



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Coiste um Fhorbairt Pobail Áitiúil
Chathair Bhaile Átha Cliath
Dublin City Local Community Development
Committee



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC

TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,

ON WEDNESDAY, 23 NOVEMBER 2016 AT 2.30 PM

AGENDA

WEDNESDAY, 23 NOVEMBER 2016

		PAGE
1	Minutes of meeting dated 14th October 2016 and matters arising	1 - 8
2	Chairperson's Business: <ul style="list-style-type: none">• <i>Update on Sub-Groups</i>• <i>Update on 2016 Action Plan of Dublin City Local Economic and Community Plan 2016-2021</i>	9 - 18
3	Homeless Update	19 - 24
4	Housing Programme Report	25 - 50
5	Energy Efficiency Programme	51 - 60
6	Older Persons Units - 2-into-1 Programme	61 - 62

- 7 Traveller Accommodation Update 63 - 66
- 8 HAP Project & Roll-out 67 - 72
- 9 Motion referred from October South Central Area Committee:
- Councillor Vincent Jackson**
Can the Area Committee please impress upon the Homeless Section of DCC to ensure that all emergency hostel providers etc allow those residents the dignity of staying in the facility for the days they are resident .The practice of turning out vulnerable people onto the streets of Dublin dosen` t assist in there long term progression into stable accommodation.
Order: Refer to the Housing SPC.
- 10 A.O.B.

HOUSING STRATEGIC POLICY COMMITTEE MEETING

Friday 14th October 2016

Attendance

Members

Cllr. Janice Boylan
Cllr. Anthony Conaghan
Cllr. Sonya Stapleton

Cllr. Patrick Costello
Cllr. Daithi Doolin
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Lillian Buchanan
Catherine Kenny
Kevin White
Aideen Hayden
Kathleen McKilloon

Officials Present

Brendan Kenny, Assistant Chief Executive
Céline Reilly, Executive Manager
Daithí Downey, A/ Director Dublin Regional Homeless Executive
Marguerite Staunton, A/ Senior Executive Officer
Dymphna Farrell, Senior Executive Officer
Lisa Harpur, Staff Officer
Alana Dunne, Staff Officer

Other Cllrs present :

Cllr. Paul Mc Auliffe
Cllr. Mannix Flynn
Cllr. Noeleen Reilly

Apologies

Cllr. Christy Burke
Cllr. David Costello
Cllr. Tina McVeigh

Chairperson's Business:

1. **Minutes of meeting held on 22nd September 2016**
Action: Agreed
Date set for next meeting 23rd November 2016
2. Celine Reilly, Executive Manager encouraged all Cllrs to advise their constituents to respond to Housing Assessment Needs

3. **Update on Sub-Groups:** Janice Boylan informed the group that the Stock Standards Subgroup will meet soon – allowing Frank D’arcy SEO to familiarise himself with role first.
4. **Update on 2016 Action Plan of Dublin City Local Economic and Community Plan 2016-2021.**

Dublin City Local Economic and Community Plan is a six year plan with goals for the city across different DCC Departments. There are regular updates on the relevant actions for the Housing SPC.

Circulated to the group ahead of the meeting. All submissions noted.

5. Housing with Supports for Older People

Report circulated to Cllrs and members prior to meeting.

Pat Doherty, Regional Developmental Consultant, Age Friendly Ireland presented on the Housing Supports Project.

The aim of the project is to ensure that facilities, services and supports are available to assist older people to remain living in their community. Dublin City Housing Department will work with the HSE, the Departments of Health, the Department of Housing, Community and Local Government and the voluntary sectors to facilitate design and deliver a range of homes for older people that enable them to remain in their communities for longer.

The members supported and congratulated Pat on the report and stated that it was worthwhile having this presentation and discussion at SPC. The Chair Daithí Doolin also thanked Pat on behalf of the SPC

Action: Welcome and noted

6. Homeless Update

Update circulated to Cllrs and members prior to meeting.

Daithí Downey, Acting Director of Homeless Services gave Breakdown of Emergency Accommodation Usage between September 19th and September 25th 2016 in the Dublin Region. This information had been requested by the Department of the Housing, Planning, Community and Local Government under the following headings:

- 1.) Gender
- 2.) Age group (as per CSO)
- 3.) Accommodation type
- 4.) County
- 5.) Family Breakdown

General discussion followed re report. The Chair opened the discussion by voicing his concern that the numbers of homeless continues to increase and wondered where the crisis is going? Cllrs Pat Dunne, Alison Gilliland, Janice

Boylan, Mannix Flynn, Sonya Stapleton, Criona Ní Dhálaigh & Ciaran Perry all raised issues.

Cllr Dunne – has the crisis gotten any better? Has it peaked? He believes that the biggest problem is the lack of supply in private rented sector. Stressed that all elected members must support plans put forward to address crisis.

Cllr ní Dhálaigh – what is average length of time people spend in emergency accommodation?

Cllr Perry – do service users have the right to bring representatives with them to meetings

When will Homeless Tenants Handbook be finalised

Cllr Dunne – increase in older persons receiving notices to quit – can they be prioritised?

Is the crisis getting any better?

Cllr Dunne stressed that all plans need to be supported by the SPC

Cllr Gilliland - focused on single people – currently 1600 single people registered as homeless. What can we do to help them? Most of these simply do not want to go into hostels and cannot afford rent.

Cllr Boylan – what is our position on people from outside the jurisdiction? Can we get a proper wait time for people receiving accommodation so that Cllrs can tell people presenting at clinics. Of the 16 people that exited homelessness - are they all now in receipt of HAP. Looking for a breakdown of those exiting going forward,

Cllr Flynn – what exactly is an exit from the Homeless List – looking for more information re people exiting. He believes that the crisis is not getting any better – we are handling it better. Raised the issue of the night café in Merchants Quay – is in a bad state. Concern in general re hostels and health and safety. He also would like a full report on the impact of living in temporary accommodation has on people / families mental health. Impact of Air BnB on supply a concern.

Cllr McAuliffe – HAP scheme – should be available for all not just homeless people.

Cllr Stapleton – what are we doing for people who are homeless and sleeping on streets but not presenting as homeless,

Chair Daithí Doolin – discussed HAP again – general discussion arose re HAP

Cllr ní Dhálaigh – thanked staff in Park gate House on behalf of the members for their hard work.

In response – Daithí Downey thanked members for their continued support

HAP – there are 630 established tenancies in HAP to date. All legal tenancies registered with the PRTB. Its aimed that there will be 1200 HAP tenancies in 2017

He gave a full explanation of how the Dublin Region Homeless HAP Pilot works to procure and secure available tenancies from private landlords and how the Dublin Place Finder services supports this process and links the homeless household with the tenancy option while also organising delivery of housing support as required.

He clarified an exit means moving away from emergency accommodation and moving to a tenancy that is recognised by law.

Currently working with the PRTB on a Homeless Prevention Initiative and will bring more details to the members in the next few weeks.

320 households self accommodating

All persons have a right to representation – confidentiality is important though.

The Handbook. It is being finalised now. His section wanted to review it one more time to strengthen it – almost ready now

Cllr Gilliland had a query re homeless people moving down country. What happens in this situation?

DD confirmed that they are looking at a HAP passport. He believes that its not really happening but some cases we are working out (Louth example) transferred housing assessment with them.

Finally, Daithi Downey urged Cllrs to advise constituents on the challenges faced by DCC in securing appropriate emergency accommodation, especially for families and how reliance on commercial hotels settings *in lieu* of alternatives is inadequate and inappropriate and increasingly unsustainable and that all efforts to avoid presentation to homeless emergency accommodation that prevent a homeless episode must be engaged with a priority.

The Dublin Housing First Service provides daily and nightly outreach services to all persons engaging in rough sleeping in Dublin as well as providing a dedicated housing and support service to persistent and habitual rough sleepers with chronic mental health conditions. To date, previous 56 persons who previously were rough sleepers are now tenants under this service.

Merchants Quay Ireland is not a dedicated emergency accommodation shelter. It provides a night café service for persons who cannot access or do not seek access to emergency accommodation via DCC's Central Placement Service. The Night Café service links in each following morning with Housing First and with CPS to secure access to emergency accommodation.

HIQUA are not the regulatory body for homeless services and therefore cannot be requested to inspect service. While there is no one national statutory regulatory body for homelessness services, DCC maintains a formal quality standards regime for homeless services, including regular inspections of service and the DRHE implements and monitors the delivery of service to required standards under its formal governance and service level agreements, including the appropriate redress and complaints mechanisms.

Chair thanks Daithí Downey and staff for patience, hard work and diligence

Action:

7. Housing Programme Report

Report circulated to members prior to meeting. Marguerite Staunton, A/Senior Executive Officer briefed the members on the Housing Programme.

Marguerite confirmed that the presentation has been amended now as per request at last meeting to include whether special needs or general needs and area.

Cllr Perry had queried overall funding and Marguerite confirmed that it was 80% capital and 20% current.

To date there have been 3295 units delivered. Three year plan was for 3347 – well advanced in reaching targets and will exceed it this year

Chair queried:

- whether Catherine's Gate was being de-tenanted as it was not emergency accommodation
- SPC would like to see new plans for housing developments on a more regular basis
- Rapid build in Cherry Orchard – There should be a more strategic plan for the area and that 50 houses at this location is too much.

Cllr Gilliland:–

- the 300 increase in voids turnaround is good news.

- Priory Hall Phase 6 and Rapid Build. Is it one company for all or individual companies?
- St Pauls court – what is happening there?
- Also could time line be re issued for Rapid Build?
- Traffic assessment on Oscar Traynor Rd
- St Pauls Court – what is acquisition there?

Cllr Dunne-

- thanked Marguerite for document and commended Development Section on the detail in the report –
- voids shouldn't be on report as they do not increase stock
- How many additional units has DCC got in its stock since start of plan in 2015?
- Commended on recent acquisitions
- Page 8 of report – James Street Cluid – what RAS exit means?

