired for Housing	Stage 1 application to be compiled for DHLGH	2026
North West	DCC	Mellowes Road, Finglas	LA Housing	30	Completion of feasibility pending finalisation of Luas line alignment	Feasibility of providing housing on site to be determined following confirmation of final Luas alignment	2025

Schemes at Preliminary Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South East	AHB Cluid Housing (Depot Site)	Gulistan Terrace, D6	LA Housing	60 approx	AHB appointed	Feasibility and Design development	2026
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	Iveagh Trust AHB	Dolphin/SCR Site	CALF	22 approx.	AHB appointed	Feasibility and Design development	2025
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	Select AHB to carry out the development.	2026
South Central	DCC/AHB	Sarsfield Road D.10	LA Housing CALF	176	Stage 1 application submitted to DHLGH March 2021. Strategic Assessment Report requested in relation to Stage 1 being finalised	Stage 1 approval	2026
			TOTAL	1,915			

Traveller Accommodation Programme

Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
North Central Stage 1	DCC	Cara Park	LA Housing	9	Procuring Design Team. Expected to make appointments in January 2022	Part 8 application	2023
North Central Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design and consultation	CENA have had no engagement since 2020. Project stalled.	2024
North West Stage 1	DCC	Avila Park	LA Housing	3	Part 8 approved January 2022	Tender in process	Q4 2022
North West Stage 1	DCC	Redevelopment of St Margaret's	LA Housing	30	Preliminary design and consultation	Part 8 application	2024
North West Stage 1	DCC	St. Mary's	LA Housing	2	Preliminary design and consultation	Detailed design Needs agreement from Fingal	2024
South Central	DCC	Labre Park	LA Housing	16	New design to be agreed Q1 2022	Part 8 Q1 2022	2025
South Central Stage 1	DCC	Reuben Street	LA Housing	1	Final approval by City Council expected at its February meeting	Part 8 application	Q4 2022
			TOTAL	71			

Summary 2022 Long Term Lease Delivery	Units
Closed to date 2022	4
Technically Ready Lease at Legal Stage	55
In Progress (works being carried out) due for delivery by end of 2022	728
Overall Long Term Leasing Pipeline 2022	787

Vacant (Void) Property Refurbishments completed in 2021

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	27	61	94	83	11	276
Apartment	66	21	54	137	64	342
Senior Citizens	27	67	63	61	39	257
Total	120	149	211	281	114	875

These properties can be divided into: Vacant Council Properties: **701** Acquisitions: **174**

Current Refurbishment of voids underway

Status	Central	North Central	North West	South Central	South East	Total
For or with Framework	115	56	79	81	55	386
Direct Labour	37	11	24	32	20	124
Total	152	67	103	113	75	510

Buy and Renew Scheme: Derelict/Vacant properties 2022

Status of properties (21) 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 Q2 2023
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2022
142 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion Q3 2023
144 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion date Q3 2023
19 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q3 2022
21 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q3 2022
414 North Circular Road	Contractor appointed. Estimated completion date Q3 2022
1 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
2 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
3 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
4 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
5 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
6 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
7 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
8 Tyrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q1 2023
48A Millwood Villas, Dublin 5	Appoint Contractor. Estimated completion date Q1 2022
4 Ravensdale Road, East wall Dublin 3	Appoint Contractor. Estimated completion date Q2 2022
27 Berryfield Road, Finglas, Dublin 11	Appoint Design Team. Estimated completion date Q1 2022

Property	Position
8 &10 Ferguson Road Dublin 9	Appoint Design Team. Estimated completion date Q2 2023 Demolition and re-build for social housing
51 Seville Place, North Dock, Dublin 1.	Purchased. Appoint a Contractor, estimated completion date Q3 2022

Vacant residential property acquisitions:

We are currently negotiating the acquisition of 8 additional vacant residential properties under the buy and renew scheme.