Cllr Reilly:

- Collins Ave Thatch Road – This is held up because of BRT going down that route – therefore timeframe is not realistic.
- Hampton Woods 25 allocations; how are they going to be allocated?
- Oscar Traynor - Land Initiative – will it be sold off in lots as was initially said
- Why isn't Ballymun on Land Initiative anymore?
- Rapid Build Poppintree – would like progress report on them
- Are there Wrap Around Services available and are they being used / are tenants engaging?
- Another issue is that they are built very close to the road and traffic calming measures will need to be looked at there

Cllr Ní Dhalaigh: -

- thanked Marguerite Staunton for comprehensive report
- What is volumetric build?
- There is nothing in report for 2016 for Rapid Build – are we finished building for 2016?
- Novua in Kilmainham - who are these for?
- Catherine Gate – who are they for?
- St Teresas Garden – who are 50 units for?
- James Street – query on the RAS Exit there
- Will we use Rapid Build houses for people from housing list or just for Homeless.
- What is happening with bedsits?
-

Cllr Perry:–

- Congratulated MS on report – helps us to ensure things are measurable
- Re acquisitions – poor acquisition record - why – what is time scale with Law Department. Can this be speeded up?
- Why are we not acquiring more?
- Infirmary Road – looked at in relation to ODG
- Completion date is a long way off – why is this – only small development

Responses - Marguerite Staunton -Catherine Gate – Clúid are acquiring it and it is being used as emergency accommodation but will eventually become general needs. Hard to give a timescale for this as there are still tenants there who are waiting to be housed.

Rapid Build in Cherry Orchard – there have been meetings with the Gardaí – point noted.

Cllr Gilliland – Priory Hall - Phase 1 is Blocks 1 to 7

Phase 6 is 8 to 20 and this phase is out to tender

St Pauls Court – Marguerite Staunton to get back re this.

Tender for Rapid Build – yes all different contracts.

Cllr Dunne – Marguerite Staunton will get report for the additional units provided since 2015

James Street – RAS exit list – landlord wants to sell properties – people still there – they will have priority

Cllr Dunne – Pim Street – Marguerite Staunton **will find out details and revert back**

Cllr Reilly – Collins Ave – We hope to bring plans forward for this scheme in the soon.

Ballymun should be on the Housing Land Initiatives List

Rapid Build in Poppintree – 3 families have moved out into permanent accommodation.

Chair questioned the wrap around services and are they being used.

Brendan Kenny confirmed that there are wrap around services available and only a few families have taken up the offer

He suggested that wrap around services be put on the agenda for the Area Committees as the Areas look after them

Cllr Reilly brought up the issue of traffic calming again and Brendan Kenny suggested that she bring this up at area committee level.

Marguerite Staunton – explained volumetric build meant building up / stacked.

Novas in Kilmainham – Marguerite Staunton **will return with an answer to this**

St Teresas Gardess – the 50 units are still going ahead

Marguerite Staunton also confirmed that Rapid Build will become more mainstream – not just for homeless

Brendan Kenny confirmed that rapid build housing will be used for all

Bedsits – **Celine Reilly confirmed that a report will be brought to SPC re this and 2 into 1**

Acquisitions – we are trying to speed up the process with the Law Department and we try and acquire as many as we can

Infirmery road – have had the tender assessment and are meeting with proposed architects. All progressing quickly

Cllr Alison Gilliland – re volumetric build – ideal for single people and we should consider a greater number of bedsits and 1 beds.

The Chair thanked Marguerite Staunton for the presentation

8. Motion in the name of Cllr. Alison Gilliland:

That Dublin City Council immediately conduct an assessment of the Derelict Site Register to identify possible housing units that may be suitable for the recently announced "Repair and Lease' Scheme.

Brendan Kenny responded that we are interested but it is only a pilot scheme currently in Carlow and Waterford.

Cllr Gilliland is disappointed that it is only a pilot

Cllr Patrick Costello stated that he feels more houses should be on the derelicts sites register.

Chair thanked all for attendance

Councillor Daithí Doolan
CHAIRPERSON

The Dublin City LECP sets out twelve high-level goals for the six-year period of the Plan. The goals were identified through public and stakeholder consultation undertaken in 2015. Each high-level goal contains a number of specific objectives and actions to achieve those objectives planned for 2016. The monitoring and review of the Action Plan is the responsibility of the Local Community Development Committee (Chaired by Councillor Daithí Doolan) and the Economic Development and Enterprise Strategic Policy Committee (Chaired by Councillor Paul McAuliffe). The goals, objectives and actions have been attributed to the relevant SPCs.



Goal 2: Work in partnership with communities to promote social inclusion, tackle poverty and disadvantage, and promote participation, empowerment and positive social change.

- **Objective 2.1 Use a community development approach to achieve social inclusion**

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
29	Promote social inclusion of the Traveller population by establishing a Citywide Traveller Inter-Agency Group with representation from key stakeholders	Establishment of Traveller Inter-Agency Group and a programme of work agreed Level of engagement from key stakeholders	Citywide	Traveller Accommodation Unit	Inter-agency Group on hold as focus of Housing Dept is on LTACC.
31	Provide a Disability Training module for relevant DCC staff	Staff training module created and being delivered	Citywide	Home Grants	To be delivered in 2017



Goal 3: Support the adequate provision of a range of mixed-tenure, affordable, adaptable housing and work spaces that are fit for purpose in economically, socially and culturally mixed and sustainable neighbourhoods.

- **Objective 3.1 Promote equal access to housing and encourage supply of appropriate housing which is fit for purpose**

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 67	Consult and work with stakeholders including residents, HSE, Department of Health, Department of the Environment, Community and Local Government and voluntary housing bodies in the preparation, design and delivery of services to senior citizens	Consultations complete	Citywide	South Central Area Office	This proposal is at an advanced stage and a presentation was made to the Housing SPC
Action 68	Carry out an audit of all services provided to senior citizens in council accommodation, identify gaps and assist in coordination to improve delivery of services	Audit complete	Citywide	<i>Cllr Doolan</i>	This has not yet commenced
Action 69	Investigate the possibility of establishing a Dublin Housing Association wholly owned by Dublin City Council to fund, build and manage social housing in Dublin City, with funding to be provided from the state (30%) and finance agencies (70%)	Investigation complete	Citywide	<i>Cllr Doolan</i>	Housing SPC sub-group set up.

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 70	Work in partnership with communities and ensure they are central to any regeneration. A programme of consultation with residents, local businesses, local services and statutory services will take place prior to and during any development in Dublin City.	Number of consultation meetings held	Citywide	South Central Area Office Housing	9 meetings held
Action 71	Develop a Disability Plan to place people with disabilities at the centre of DCC housing policy	Disability plan in place	Citywide	Housing	Completed
Action 72	Develop a one-stop-shop for people with disabilities	Establishment of one-stop-shop	Citywide	Home Grants	To be delivered 2017
Action 73	Establish a Multi-Agency Operations Group to be the key driver in the planning, design and allocation of accommodation for people with disabilities	Operations group established	Citywide	Home Grants	Completed
Action 74	Provide suitable housing adaptations for social housing tenants with acquired reduced mobility	Provide for: 25 extensions 100 bathroom adaptations 25 stairlifts and 20 ramps installed	Citywide	Housing	Year to date completions : 6 extensions 117 bathrooms 27 stair lifts 24 ramps
Action 75	Provide a fast and effective service to people who need their homes adapted	Key Performance Indicator targets met	Citywide	Home Grants	688 Grants paid up 31/10/2016

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 76	Engage directly with Travellers on all Traveller Accommodation issues	Number of meetings held	Citywide	Traveller Accommodation Unit	Average of 4 meetings per month of direct engagement with Travellers on accommodation/related issues.
Action 77	Provide improvements to infrastructure, particularly electrical, at a number of Traveller-specific sites in Dublin City Council's areas	Level of Programme commitments delivered upon	Citywide	Traveller Accommodation Unit	All grant approved projects underway and some complete.
Action 78	Facilitate the delivery of additional housing units by Approved Housing Bodies*	Delivery of 200 additional units by Approved Housing Bodies 211 units commenced by Approved Housing Bodies	Citywide	South Central Area Office Housing	In progress
Action 79	Prepare proposals and seek funding for the delivery of 500 units of modular housing in the Dublin region	Number of units delivered	Citywide	Housing	In Place
Action 80	Establish the concept of Universal Design in Dublin City Council housing	All new DCC housing to incorporate Universal Design principles	Citywide	Housing	Ongoing review of 2006 Standard Apartment Design- Wheelchair Accessible to incorporate Universal Design requirements for 1-bed and 2-bed, to take into account new requirements in TGD Part M 2010.

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 81	Ensure that the latest innovation and technology is being considered at the planning and design stage for new housing schemes	Number of housing units with the latest technology installed	Citywide	Home Grants	It is normal practice for City Architects to include technology such as Demand Controlled Ventilation in housing designs, in addition to high efficiency heating systems and renewable energy systems that are required by building regulations.
Action 82	Provide social housing units to address housing need*	100 acquisitions 35 units completed 324 units commenced	Citywide	South Central Area Office Housing	137 acquisitions 68 units completed 516 units commenced
Action 83	Increase the supply of private rented units available for social housing tenants	Number of units delivered	Citywide	Housing	RAS-27 units acquired Leasing – 13 units acquired
Action 84	Improve existing housing stock through the refurbishment of voids of approximately 600 units	Number of void units brought back to use	Citywide	South Central Area Office Housing	Year to date void turnarounds = 641 voids
Action 85	Allocate dwellings in fair and transparent manner	Number of units allocated in accordance with the scheme	Citywide	Housing	1587 (including 33 RAS) 514 HAP
Action 86	Provide neighbourhood mediation service to support good Estate Management	Number of referrals Number assessed Number of mediations undertaken	Citywide	Housing	In place

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 87	Deliver on the targets of the Traveller Accommodation Programme 2014-2018	Level of Programme commitments delivered upon	Citywide	South Central Area Office Traveller Accommodation Unit	All grant approved projects underway and some come completed.
Action 88	Enhance community and play facilities in Traveller-specific accommodation	Number of facilities completed	Citywide	Traveller Accommodation Unit	Requests from Traveller groups to demolish community facilities to make way for housing in 2 sites. 2 other sites have had significant improvements to play/community areas.
Action 89	Develop proposals to deal with specific requirements of older persons in City Council accommodation through working in partnership with other agencies	Number of proposals developed Number of agencies engaged	Citywide	Housing	See 67
Action 90	Draw down 'Per Cent for Art' funding	Number of schemes in place	Citywide	Housing	% for art allocation included in all cost estimates to DoHPCLG
Action 92	Initiate pilot project for the development of a new community benefit clause to be used in future construction projects	Pilot project in place	Citywide	Housing	Pilot project in place

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 93	Prioritise sustainability in all new master plans and housing proposals	Agreement in place to prioritise sustainability for all new projects	Citywide	Housing	City Architects policy is to prioritise Social, Economic and Environmental sustainability in all new master plans and housing projects, both for new build and for retrofit works.
Action 94	Develop managerial structures for common rooms in DCC Senior Citizen Complexes	Facilities indentified Pilot structure identified and rolled out	North Central	CSDO, North Central	This report is being finalised at present.
Action 95	Provide an area based Social Work service to support individuals, families, groups and communities to enhance their individual and collective well-being by helping people to develop their skills and their ability to use their own resources and those of the community to resolve problems.	Number of service users attending service	Citywide	Housing	In place

- **Objective 3.2 Target resources to tackle homelessness and to support homeless clients**

LECP Action Number	Action	Measurement	Area	Submitted by	Current status
Action 99	Provide a Housing First Intake Team to tackle rough sleeping in collaboration with other key NGO and statutory service providers	The Housing First Intake Team engaged with 425 persons who were rough sleeping for one night or more over the period of Q3, 2016 and supported over two-thirds of persons (285, 67%) into Emergency Accommodation. In addition the Housing First service supports 56 tenancies established for habitual rough sleepers with chronic medical conditions. The contracted service providers are under discussion with DRHE to expand the service provision in 2017.	Citywide	Housing	See Homeless report to SPC
Action 100	Provide adequate emergency beds and housing to meet needs	A total of 5,053 persons comprising 2,988 adults and 2,065 children were accommodated in homeless services in Dublin in September 2016. This is an increase of 1,380 (or 38%) persons compared with September 2015. Additional emergency accommodation capacity of 210 beds is being installed for Q4, 2016.	Citywide	Housing	See Homeless report to SPC

		During Q3, 2016 411 adults accompanied by 376 children exited homelessness to tenancies. Between Jan and Sept 2016, a total of 1,236 adults have exited homelessness to tenancies and independent living.			
Action 101	Support “Pathway to Home” model through the roll-out of Housing First support programme for people that have experienced chronic and enduring homelessness and substance misuse	See above	Citywide	North Central Area Office South Central Area Office Housing	See Homeless report to SPC
Action 102	Provision of 24 hour supported temporary accommodation with holistic programmes that address addiction and associated mental ill-health presentation of vulnerable groups	See above More details on www.homelessdublin.ie	Citywide	Housing	See Homeless report to SPC

Breakdown of Emergency Accommodation Usage in the Dublin Region

During the week Monday, October 24th to Sunday, October 30th 2016

Details provided relate to:

- 1) Gender
- 2) Age group (as per CSO) and over 55
- 3) Accommodation type
- 4) County
- 5) Family composition
- 6) Family by accommodation type
- 7) Moves to tenancy **Q3 2016**
- 8) Presentation to Homeless services **Q3 2016**

Table 1: Gender: October 24th - 30th 2016

Gender	Total October 2016	Percentage
Male	1,633	54%
Female	1,403	46%
Total	3,036	

Table 2: Age Groups: October 24th - 30th 2016

Age Group	Total October 2016
18-24	510
25-44	1,909
45-64	580
65+	37
Total	3,036

Adults 55 years +	180
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Table 3: Accommodation Type: October 24th - 30th 2016

Accommodation Type	Adults
Private Emergency Accommodation (PEA) B&B	650
Private Emergency Accommodation (PEA) Hotels	1,049
Supported Temporary Accommodation (STA)	1,311
Temporary Emergency Accommodation (TEA - low support)	78
Subtotal	3,088
<i>Less: people accessing multiple accommodation types during the week</i>	(52)
Total Unique Individuals	3,036

Table 4: Placements into Emergency Accommodation by Local Authority: October 24th - 30th 2016

County	Total October 2016
Dublin City Council	2,454
South Dublin City Council	263
Fingal County Council	185
Dun Laoghaire Rathdown County Council	134
Total	3,036

Table 5: Family composition October 24th - 30th 2016

Family Breakdown	No. of families with accompanying children	Number of Adults	Number of Children	Total adults and children
Lone parent with accompanying children	676	676	1,285	1,961
Couples with accompanying children	350	700	825	1,525
Sub-total	1,026	1,376	2,110	3,486

Singles/Couple no accompanying children	-	1,660	-	1,660
Totals	1,026	3,036	2,110	5,146

Table 6: Families by type of emergency accommodation October 24th - 30th 2016

Family Breakdown	No. of families with dependent children	No. of Individual Adults	No. of Dependents
Families in Hotel/B&B	314	385	512
Families in Hotel/B&B - Self Accommodating	469	664	1,096
Families in STA	243	327	502
	1,026	1,376	2,110

Table 7: Individuals moved to tenancies January – September 2016

Target number of individuals for 2016	Number of Accommodation Units Delivered with Full Tenancies			Quarterly Total Adult Individuals Q3 2016	Total Adult Individuals to Date in 2016
	Local Authority Lettings			99	348
	Approved Housing Bodies (AHB) Lettings			30	123
	LTS (long-term supported accommodation)			15	57
	Private Rented			13	66
	Housing Assistance Payment (HAP)			254	642
	Totals			411	1,236

Table 8: Individuals using emergency accommodation January – September 2016

	New	Repeat	Total Q3 2016
Number of adult individuals using emergency accommodation in Q3 2016	668	3,338	4,006

Figure 1: Moves to Tenancies Q1 2013 – Q3 2016

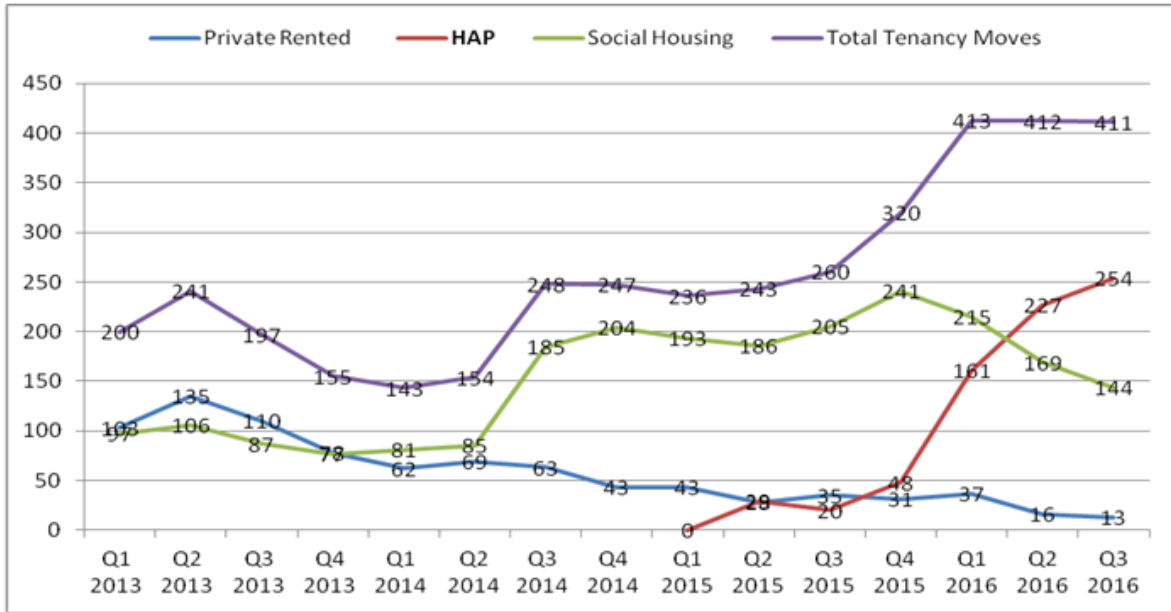
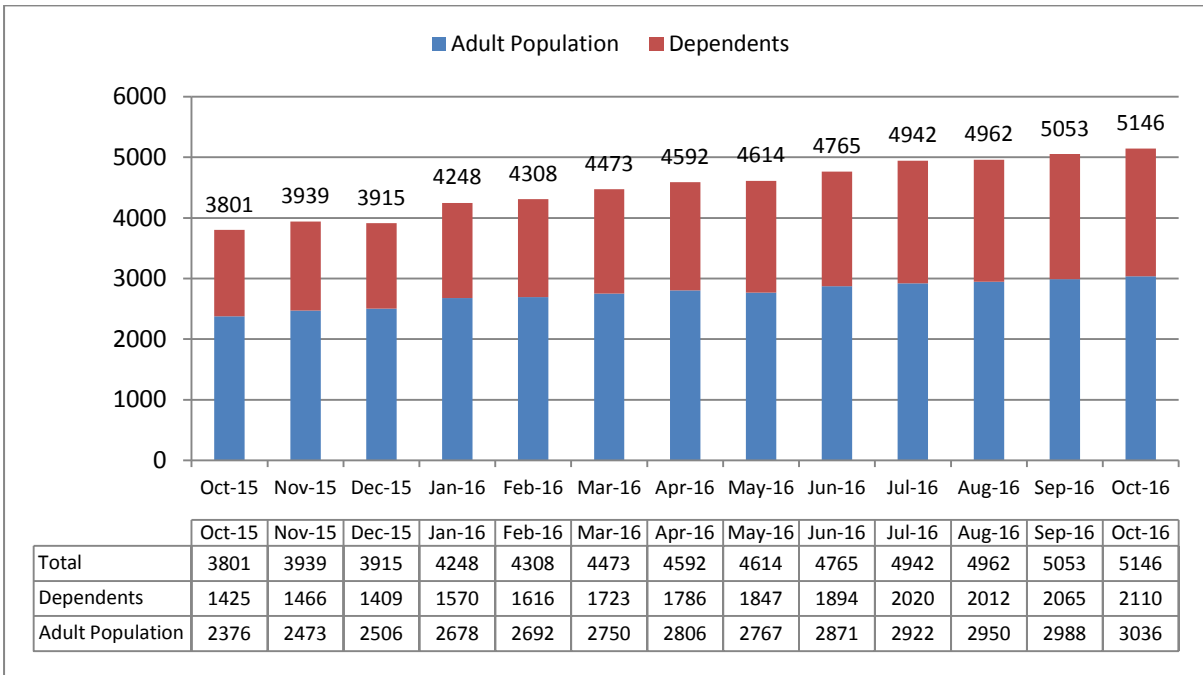