Since this Buy and Renew scheme was introduced in 2018 and up to the end of December 2021, DCC have acquired 68 such properties and through the active engagement with owners of long term vacant properties has initiated the return of an additional 41 properties to use in the City with a further 27 currently under refurbishment.

The Housing Department vacant housing register has recorded **783** residential properties by accessing data from the CSO, Geo-directory, Vacanthishomes.ie and internal databases.

Dublin City Council, Housing Development has undertaken **427** site inspections with a further 36 inspections scheduled and **17** title searches currently in progress.

Affordable Purchase Homes

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	Housing Land Initiative	O Devaney Gardens	DCC borrowing	165	Planning lodged by Developer to ABP	Planning approval	2023
North Central	DCC/AHB	Belcamp/Newtown land	TBC	300	Feasibility	Selection of design team- decision on development options	N/A
North Central	Housing Land Initiative	Oscar Traynor Road	DCC borrowing	171	Selection of design team	Planning permission	N/A
North West	DCC	Balbutcher-Site 12	DCC borrowing	105	Design Team Appointed	Part 8	Q4 2024
North West	DCC	Sillogue – Site 14	DCC borrowing	101	Design Team Appointed	Part 8	Q4 2024
North West	O Cualann	Ballymun-Site 21	Private Co-Op	12	Ready to commence	Go on site	2023
North West	O Cualann	Ballymun-Sites 22/23	Private Co-Op	37	On Site	Completion	Q1 2022
North West	O Cualann	Ballymun-Site 25 Parkview	Private Co-Op	80	Pre Planning	Planning application	2023
North West	DCC	Other sites in Ballymun	TBC	200	Pre Planning	Decision on development method	2024
South East	DCC/AHB	Poolbeg SDZ	DCC borrowing	500	Pre Planning	Submission of Planning application by developer-Phase 1	N/A
South Central	DCC	Cherry Orchard	DCC borrowing	164	Design Team appointed	Part 8	2024
		Total:		1,835			

Cost Rental Homes

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	LDA	Cromcastle underpass site	TBC	100	Feasibility	Pre planning	2025
North Central	AHB	Oscar Traynor Road	CALF	341	Early design	Selection of design team	N/A
North West	DCC	Coultry Road, Ballymun, (Site 6), D11	CALF	300	Proposal received from two AHBs. Financial model being reviewed by DCC and the Department	Financial Approval	TBC
South East	AHB	Gulistan	Cost Rental Equity Loan (CREL)	88	AHB appointed	Feasibility and Design	2026
South Central	DCC	Cherry Orchard-Parkwest	TBC	900	Pre planning	Consultation with Councillors	2025
South Central	AHB	Coruba House, Crumlin	CALF	38	Planning Delay	Completion of planning process	2023
South Central	DCC	Donore Avenue (St Teresa's)	TBC	380	Pre planning	Planning application	2025
South Central	DCC	Emmet Road	DCC borrowing	375	Planning submission to ABP Q3 2022	Planning permission	TBC
		Total:		2,522			

Appendix:

The following table gives details of the targets and delivery outcomes for **2020**:

Programmes	Target	Delivery	+_	%
New Build – DCC	455	124	-331	
New Builds – AHB's	284	114	-170	
Part V (DCC and AHB)	400	81	-319	
Acquisitions	295	306	+11	
Sub-Total	1,434	625	-809	44%
Long Term Leasing	495	246	-249	
Total Target/Delivery 2020	1,929	871	-1058	45%
HAP Tenancies (Mainstream)	1,560	1,655	+95	
HAP Tenancies (Homeless)	1,500	2,731	+1,231	
Total HAP	3,060	4,386	+1,326	
Additional voids restored.	858	922	+64	
Total Overall Output	5,847	6,179	+332	106%

Notes: The New Build, Part V and Long Term Leasing was below the target due to COVID-19 restrictions on construction sites that closed the industry for numerous months. We are hopeful to complete and allocate significant amount of units in the first half of 2022 while proceeding with other development as previously planned.