Figure 2: Total adults and children accessing emergency accommodation in the Dublin Region



Dublin City Council Housing Programme Monthly Report

November 2016

Capital Programme Target is 1498 units under the Social Housing Investment Programme (SHIP)

Current Programme Target is 1849 units under the Social Housing Current Expenditure Programme (SHCEP)

Funding Allocation Provided: €292m

	2015	2016 To date
Units Completed to date	565	345
Voids Restored	1012	713
HAP Tenancies (Dublin Region)	112	561
Outturn	1689	1619

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	1619					3308
Units under construction		98	303	39			440
Units currently being acquired		265	74	97			436
Part V		25	26				51
Units at Tender Stage		0	19	184			203
Capital Appraisals Submitted to Department			22	366	200		588
Units at Preliminary Planning/Design		13	51	237	341	163	805
Potential Units from Vacant Council Lands						500	500
Sites for Social housing PPP Bundle 1						200	200
Projected Acquisitions			100	100	100		300
Rapid Home Delivery			201	100			301
Total	1689	2020	796	1123	641	863	7132

Schemes completed to date in 2016 – Department of Housing, Planning, Community and Local Government (DHPCLG) Capital Works Management Framework (CWMF) Stage 4

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units
N29/2/877	South East / General Needs	Dublin City Council	Maxwell Road, D6	Regeneration	9
	North West /Special Needs	Dublin City Council	Rapid Home Delivery - Poppintree	LA housing	22
	South East /General Needs	Dublin City Council SE. GN	Crampton Buildings	Remedial Works	28
	General Needs	Dublin City Council	General Acquisitions	LA housing	111
	General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	40
	General Needs	Dublin City Council	RAS Acquisitions	RAS Capital Reserve	8
	All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	112
	South Central/North West	AHBs/Special Needs	Various	CAS	15
		Total			345

Schemes Under Construction – DHPCLG CWMF Stage 4

Project ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/835	North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	35	Under Construction	Under Construction. Phase 1 completion (6 units)	Q4 2016
N29/2/882	North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	35	Under Construction. Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (blocks 8 – 20) tendered 19th October, 2016.	1. Launch of New Priory units (Blocks 1-7) 2. Phase 6 (block2 8-20) tender returns	Q3 2016 Q4 2018
	South East – General Needs	Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Development Agreement signed with Developer 14th Dec 2015. Contractor on site	Handover of units 18/11/2016	Q4 2017
N29/1/5	South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Tender for the main contract prepared. Approved 8/4/2016. Tenders issued 11/4/2016. Tenders returned 25th May - sent to DECLG 29/06/16. A revised capital appraisal sent to DECLG. Approval received to appoint selected contractor. Contract signing 23rd September, 2016. Demolitions complete	1. Contractor on Site 2. Phase 2 design to be completed	Q4 2017

Schemes Under Construction – DHPCLG CWMF Stage 4

Project ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
2015.454	South East – Special Needs	AHB	Harolds Cross D6 (Focus)	CALF & Leasing	28	On site November 2015. Department approved revised funding. Allocations of units in progress	Completion of works.	Q4 2016
2013.109	South Central – Special Needs	AHB	Annamore Court (Canon Troy) D10 (The Iveagh Trust)	CALF & Leasing	70	On site November 2015	Completion of works	Q3 2017
2015.127	North Central General Needs	AHB	Richmond Road (Co- operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Contractor appointed. Contractor on site. Contamination discovered on site.	Completion of works	2018
CA1400030 2014.036	North West – Special Needs	AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	2014 CAS (10 units) & CALF and Leasing (33 units)	43	DCC site. Contractor started on site 7 th March 2016. CAS charge will be on 10 identified units. HFA funding approved on 3/3/16.	Completion of works	Q2 2017
CA1400029	Central Special Needs	AHB	St. Agathas Court (Peter McVerry Trust)	2014 CAS	11	DCC property. Department issued revised budget approval. On site.	Completion of works	Q1 2017
		Sub total			440			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	92	With Law Department	Closing of Acquisitions ongoing	2016
	Various Areas	AHB	Various Locations	AHB Leasing (Includes Calf)	310	In process	Legal documentation to be completed	
	Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	Department has approved proposal	Authorisation finalised with Department, progressing with completing agreements. To be delivered as units become vacant	2017
		AHB	Various Locations	CAS	24	In process	Legal documentation to be completed	
		Sub-total			436			
		GRAND TOTAL	Units under construction or being acquired		876			

Part V

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Central	Dublin City Council	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Ongoing discussions with Receiver in relation to costs and works to units	DCC to finalise legal agreement when received	Q1 2017
	North West	Dublin City Council	Hampton Wood, Dublin 11	LA Housing (Acquisitions)	25	Agree purchase of units	DCC to agree costs to purchase units	Q4 2016
		TOTAL			51			

Schemes at Tender Stage

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/885	Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Tender report sent DHPCLG 27/09/16	Contractor appointed	Q4 – 2017
N29/1/6	South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	Demolitions complete Enabling works for services diversions being carried out Bounday & Drainage enabling works tendered Q1 2016 Linear Park Design agreed	Boundary & drainage works will have to be retendered due to the treatment of soil contamination. Main Contract - tender to issue Q2 2017 Precinct Improvement to commence	Q4 – 2018
2015.154	South Central General Needs	AHB	Orchard Lawns, Blackditch Road D10 (Co-operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Contractor due on site November 2016	Commence construction	2018
2014.024	South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Tuath to retender. New tender accepted. Expect to go on site Qr 4 2016	Appointment of Contractor	2018

Schemes at Tender Stage

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
2016.088	Central - Gneral Needs	AHB	Killarney Court, Dublin 1 (Cluid)	CALF & Leasing	4	Change of use office to residential. Approved by Department 22.08.2016 - PAA only, no CALF	Design Team to be appointed	Q4 2017
2015.456	North West Special Needs	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	Accelerated funding approved by Department 18/08/2016. Planning approval received.	To complete tender process	Q3 2017
2014.112	Central/General Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016	AHB to finalise detailed design before going to tender	2018
		GRAND TOTAL			203			

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	North Central General Needs	Dublin City Council	Bunratty Road, Phase 1c	LA Housing	62	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared.	Issue of tender to procure design team Q4 2016	Q2 2019
N29/2/893	South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Part 8 plans being finalised	Submission of Part 8 Q4 2016	Q4 2018
N29/2/895	Central General Needs	Dublin City Council	North King Street	LA Housing	30	Part 8 was approved at a special meeting of the City Council on 25/7/16. Tender documentation being approved.	Approval to go to tender	Q3 2018
N29/2/894	Central General Needs	Dublin City Council	Infirmery Road/ Montpelier Hill	LA Housing	30	Tender for design team being assessed.	Design team in place	Q2 2019
	Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Outline design finalised. Cost Effectiveness Report submitted to DECLG on 1/6/16. Approval in principle to project – 29/06/16. Part 8 initiated Sept 2016.	Part 8 approval	Q4 2019

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared.	Issue of tender to procure design team Q4 2016	Q2 2018
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared.	Issue of tender to procure design team Q4 2016	Q2 2018
	Central General Needs	Dublin City Council	Sackville Avenue Cottages	Regeneration	12	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed. Part 8 to demolish 4 blocks approved by City Council 3/10/16.	Bring to Part 8	Q4 2018
	Central General Needs	Dublin City Council	Croke Villas	Regeneration	35	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed. Part 8 to demolish 4 blocks approved by City Council 3/10/16.	Bring to Part 8	2019
No Dept Ref	South Central General Needs	AHB	Catherine's Gate, D.8. (Cluid)	CALF & Leasing	22	Cluid to make funding application under CALF and Leasing for all 22 units.	Units to be acquired	Q1 2017

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
CA15000189	South East Special Needs	AHB	Moss Street, D.2. (Co-operative Housing Ireland)	CAS	22	DCC in negotiations with Developer of adjoining site.	Conclude negotiations with Developer	2018
CA15000173	South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	DCC property. Approved under 2015 CAS Programme. Design team appointed	Developed design and Cost Plan	2018
CA15000165	Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Approved under 2015 CAS Programme. AHB reviewing costs. Respond submitted documents to seek permission to issue tenders. AHB to review design and cost	Approval to go to tender	2018
CA15000015	South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	DCC property. Approved under 2015 CAS Programme. Design Team Appointed. Dept issued Stage 2 approval . Planning application lodged 8/8/16(3490/16)	Decision on planning application	2018