The number of HAP tenancies exceeded the target by 95 during 2020. We found that there was a greater demand for HAP during COVID-19 due to Social Housing applicants being temporarily laid off work or lost their employment altogether. Furthermore, with rising rents in Dublin, applicants have had a greater need for housing support in order to pay rent in private rented properties. The figure of 2,731 tenancies processed by the Homeless HAP unit represents both a welcome departure from Emergency Accommodation for some families and also an intervention by Homeless Services preventing other families from having to access Emergency Accommodation.



This report provides both an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) for December 2021 and for comparative purposes for the entirety of 2021. As illustrated in the table on page 2, there has been an increase in the number of households (both singles and families) in emergency accommodation throughout the second half of 2021, with a small decrease in December 2022.

As at the end of December 2021 there were **802** families and **3,133** single individuals in emergency accommodation. This represents 84 less households and 121 less individuals in emergency accommodation when compared to the previous month (4,019 & 6,498 respectively in November 2021).

When we look at 2021 in its entirety, there are **60** more families in emergency accommodation in December 2021 compared to January 2021 and **79** more single individuals. The relatively small increase in presentations coupled with a more significant decrease in exits has contributed to the overall increase in households in emergency accommodation.

*Number of individuals in Emergency Accommodation in the **Dublin Region** – from December 2020 to December 2021, as published nationally:*

Month	Families	Adults in Families	Children	Singles	Total Adults	Total Individuals	Total Households
Dec 2021	802	1,353	1,891	3,133	4,486	6,377	3,935
Nov 2021	815	1,364	1,930	3,204	4,568	6,498	4,019
Oct 2021	799	1,347	1,903	3,085	4,432	6,335	3,884
Sep 2021	752	1,268	1,806	3,019	4,287	6,093	3,771
Aug 2021	723	1,225	1,710	2,995	4,220	5,930	3,718
July 2021	700	1,187	1,657	3,033	4,220	5,877	3,733
June 2021	702	1,025	1,684	3,024	4,069	5,753	3,726

May 2021	688	1,025	1,659	3,029	4,054	5,713	3,717
April 2021	699	1,047	1,719	3,040	4,087	5,806	3,739
Mar 2021	681	1,020	1,669	3,073	4,093	5,762	3,754
Feb 2021	716	1,083	1,760	3,046	4,129	5,889	3,762
Jan 2021	742	1,121	1,823	3,054	4,175	5,998	3,796
Dec 2020	755	1,131	1,864	3,027	4,158	6,022	3,782

1. Family Homelessness

In Dublin at the end of December 2021, there were **802** families in emergency accommodation. **802** represents a decrease of **13** on the November 2021 number, but a slight increase of 13 when compared with December 2020 when there were **755** families in emergency accommodation.

The number of children residing in emergency accommodation at the end of December was **1,891**. This is a slight decrease of **39** when compared to the November figure but 27 more than the December 2020 figure of 1,864.

Reducing the Use of Commercial Hotels:

We continue our efforts to reduce the use of commercial hotels; however, the recent increase in numbers in emergency accommodation has reversed some of the progress that had been made. By the end of December, there were **114** families residing in commercial hotels. In January 2021, that number was **175**. This is a reduction of **61** families. The highest number was in March 2017 when the number of families in commercial hotels reached **871**. In relation to the **114** families, this is broken down between contracted hotels (23) and non-contract emergency accommodation (91).

There had been a steady reduction in the use of non-contract accommodation (formerly Self-accommodation but now booked by the DRHE on a monthly basis) from **584** at its highest point in 2018 to **41** at the end of August 2021. This figure has increased again to **91** at the end of December 2021. In December 2020 that figure was **112**. We had continued using non-contract emergency accommodation to address a lack of alternative provision in a specific area and/or to access room configurations for larger family sizes, but towards the latter part of 2021, we have been relying on it to place new presenting families. Of the 91 families at the end of December, 13 of the families in Non-Contract/on account hotel placements are by DCC with the remaining **78** by FCC, DLR & SDCC. We are working with the other Local Authorities to develop alternatives to hotels with exits to housing the preferred option and contracted accommodation under a Service Level Agreement where this is required.