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
CA15000167	Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	DCC property. Approved under 2015 CAS Programme. Design team reviewing following DCC's comments. AHB expects to submit for stage 2 approval November 2016.	Developed design and cost plan	2018
CA15000163	South Central – Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	DCC site. Approved under 2015 CAS Programme. WALK appointed Design Team off OGP Panel	Developed design and cost plan	2018
2014.233	Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	DCC property. Planning permission granted. (2812/16). Title rectification underway.	Issue of tender documents	2018
No Ref	South Central Special Needs	AHB	John's Lane West D8 (Focus)	CALF & Leasing	31	Focus has revised planning permission for 31 units. Design team appointed. Tender issued for demolition and enabling works contract. Expected start date of December 2016	Completion of tender process	2018

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
2014.025	Central – Special needs	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Approved for funding. Increase in costs to revert back to Department. Possible switch to CAS funding	AHB to decide on whether to pursue CALF or CAS funding stream	2018
CA15000537	South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site provided by Department of Justice in response to Homeless Implementation Calls. IPS wants DCC to acquire site	Terms of Acquisition to be agreed	2018
	Grand total				588			

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DPHCLG for funding	2020
	North West – General Needs	Dublin City Council	The Valley Site, St. Helena’s Road, Finglas	LA Housing	50	Design drawn up. Proposal to include both private (120 approx) and social (50 approx) units	DCC to review overall plan	2018/2019
	North Central – General Needs	Dublin City Council	Slademoore Ayrfield	LA Housing	15	Designs to be reviewed to quantify the extent of design work required to bring to Part 8 planning stage	DCC to review designs and submit to DPHCLG for approval.	2018/2019
	South East – General Needs	Dublin City Council	Shaw Street Pearse St	LA Housing	11	New designs would be required as this site which was acquired as Part V off site compliance is no longer compliant with regulations	Review options for future development of the site	2018/2019
	Sth Central – General Needs	Dublin City Council	Springvale Chapelizod	LA Housing	81	Designs to be reviewed to determine extent of work required for Part 8 (off site Part V compliance)	DCC to review designs and submit to DPHCLG	2018/2019

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Sth Central Special Needs	AHB	New Street Coombe (Peter McVerry Trust)	CAS	8	DCC property. Proposal to be submitted re the development units – potential for 8 units. Pre-planning meeting held. AHB preparing Capital Appraisal	AHB submits Capital Appraisal	2017
	Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	58	Site is now included in the Land Initiative proposal	Pilot Programme for Smart Senior Citizen Development.	2020
	South Central – General Needs	Dublin City Council	Reuben Street	LA Housing	1	Site for one house, adjoining house refurbished and tenanted recently.	Determine future use of site	2018/2019
	North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	80	Affected by proposals for new high speed bus lane from Swords to City Centre, which will reduce number of units.	Determine when site will be available for future development	2018/2019
	South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area.	DCC to review and determine future development of sites	2018/2019

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	South Central	Dublin City Council	Coruba House lands, Dublin 12	LA Housing	20	Site boundary to be reviewed in relation to adjoining plot of land.	DCC to review site and prepare draft proposal for development.	2018/2019
	Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined	Outline design & masterplan to be agreed	2020
	South Central	AHB	Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	32	Alone considering CALF & Leasing as alternative funding, but to develop entire complex rather than single block.AHB prepared proposal and DCC has given its comments.	AHB to submit revised proposal for site	2018
	South Central Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	49	Design Team Appointed, site meeting held 06/09/16 to agree outstanding issues. Consultation meeting held with residents reps. Planning application lodged	Grant of planning	2018

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Central	AHB	North King Street (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16). 15/8/16, Additional information requested	Grant of Planning	Q4 2017
	South East	AHB	Bethany House (Cluid)	CALF & Leasing	64	Proposed redevelopment of existing 38 units and the addition of an extra 26 units. Decanting to commence.	Development of design	2018
	Central	AHB	Site at Railway St – opposite Peadar Kearney House(Circle)	CALF & Leasing	34	DCC site. Early Planning. Feasibility Study reviewed by DCC. Pre-planning meeting held. Revised Design submitted. Cost appraisal being carried out by Circle	Agree proposal	2019
	North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Early Planning. Part V	AHB to submit funding application	2018
	South Central	Dublin City Council	Bow Lane James's Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2018/2019

Schemes at Preliminary Planning / Design

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewed proposal and made comments.	AHB to submit revised proposal for site	2018
	Central	AHB	The Steelworks, Dublin 1 (Cluid)	CALF & Leasing	8	For St. Mary's Mansions decanting	DCC returned comments to Department	Q4 2016
	South Central/Special Needs	AHB	Crumlin Village, Dublin 1 (Cluid)	CALF & Leasing	5	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewed proposal and made comments.	AHB to submit funding application	Q4 2016 (3) Q1 2017 (2)
	South Central/Special Needs	AHB	South Circular Road, Dublin 8 (Peter McVerry Trust)	AHB Leasing	10	PMcVT submitted proposal to Department	DCC to comment on proposal	Q1 2017
	TOTAL				805			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)		
Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central - General Needs	Lands owned by the Council (not acquired for housing purposes). Included in Housing Land Initiative feasibility study. Design being reviewed prior to going to market	195
O Devaney Gardens + Infirmary Road Central - General Needs	Former PPP lands. Phase 1. Included in Housing Land Initiative feasibility study. Part VIII report to demolish 4 blocks approved by the City Council on 25/07/16. Demolition of 2 blocks commenced Sept 2016	175
St Michaels Estate South Central - General Needs	Former PPP lands. Included in Housing Land Initiative feasibility study	130
Total		500

Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West - General Needs	Design Team in place.	100
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place.	100
Total		200

Rapid Home Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	40	Contractor on site		Q1 2017
Cherry Orchard; Belcamp H; Mourne Road	91	Contractor on site end October 2016		
Woodville House, North Central Woodbank/Rathvilly, North West HSE lands Cherry Orchard	70	Currently reviewing sites including topographical surveys and mapping of utilities and services		
Two sites to be identified	100	Advertisement for Architectural Services for Rapid Build System Apartments October 2016	Site Selection Q3 2016	2018
Total	301			

TAP 2014-2018 Schemes Completed to Date				
Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/144	DCC	Special Needs Adaptation: Avila Park GHS	TAP	1
N29/70/150	DCC	Special Needs Adaptation: Cara Park	TAP	1
N/29/70/137	DCC	Special Needs Extension: Cara Park GHS	TAP	1
N29/70/137	DCC	Special Needs Extension: Cara Close GHS	TAP	1
N/29/70/138	DCC	Special Needs Adaptation: Labre	TAP	1
N29/70/139	DCC	Special Needs Adaptation: Avila	TAP	1

Schemes Under Construction Stage 4							
Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/70/66	DCC	Redevelopment of Labre Park - Phase 1:	TAP	3	Constuction	Handover of units	Q4 2016
N/29/70/151	1	Removal of pyrite: Avila Gardens	TAP		Reply on DHPCLG sent 30/06/16; Pending reply. This scheme is substantially complete.	Handover of units	Q4 2016

Schemes at Tender Stage - Stage 3							
Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/70/142	DCC	Overcrowding Extensions: Cara Park GHS	Pending Approval	1	Tender Report sent to DHPCLG 4.8.16		
N29/70/142	DCC	Overcrowding Extensions: Cara Park GHS	Request withdrawn	1			N/A

Capital appraisals submitted to the Department - Stages 1 & 2							
Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	DCC	Electrical Upgrade - St. Joseph's Park	TAP	13	pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC		
N29/70/148	DCC	Electrical Upgrade - St. Oliver's Park	TAP	14	pending appointment of a design team; other works - fire safety & accommodation - prioritised with agreement of LTACC		
N29/70/153	DCC	Bridgeview, Cloverhill Road			Appointment of Architect		
N29/70/152	DCC	Avila Park , Cappagh Road			Appointment of Architect: Redesign of plans for family size		

Capital appraisals submitted to the Department - Stages 1 & 2							
Project Ref	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)			CAS - Clúid will procure for design team Jan 17		
N29/70/146	DCC	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site			No families will move onto the site. Ongoing		
N29/70/149	AHB	Tara Lawns - Redevelopment of the site - Clean-up of site and drainage works in progress.			Interim works - Refurbishment contract. Overall plan with Respond to develop.		
N29/70/140	DCC	St. Margaret's Park Dayhouse Upgrade	TAP	30	City Architect's - seeking quotes from applicable panel	Appointment of Consultant PSDP contractor to prepare detailed drawings and tender brief.	Q4 2018
N29/70/61	DCC	Pigeon House Road - Redevelopment of site	Appointment of Design Team to be confirmed; planning and other issues to be confirmed.		Appointment of Design Team	Query to DHPCLG ref retention of design team. 20/10/16	Q4 2018
Schemes at Preliminary Planning/Design							
Project Ref	Provider	Schemes	Funding Programme				
		Rebuild: Northern Close	Not Started - Legal Issues				
	DCC	St. Oliver's Park Day-house upgrade -	Not Started				
	DCC	St. Joseph's Park - Community Centre refurbishment	Not Started				

Project Ref	Provider	Schemes	Funding Programme				
	DCC	New Sanitation Unit Requests received - Tender on behalf of 4 Local Authorities	In Progress- emergency units bought in advance of tender				
	DCC	Refurbishment of Sanitary Facilities 9 units in Cara Park	Approval - Priority is the fire safety works - this is linked				
	DCC	Remediation of Pyrite- damaged - Avila Park Community Centre Pending submission by local representative.	On Hold - request to demolish & replace with housing under consideration				
N29/70/141	AHB	St. Dominic's Park - refurbishment of 23 bays and electrical works.	DHPCLG 21/9/16 Further Information Requested. Initial engagement with Respond				
N29/70/119	DCC	Special Needs Adaptation: Belcamp Crescent	Stage 1 Application 19/10/16				

Appendix 1
Abbreviations and
Definitions:

AHB	Approved Housing Body
RAS	Rental Accommodation Scheme
HAP	Housing Assistance Payment
CAS	Cap Acquisition - Purchase of previously built Units (SHIP)
CALF	Capital Advance Leasing Facility - up to 30% Capital injection to AHB's (SHEP)
Leasing	Long term leasing from private landlords or AHB's (SHEP)
Constrcution/Regeneration	DCC projects funded under SHIP
Colour Code	
BLUE	WITH COUNCIL
GREEN	WITH DEPARTMENT
RED	ISSUES
ELLOW	WITH AHB

Energy Efficiency / Retrofitting Programme

Dublin City Council
Mechanical & Energy Efficiency Unit



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Dublin City Council

Phase 1 of the Fabric Upgrade Programme began in June 2013 with funding from the Department of the Environment and Local Government.

Phase one of the scheme involved :

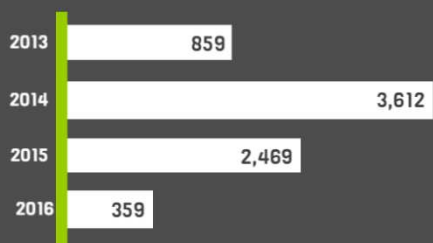
- Cavity wall fill insulation**
- 300 mm attic, Tank, pipes, insulation**
- Roof /Wall ventilation**
- Draught proofing**
- Lagging jackets**



Dublin City Council Fabric Upgrade Programme Phase 1

Since 2013, Dublin City Council has upgraded 7,299 of its social housing units. The upgrades were carried out as part of Phase 1 of its Fabric Upgrade Programme and have resulted in significant energy and cost savings and improved comfort levels for tenants. One of the schemes - Cromcastle Court - was upgraded using Ireland's first local authority Managed Energy Services Agreement (MESA). It is estimated to achieve savings of €834,700 on maintenance and energy costs over 10 years.

Units upgraded



282,000 MWh → **€16.6 million**
 estimated energy saved from 2013-2016 saved on energy bills from 2013-2016

Building Energy Rating (BER) on average improved from 'F' to 'C3'*



*Taken from a typical sample of 244 properties that underwent Phase 1

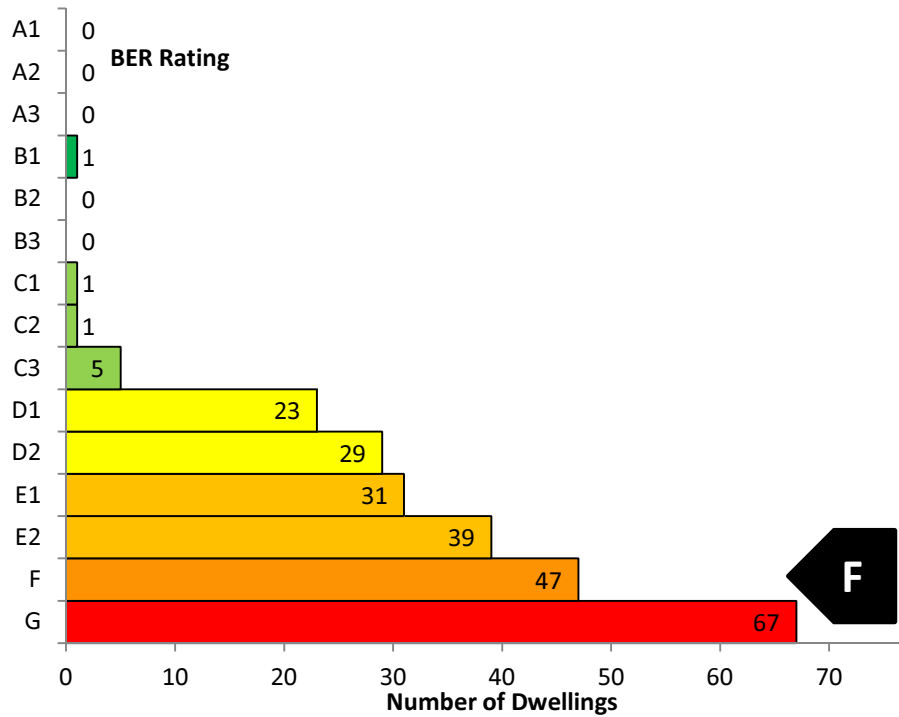
Year	Units Upgraded
2013	859
2014	3612
2015	2469
2016	359
TOTAL	7299



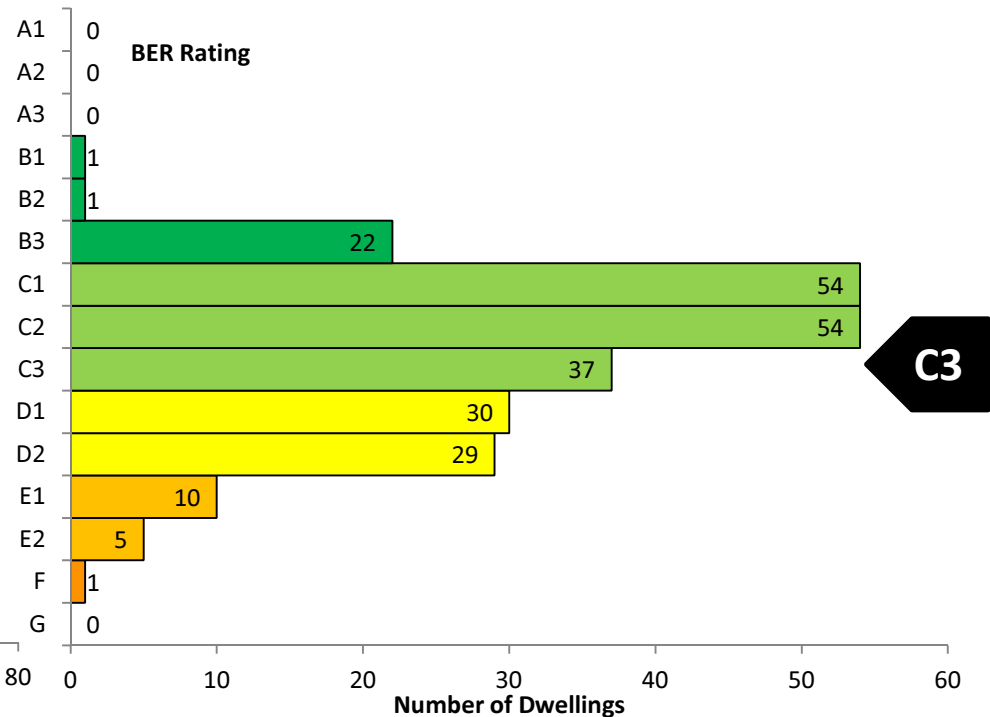
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 Dublin City Council

*Typical Sample of 244 properties that underwent Phase 1 Retrofitting

Page 54

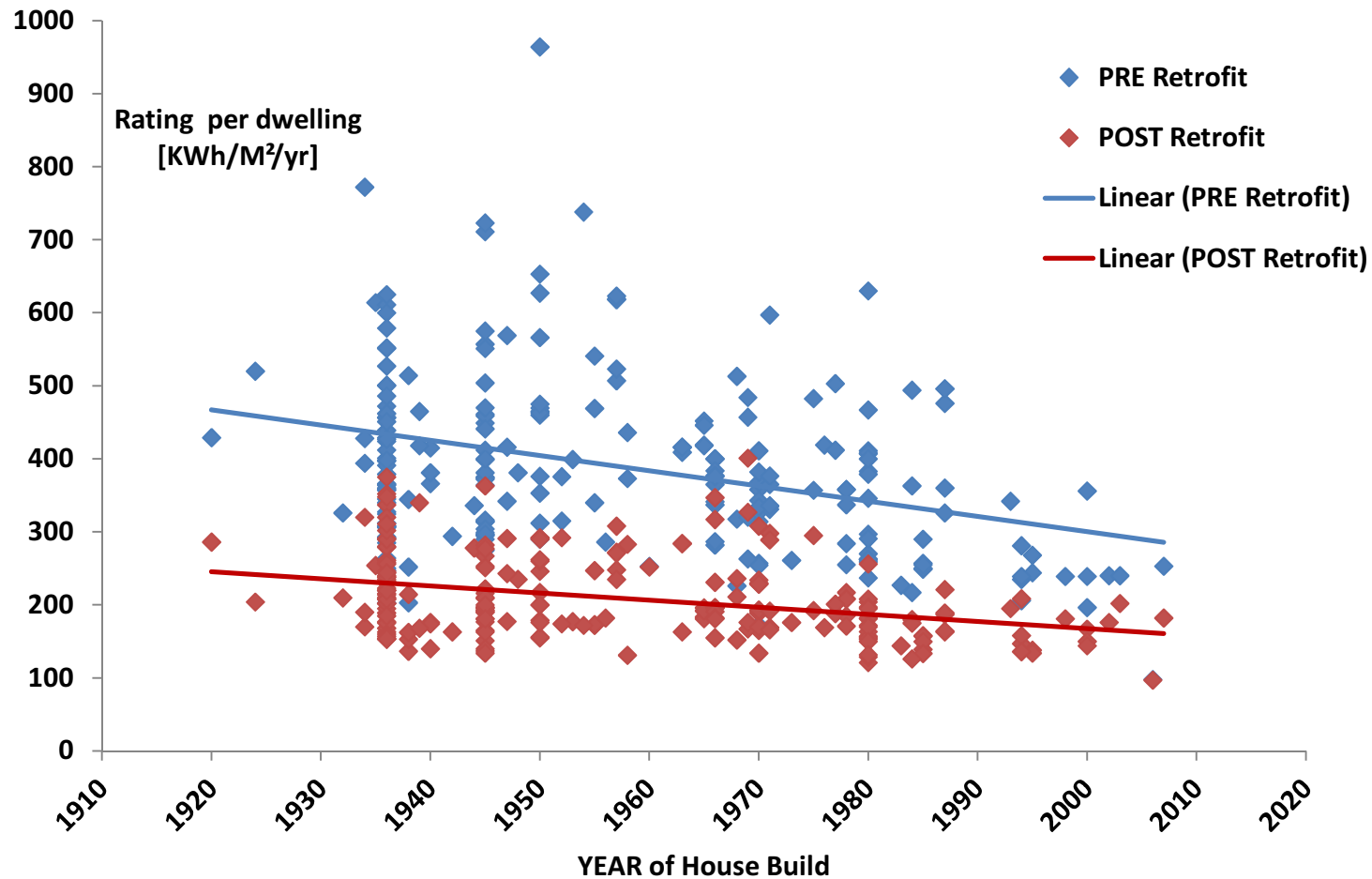


**BEFORE
RETROFITTING**



**AFTER
RETROFITTING**

Improvement of Building Energy Rating by Retrofit and by Year of Construction



2020 CO₂ Emissions Reduction Target and Results to date

Residential CO ₂ emissions	
Household emissions in 1990	10,764 kt
Household emissions in 2014	9,103 kt
Estimate of DCC household emissions	145 kt
Ireland 2020 CO ₂ reduction target	2,153 kt