1.1. New Family presentations - December 2021:

40 families entered emergency accommodation for the first time in December 2021. This is the lowest figure for the entire year and represents a decrease of 24 on November 2021. The table below shows family presentations for 2021. In total, **749** families entered emergency accommodation in 2021. This figure was **699** in 2020, **1,031** in 2019 and **1,112** in 2018. **Average** family presentations in 2021 were **62** per month, an increase on the average of **58** per month for 2020 and lower than the 2019 average of **85** new families per month.

Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	June 2021	July 2021	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021
54	47	53	79	62	78	64	78	64	66	64	40

1.2. New Family Presentations – Nationality and reasons for homelessness

Citizenship	Irish	UK	EU/ EEA	Non EU	Total
Dec 2021	48%	0%	28%	25%	40

10 of the new family presentations related to private rented issues, 10 were related to relationship breakdowns, 10 were related to no income source, 4 were related to overcrowding, 4 were related to family circumstances, and 2 were related to domestic violence. The reduced number of EU/EEA migrant families in December is likely to be the primary reason for lower numbers of families entering emergency accommodation in December 2021.

1.3. Prevention - Family Homelessness

In December 2021, **66 families** were prevented from entering emergency accommodation through the HHAP Scheme (59) and Social Housing tenancies (7). The prevention figure does not include tenancies protected by the (DRHE funded) Threshold Tenancy Protection Service or other prevention services.

This is on par with **December 2020** when **67** families were prevented from entering emergency accommodation.

1.4. Families – Exit to Tenancies

In December 2021, **46 families** exited emergency accommodation into new tenancies (48 exited in November) 28 moved to HAP, 17 to Social Housing, and 1 to LTA.

In total, **695** families exited emergency accommodation in 2021 – an average of **58 families** per month.

Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	June 2021	July 2021	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021

81	86	69	88	78	54	45	34	42	24	48	46
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Overall exits to tenancies have reduced on previous years. 695 family exits compares with 1,220 in 2020 and 1,137 in 2019. There has been a reduction in exits to all tenancy types but particularly to HAP. The DRHE will be undertaking research to examine duration and exits and, in particular, to examine if factors such as ineligibility for social housing, ethnicity or large family sizes are affecting families' ability to exit homelessness. There are renewed efforts across the sector to engage with Landlords to encourage uptake of the Homeless Housing Assistance Payment scheme. In DCC, we have with the support of the housing SPC, directed an increased ration of social housing lettings to homeless families in the latter months to sustain the progress made in the reduction of family homelessness.

1.5. Support to Families

Residents in family hubs receive onsite support and families in private operated emergency facilities (PEAs) receive housing advice and social support from NGO/DRHE Housing teams as well as in-reach support from HSE and TUSLA. Support to family PEAs comes from a combination of Focus Ireland's Family Hat Team and DRHE's Housing Support Officers. There is also in reach by HSE and TUSLA fund Family Support Workers on the Focus Ireland team.

2. Single Adult Homelessness

There were **3,133** single adults in emergency accommodation at the end of December 2021. This represents a decrease on last month (71). This figure was **3,027** for December 2020.

2.1. New Single Adult Presentations – December 2021

The number of single adults presenting as homeless and using emergency accommodation for the first time was **126** in December 2021. This is the lowest number of presentations all year (**126** also in February 2021) and represents a decrease of **56** on the previous month and a decrease of **7** on the previous year December 2020.

Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	June 2021	July 2021	Aug 2021	Sept 2021	Oct 2021	Nov 2021	Dec 2021
149	126	148	137	154	171	156	171	167	140	184	126

In total, **1,827** singles individuals presented to homeless services in **2021**, which was an increase of **167** on the number presenting in **2020**. The average monthly total in **2021** was **152**, an increase on the average monthly presentation for **2020** of **138**. This reflects a continuation of the overall trend of annual increases in single adults presenting to homeless services. It is notable that the trend in single presentations was not reversed during the period of moratoria on evictions. It is the intention of the DRHE to examine more closely the presentation reasons for single adult homelessness in the region during 2022 to inform the homeless action plan.

2.2. New Single Adult Presentations – Demographic Information and Reasons for Homelessness

Citizenship	Irish	EU/ EEA	Non EU	UK	Total singles
Dec 2021	47%	25%	25%	3%	126

37 of the new single adult presentations were related to relationship breakdowns, 27 related to private rented issues, 20 related to overcrowding, 17 related to no source of income, 10 related to leaving an institution, 7 related to family circumstances, 3 related to being the victim of anti-social behaviour, and 5 were for other reasons

We continue to manage presentations from other counties and from other countries. In cases where the person has access to better outcomes in their local authority of origin we liaise with the Local Authority, the Outreach Team and the individual to achieve the best outcome. We have experienced more constraints on emergency capacity during September but we have maintained a level of excess capacity. The constraints are due to the flow in and out of homelessness but also some reduced capacity due to improvement works.

2.3. Prevention – Single Adult Homelessness

In December 2021, **52 single adults** were prevented from entering emergency accommodation through HHAP (35) and Social Housing (16) and LTA (1). This is additional to tenancies protected by the (DRHE funded) Threshold Tenancy Protection Service and other prevention services. In DCC, these lettings include those to Older Persons at risk of homelessness as prioritised under the changes to the adopted 2018 Allocations Policy.

In total in 2021, **755** single individuals were prevented from entering homeless services. This is a monthly average of **62**. In 2020, **729** singles individuals were prevented, with an average of 60 per month, so 2021 was a slightly more favourable year for us in terms of preventions.

2.4. Single Adult Homeless – Exit to Tenancies

3. 43 single adults exited to tenancies in December 2021: **21** (HAP), **16** (AHB/LA) and **6** (LTA). In total in 2021, **950** single individuals exited EA with a monthly average of **79**. This compares with **1,006** single adults that exited to tenancy, a monthly average of **83**, in 2020. The number of single adults presenting is consistently higher than the number of single adults exiting to tenancies thus increasing the demand for additional capacity in emergency accommodation. Increasing tenancy options for single adults to exit homelessness or to be prevented from experiencing homelessness must be a key priority in the next Homeless Action Plan for the region.

3.1. Housing Support Officers and Other Supports to Private operated facilities (PEA)

The efforts to improve the range of supports to single adults in PEAs, either through Local Authority Housing Support Officers or visiting support teams from HSE and NGO teams have continued. Housing Support Officers visit all facilities but there has been an increased focus

on health and addiction services provided on an in-reach basis by the HSE. It is welcome to have floating supports more widely available across PEAs, gradually expanding the opportunities for health or housing interventions and case management.

3. Housing Assistance Payment Scheme (HAP):

The Homeless HAP Scheme continues to be a key response to homelessness but the second half of the year has seen a fall-off in new tenancies. DRHE Housing Support Officers and Place-Finders, as well as NGO staff, assist households to move out of emergency accommodation. **143** new Homeless HAP tenancies were sourced in December 2021.

2,516 HHAP tenancies were created in 2021 compared to 2,731 in 2020.