	Households	2020 Target (20%)
Ireland	1,658,243	2,153 kt
Dublin	468,122	608 kt
Dublin City	208,716	271 kt
DCC Target	27,760	36 kt

DCC 2020 CO ₂ Reduction Target	36 kt (20%)
DCC CO ₂ Reduction Achieved under Phase 1	50 kt (28%)

Year	Units Completed	CO ₂ (kt)
2013	859	5.92 kt
2014	3612	24.92 kt
2015	2469	17.03 kt
2016	359	2.48 kt
Total	7299	50.30 kt

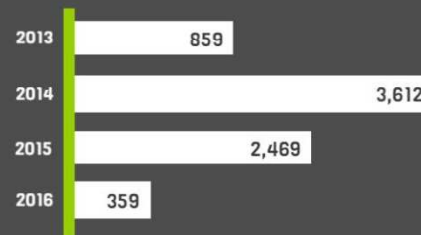


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Dublin City Council Fabric Upgrade Programme Phase 1

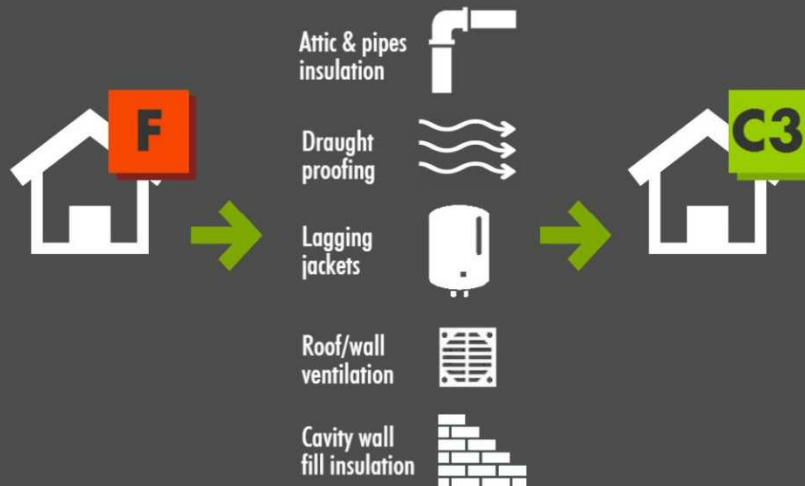
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Units upgraded



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estimated energy saved from 2013-2016 saved on energy bills from 2013-2016

Building Energy Rating (BER) on average improved from 'F' to 'C3'*



*Taken from a typical sample of 244 properties that underwent Phase 1

SUSTAINABLE ENERGY AUTHORITY OF IRELAND
 Dublin's Energy Agency
 Comhairle Cathrach Bhaile Átha Cliath
 IRELAND LIMITED

Case Studies

Greendale Court

€13,190
 Savings on heating bills in 2014 after upgrade

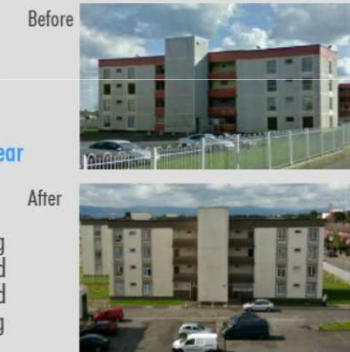
The upgrade included external wall insulation, double-glazed uPVC windows and improved heating controls.



Cromcastle Court

€83,470
 Average savings on heating costs and maintenance per year over next 10 years after upgrade

The upgrade was completed using Ireland's first local authority Managed Energy Services Agreement and included new plantroom equipment, heating controls and air-to-water heat pumps.



Sandyhill Gardens / Cromlech Court / Burren Court

€88,700
 Total annual savings on heating bills after upgrade

The upgrades in three estates in Ballymun included a mix of cavity wall insulation, uPVC windows, attic and roof insulation and new condensing boilers with controls.



Phase 2 will involve some of the same components of the upgrade in Phase 1

- **300 mm attic, Tank, pipes, insulation**
- **Roof /Wall ventilation**
- **Draught proofing**
- **Lagging jackets**

With the inclusion of

- **External wall insulation**
- **uPVCwindows (where required**

(Approximately 9,034 units)



Average Dublin City Council Property undergoing Phase 2 Retrofit

	ENERGY EFFICENCY WORKS
	MID TERRACE HOUSE
YEAR	1945
M²	66.15

Step	Proposed Interventions	Revised Energy Value	Rating
	Pre Work Energy Value	377	E2
1	Windows, Install low e argon filled 16mm double glazing with k-glass	371	E2
2	Fit 300mm of ceiling insulation in Attic space	284	D2
3	Fit external wall insulation (include gross wall area inc windows)	193	C2
	Post Work Energy Value	193	C2



Two into one Programme

In 2008 a policy decision was taken to suspend the refurbishment of zero-bed units (usually 26 square meters) as they were considered to be low demand both due to their size and the anti social behaviour that resulted on the ground floor in some complexes. The intention, at the time, was to embark on a programme of amalgamating the two zero-bed units into one one-bed units, on a phased basis. The programme was based on the premise that a critical mass of empty units would be required to allow for the logistics of de-tenanting half empty blocks so that the works could take place with the least amount of disruption to the remaining tenants.

On February 27th 2014, the policy of not re-letting these units was rescinded and the City Councillors agreed that empty zero-bed units were to be reintroduced to the housing stock, refurbished and re-let, according to demand.

However it was also agreed at that time that we would proceed with a more limited programme of amalgamations and so the current amalgamation programme began in late 2014. To date this programme has focused in general on elderly residents, addressing a lack of space and comfort in the bedsits normally let to older people. The scheme enables residents to remain in their neighbourhood but in more appropriate accommodation. The works consist of combining existing bedsit units to form one or two bed apartments. The alterations provide improved space standards, which is important to residents who can spend a lot of time indoors. This demographic is particularly susceptible to fuel poverty and the works include upgrades of the building fabric which improves energy efficiency, reduces costs for residents and improves comfort. Re-using unsuitable bedsit units improves the efficiency and extends the life of the flat blocks they are located in. The improvements also result in accessible units at ground floor. We have also carried out a limited number of amalgamations in some general flat complexes.

We have completed a total of 72 amalgamations and refurbishments so far between 2015 and 2016 Citywide, with a further 123 amalgamations either on site or with planning permission in place. In total works are either complete, on site or planned at 17 different locations.

The programme's holistic approach which takes in energy efficiency, sustainable use of housing stock, the residents' place within their communities and quality of interior design to make enjoyable homes makes these projects an example of best practice. Feedback from residents following the projects has been overwhelmingly positive.

An acknowledgement of this success was the inclusion of the amalgamated units in Tom Clarke House in the recent **Nearly Zero Energy Buildings Open Doors Ireland** (NZEB) Open Day. This was the fourth annual NZEB Open Day . The open doors Ireland is very similar to Open House Dublin event, though with a focus purely on very low energy buildings. The aim of the Nearly Zero Energy Buildings Open Doors is to enable people visit really good examples of low energy new build and retrofit projects in order to inspire them to aim for similar standards for future projects. There were over 25 buildings participating nationwide and it is recognition of the progressive energy improvements in the Council stock as a result of this and other works that our scheme was included in this event.

It is of course recognised that the net effect of amalgamating “two into one” is to half this type of accommodation. In view of this we have commissioned a feasibility study at 4 locations to consider strategies for offsetting the reduction in numbers, for improving the sites to include treatment of public, private and semi private space amenities and to advise on possible strategies for using underutilised space.

We would hope to use the results of this feasibility study to inform potential in other complexes and thus not only provide greatly improved living environments for existing residents but provide new energy efficient, accessible, spacious homes for new residents on our waiting lists and to facilitate financial contributions where possible.

Traveller Accommodation Update:

1. Drawdown of TAP Funding:

There are different reasons why funds may not be drawn down within a calendar year.

There are 4 stages to approval for Capital Schemes (Initial proposal, detailed design, approval to tender and implementation) so the time from initial approval to construction completion does not always fall within 1 calendar year.

This year the allocations were made known in June 2016 so some works are underway but expenditure will probably go into 2017 for other schemes. Apart from the rows in red, all projects are advancing.

Project	Allocation	2016 Drawdown to Date	Q4 - Claims on Hand to end 2016 (these have already been paid or fall due before Dec 2016)	Reason for non-drawdown
Special Needs Adaptation: *Cara Park - refit of shower room	€6,810.00	€6,810.00	€0.00	Full Drawdown
Special Needs Extension: **Cara Park GHS	€83,600.00	€85,812.00		Full Drawdown
Special Needs Extension: *Cara Close GHS	€63,788.00	€65,424.00		Full Drawdown
Special Needs Adaptation: **Avila Park GHS	€13,000.00	€13,000.00	€0.00	Full Drawdown
Redevelopment of Labre Park - Phase 1	€500,000.00	€219,510.00	€236,935.00	The €236,935 will fall due before 31/12/16 for ongoing construction.
Overcrowding Extensions: 4 Cara Park GHS	€30,000.00		€5,227.50	Tender report with DHPCLG for Stage 4; can't commence construction until approved.
Refurbishment of Sanitation Units	€73,000.00	€0.00	€0.00	DHPCLG Approval Letter - 20/10/16. DCC seeking quotes. Work is likely to run over to 2017 and drawdown will be in 2017.
Pigeon House Road - redevelopment of Traveller site	€25,000.00	€0.00	€0.00	Design team has not yet been appointed - request by LTACC to prioritise other projects.

Electrical upgrade of St. Joseph's Park, Finglas	€100,000.00	€0.00	€0.00	Pending appointment of Engineer to PM works.
Bridgeview, Cloverhill Road -House Rebuild	€195,000	€0.00	€0.00	Preparation of detailed drawings (Stage 2); will run into 2017
Avila Park - House rebuild	€185,000	€0.00	€0.00	As above.
Grove Lane - Refurbishment of 5 GHS	€100,000.00	€0.00	€0.00	DCC prioritised this project but all the applicants for the Coolock area have indicated they will not live on the 6 house site if DCC refurbishes the houses.
Overcrowding Extensions: Cara Park GHS	€30,000.00	€0.00	€5,277.50	Request withdrawn by tenant.
Total:	€1,405,198.00	€390,556.00	€242,162.50	Sub Total of Drawdown & On-hand Claims to end 2016: €637,996

2. SUMMARY OF CAPITAL WORKS 2014-2016

(Works in Red were not TAP funded/not 100% TAP funded)

➤ New Housing Stock:

2 House rebuilds complete – Bridgeview

3 House Rebuilds (substantially complete) –Labre Park TAP

5 acquisitions specifically for Traveller Families (2 Finglas, 1 Crumlin, 1 Ballyfermot and 1 Coolock) 2 TAP Funded

1 long-term voids dayhouse refurbished – Grand Canal TAP

3 long-term void dayhouses refurbished – Joseph's

➤ New Adaptations/Extensions

2 special needs extensions – Coolock TAP

Pyrite Remediation (extension) – Avila

5 bathroom adaptations – Avila x 2, Labre x 2, Cara x 1 TAP

➤ Other Works :

All houses insulated

Yard resurfacing x 8 (25% TAP)

Kitchen Replacement x 5

Green space works – St. Margaret's Park

Drainage Works – St. Joseph's, Grand Canal, St. Dominic's

Complete Electrical Upgrade – St. Margaret's Park (TAP 35%)

Complete refit of sanitation units – Labre Park

3. Fire Safety Update -Main Works Completed:

- Fire Awareness Training: 3 x DCC sessions offered, some residents attended SDCC & FCC sessions also. Onsite Labre Park session.
- Fire Extinguishers:
- Delivery & Offer of Installation of smoke and CO² alarms, fire blankets to all caravans.
- Maps/signage/assembly points reviewed, marked and notified to DFB.

Outstanding Critical Problems - Overcrowding, safe electricity use, fires on the sites to burn copper wire or rubbish

- Traveller Priority allocations in most overcrowded areas are taking fire risk/overcrowding into consideration for selection.
- Site-specific solutions
- Identification of new sites for development.
- Redevelopment of housing - 3 houses under construction in Labre, and full approval for overall redevelopment, other sites at approval stages; review of TAP to change community centres to housing (Avila/Cara)
- Electrical Survey and remediation
- Waste enforcement operations - some limited success where there has been a partnership with residents who want to stop the ASB

Housing Assistance Payment (HAP)

The Housing Assistance Payment (HAP) is a new form of social housing support. HAP provides housing assistance to households with a long-term housing need by enabling households to find accommodation in the private rental sector.

HAP provides for the transfer of responsibility for recipients of Rent Supplement with a long-term housing need from the Department of Social Protection (DSP) to housing authorities and provides a new approach in responding to households with a social housing need. Rent Supplement will continue to be available from the Department of Social Protection for people who don't qualify for social housing support – for example, someone who is temporarily unemployed.

The roll-out of HAP brings together all the social housing services provided by the State under the single umbrella of the local government system and removes a barrier to employment by allowing households to continue to receive HAP support even if their income increases or they gain full-time employment.

HAP has been rolled out on a phased basis and is currently operational in 19 local authority areas. It is due to become operational in 9 further local authorities from 1st December 2016 and in the remaining three Dublin local authorities - Dublin City Council, Fingal County Council and Dunlaoghaire-Rathdown County Council from end Q1 2017.

Roll-out of HAP in Dublin Region

Dublin City Council will have a HAP team in place from January 2017 to administer HAP. Training will be provided by the Department of Housing, Planning, Community and Local Government, the Housing Agency and the HAP Shared Services Centre.

The roll-out of HAP to the Dublin region requires careful planning and close collaboration among the key parties in the delivery of the scheme, including the Dublin local authorities, the HAP Shared Service Centre (SSC), the Department of Social Protection (DSP) and the Department of Housing, Planning, Community and Local Government, to ensure successful delivery.

A National Communications Strategy is being developed and is due to be implemented alongside the roll-out of the scheme to the Dublin Region.

HAP Shared Service Centre

Limerick City and County Council won the bid to operate the financial transactional Shared Service Centre (SSC) for all Local Authorities operating HAP.

A dedicated team of staff is being put in place in the SSC to administer payments for the Dublin Local Authorities

Why is HAP being introduced?

HAP is being introduced to provide a more integrated system of housing supports and aims to:

- allow all social housing supports to be accessed through one body – the local authority, and
- allow recipients to take up full-time employment and still keep their housing support

Who is Eligible for HAP?

Any household that is qualified for social housing support is eligible for HAP.

Four main groups:

- **New social housing applicants** who need housing support
- **Existing households on housing list** who may present to the local authority seeking HAP
- **Rent supplement** recipients **changing tenancies**.
- **Long Term Rent Supplement recipients** – referred from DSP and to be transferred to HAP on a phased and agreed basis.

It is not possible to transfer from any other form of social housing to HAP

How does HAP work?

- In order to qualify for HAP, a household must be qualified for social housing support by their local authority, which means the household must qualify to go on the local authority housing waiting list
- households source their own accommodation on the basis of the HAP rent limits (this is the same as the current rent supplement scheme).
- The landlord must agree to rent their property to the HAP recipient.
- The property must meet minimum standards for rented housing. The local authority will inspect the property within 8 months of the first HAP payment to the landlord.
- The landlord must be tax compliant

- There are no deposits under the HAP scheme available from the local authority. However, the household may apply for assistance with a deposit from DSP, which may be made available under the Exceptional Needs Payment.
- The local authority pays the rent in full directly to the landlord on behalf of the tenant but the local authority is not a party to the tenancy
- The HAP recipient pays a rent contribution to the local authority. The rent contribution is a differential rent i.e. a rent based on income and ability to pay. Payments will be made through An Post's Household Budget Scheme, Standing Order etc.
- In the same way as other households paying a differential rent, the HAP recipient must notify the local authority immediately of any changes in income or household size, so that the rent can be recalculated.
- HAP recipients are expected to stay in the approved HAP accommodation for at least 2 years. In some circumstances a HAP recipient may be able to apply for a new HAP payment elsewhere e.g. if the family grows too large for the property or if HAP recipient has been offered a job in another town

Rent Limits

In general, the rent must be within the HAP rent limits for the size of the household and area applied for. However, there is flexibility where suitable accommodation cannot be found for a household within these limits.

Rent limits from 1 July 2016

Rent limits from 1 July 2016							
Local authority	1 adult in shared accommodation	Couple in shared accommodation	1 adult	Couple	Couple or 1 adult with 1 child	Couple or 1 adult with 2 children	Couple or 1 adult with 3 children
Dublin City Council	€430	€500	€660	€900	€1,250	€1,275	€1,300
Dún Laoghaire-Rathdown County Council	€430	€500	€660	€900	€1,250	€1,275	€1,300
Fingal County Council	€400	€440	€660	€900	€1,150	€1,175	€1,200
South Dublin County Council	€430	€500	€660	€900	€1,250	€1,275	€1,300

Benefits of HAP

For HAP recipients

- HAP allows recipients to take up full-time employment, while still receiving housing support.
- The rent contribution payable by the HAP recipient will be based on the differential rent scheme for their local authority. This scheme links the rent contribution a household must pay to the household income and the ability to pay.
- HAP will help to regulate the private rental sector and improve standards of accommodation. Properties will be inspected to make sure that they meet the required standards.
- HAP recipients will be able to avail of other social housing supports and options, if they so choose.
- Local authorities will be responsible for all social housing supports.

For landlords

- The landlord will receive prompt payments directly from the local authority on a monthly basis in arrears, subject to the HAP recipient paying the local authority their rent contribution
- There will be no need for rent collection from tenants who are HAP recipients leading to administrative savings for landlords
- All payments are made electronically
- From the 1st January 2016 onwards additional tax reliefs were available for landlords who rent their properties to tenants in receipt of Rent Supplement or social housing support from a local authority, such as HAP

For Dublin City Council

- Dublin City Council will become a one stop shop for all social housing supports
- Rent and arrears will be collected by the HAP Shared Service Centre (HAP SCC)
- Availability of existing social housing stock will not be impacted
- No property maintenance costs will be incurred

Access to other housing supports / Transfers

HAP recipients will have access to other social housing supports offered by local authorities, such as local authority housing or housing provided by Approved Housing Bodies. Any HAP recipient who wishes to do so will be able to access other social housing supports, not through the current waiting list system, but through the transfer system operated by local authorities.

Where a HAP recipient applies for a transfer within two weeks of entering HAP, the transfer list will reflect the time the recipient previously spent on the waiting list. The HAP recipient will therefore be placed on the transfer list on no less favourable terms than if they had remained on the waiting list.

With the roll-out to the remaining Dublin local authorities, to be completed early in 2017, HAP will have replaced rent supplement as the long-term housing support for those living in rented accommodation; rent supplement will no longer be available thereafter to new households with an identified social housing need.