Breakdown of family type and previous accommodation of those accessing HHAP in December:

- 10 Families leaving hotels - Private Emergency Accommodation
- 18 Families leaving Supported emergency accommodation
- 59 Families who did not use emergency accommodation (Prevention)
- 15 Singles/Couples leaving Private Emergency Accommodation
- 6 Singles/Couples leaving supported emergency accommodation
- 35 Singles/Couples who did not use emergency accommodation (Prevention)

4. Duration accessing emergency accommodation:

4.1. Families – Detailed Analysis of Duration in Services

Duration in EA – December 2021 (as at 31/12/2021)	Total Families	Total Adults	Number Dependents
24+ months	169	323	424
18-24months	44	78	125
12-18 months	93	167	237
6-12 months	148	248	348
6 months or less	325	504	711
Total	779*	1,320	1,845

* This figure differs to the 802 figure for December because it is calculated using a point in time. The monthly family figure is calculated by counting all families using emergency accommodation over the final week of each month.

4.2. Single Adults – Duration in Services

Duration in EA – December 2021	Total Single Adults	%
24+ months	612	20
18-24months	230	8
12-18 months	304	10
6-12 months	498	16
6 months or less	1,402	46
Total Adults (Singles)	3,046	100%

5. Rise in Family Homelessness

The principal reason for the rise in family homelessness is the fall off in exits. Average monthly exits were **98** in 2018, **141** in 2019, **186** in 2020 and **58** for 2021. While a fall was to be anticipated given the lower number of families in homeless accommodation overall, the level is concerning if progress on the reduction of family homelessness is to be maintained.

6. Statutory Homeless Action Plan 2022 - 2024

The consultation for the development of a new Statutory Homeless Action Plan has completed and we are awaiting a draft plan based on primary research, PASS data and the consultation. The draft will be considered in detail by the various partners statutory and NGO on the consultative forum, the Management Group and will then be submitted to the 4 Dublin Local Authorities for approval.

7. Covid-19

Supported temporary accommodation (STA) with enhanced health supports continues to be provided for most at-risk persons experiencing homelessness.

The number of COVID-related deaths has not changed at **3** residents from Long-Term Supported Housing. As of 31st December there were **544** confirmed (cumulative) cases within Dublin Homeless Services.

8. Procurement

The DRHE issued an Invitation to Tender for Emergency accommodation on January 17th 2022. The Inspections tender is due to be re-issued as the process did not identify a qualified candidate within the tender specification. A tender to manage DCC owned or leased properties will issue in Q1- Q2 2022.

Mary Hayes

Director

Dublin Region Homeless Executive (DRHE)

January 2021.



Annual Lettings Report 2021

1. Housing Waiting List

There were 13,018 households on the Housing Waiting List as of December 31st 2021.

Band 1 – 1,188 (Priority cases)

Band 2 – 5,781 (Overcrowding)

Band 3 – 6,049 (General Housing Need)

Table 1: 5 Year Comparison Housing and Transfer Waiting Lists 2017 - 2021

Waiting List	2017	2018	2019	2020	2021
Housing:	19,390	17,445	16,705	14,672	13,018
Transfer:	8,212	10,317	12,684	14,335	16,505
Combined:	27602	27,762	29,389	29,007	29,523

The number of households on the Housing Waiting list has decreased by 33% since 31st December 2017. This is largely due to the supply of new social housing and particularly the introduction of housing support through the Housing Assistance Payment scheme. The transfer list has increased by 101% over the same period, reflecting the numbers of households qualifying for social housing and quickly moving to HAP. While the security of tenure is not equivalent to a social housing letting, it is a positive particularly for working families, who otherwise would be subject to the annual income test and potentially face ineligibility if their income increases over time. HAP has also been critical in reducing the numbers of families experiencing homelessness.

2. Lettings

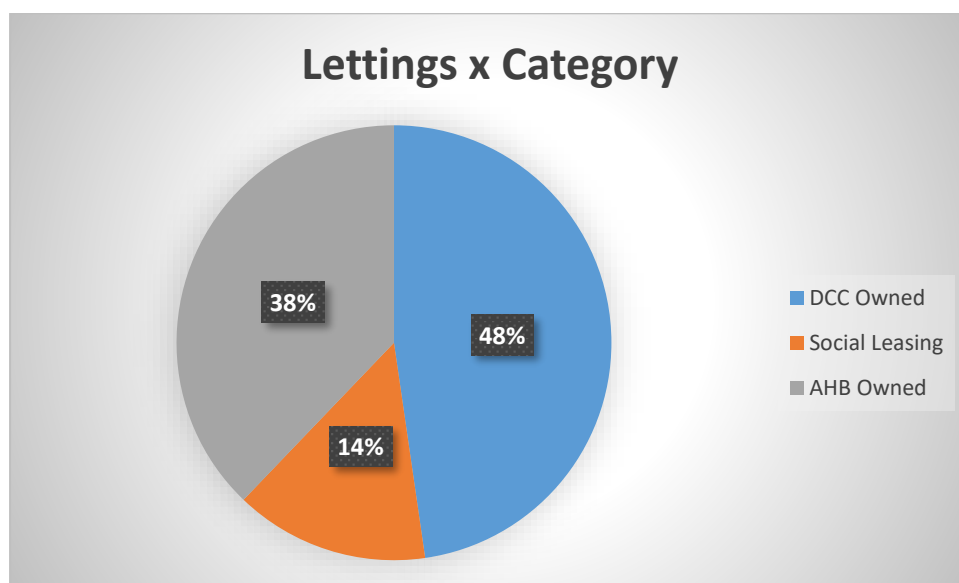
Table 2: 5 Year Comparison Housing and Transfer Lettings 2017 - 2021

Lettings	2017	2018	2019	2020	2021
Housing List:	1,107	838	1365	1064	1,110
Transfer List:	479	623	766	671	917

Sub-Total	1,586	1,461	2,130	1,735	2,027
MTR	51	26	34	13	25
Total Lettings	1,637	1,487	2,165	1,748	2,052

There were 2,052 lettings in 2021. This represents a 17% increase on lettings in 2021. DCC owned units accounted for 48% of available lettings, AHBs for 38% and Social Leasing accounted for 14% of lettings this year.

Fig. 1 Category of Letting



3. Lettings Ratios

55% of overall lettings were directed to the housing list and 45% to the transfer list. The increase to the transfer list was due to increased allocations directed to the transfer Hap list as committed to under the Review of the Scheme of Lettings in 2018.

Housing Lettings: 1110 or 55%

- 39% Band 1
- 46% Band 2
- 15% Band 3

Transfer Lettings: 917 or 45%

- 52% Band 1
- 26% Band 2
- 22% Band 3

Table 3: Breakdown of Lettings by Band

Band	% of Overall Lettings 2021
Band 1	45%
Medical	11%
Welfare	6%
Surrender larger	1%
Detenancing/ Regeneration	1%
Homeless Priority	12%
THAP	12%
Miscellaneous Band 1	2%
Band 2	37%
Band 3	18%

4. Homeless Lettings

400 households exited emergency accommodation to social housing lettings. Lettings were across different Bands and priorities.

Lettings to homeless households exiting homelessness accounted for 36% of Housing List Lettings and, when combined with the transfer list lettings to the priority Transfer HAP list, accounted for 31% of overall lettings. There has been a steady increase of families housed from the Homeless Hap transfer list.

Due to the drop in exits through the HAP scheme this year, a number additional units were directed to housing families categorised as 'homeless' according to the 1988 statutory definition and 6.1 in the Scheme of Lettings.

Table 4: Households exiting Emergency Accommodation to DCC Social Housing Lettings in 2021

	Families	Couples/Singles	Total
Band 1			
- Welfare	18	3	21
- Traveller	3	1	4
- Medical	12	12	24
- Homeless Priority	17	227	244
- THAP in EA	1	-	1
Band 2			
	69	32	101
Band 3			
	1	4	5
Sub-Total	121	279	400
THAP (Homeless HAP Priority)	169	69	238
Total	290	348	638

Table 5: Lettings to Homeless 5 Year Comparison (After the scheme changed in 2018 homeless households from other lists are included here)

Homeless Households as a % of Overall Lettings	Homeless Lettings 2017	Homeless Lettings incl THAP 2018	Homeless Lettings incl THAP 2019	Homeless Lettings incl THAP 2020	Homeless Lettings incl THAP 2021
Families	318	145	482	271	290
Singles	165	165	314	346	348
Total	483 or 30%	310 or 24%	796 or 37%	617 or 36%	638 or 31%

An additional 49 lettings were made to Older Persons at immediate risk of homelessness, from tenures other than Emergency Accommodation, where age and vulnerability were factors and there was available Older Persons' Accommodation.

5. Transfers

The increase in allocations to the transfer list is down to directing units to families on the transfer Hap list given the commitment to increase allocations to this list.

Of the 919 **transfers**, 383 were to DCC tenants (the majority on the basis of Medical, Surrender Larger, Overcrowding, Detenancing/Regeneration, Exceptional Social grounds, Fire and other priorities) and the remaining 536 largely to tenants in Private Rented through HAP/RAS or Voluntary Housing.

We continue to work closely with the Rents section to ensure that transfer applicants are aware of the requirement for a clear rent account.

Mary Hayes
Director - DRHE
February 2022



Special Committee on Homelessness

A meeting of the Special Committee on Homelessness took place on 5th January 2022 via Zoom. The following were in attendance:

Lord Mayor Alison Gilliland

Cllr Hazel Chu	GP
Cllr Janet Horner	GP
Cllr Daithí Doolan	SF
Mary Hayes	Director DRHE, A/CHAIR
John Durkan	Deputy Director DRHE
Sheila Hennessy	A/ Deputy Director DRHE
Bevin Herbert	DRHE

A brief update on COVID-19 in Emergency Accommodation was provided by Bevin Herbert, DRHE, followed by a comprehensive update on Quality Standards in Private Emergency Accommodation by John Durkan, Deputy Director DRHE. The following points were raised:

- 38 PEA and NGO facilities formally inspected by Dublin Fire Brigade (DFB) in 2021
- 32 of the 38 properties now have works completed
- Work on 2 DCC owned properties began in Q4 2021
- Of the 8 NGOs inspected, 6 have initiated works
- Procurement of formal independent inspection services began in Q1 2021 with Greenville Procurement Partners via a tender on eTenders
- Inspection services to cover physical building standards – environmental health, fire safety and food safety (HACCP compliance)
- Tenders submitted were above the allocated budget of €350k and negotiations are on-going – if unsuccessful, the tender will be redrafted
- NQSF developed in 2014 with HIQA, extended nationally in Q4 2019/Q1 2020 and includes all NGO services (residential and visiting)
- Adapted to apply specifically to PEA settings covering facilities' standards in EA, as the NQSF already cover the care/case management by visiting NGO services.
- Adopted by the Statutory Management Group and Joint Consultative Forum in September 2021
- Visiting supports by NGOs are part funded by HSE, who in Q4 2021 recruited a training coordinator specifically for PEA staff

The next meeting of the Special Committee will take place via Zoom on 2nd February 2022, with homeless exits into tenancies in 2021 and forecasts for 2022 to be covered, in addition to an update on the DRHE Statutory Homeless Action Plan 2022-24. The following have been invited to attend:

Cllr Hazel Chu	GP	CHAIR
Lord Mayor Alison Gilliland	LAB	
Cllr Daithí de Róiste	FF	
Cllr Daithí Doolan	SF	
Cllr Janet Horner	GP	
Cllr Catherine Stocker	SD	
Cllr Tina MacVeigh	PBP	
Cllr Kevin Donoghue	LAB	
Cllr James Geoghegan	FG	
Mary Hayes	Director DRHE	
Sheila Hennessy	A/ Deputy Director DRHE	
John Durkan	Deputy Director DRHE	