



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,
ON MONDAY, 28 SEPTEMBER 2015 AT 2.30 PM**

AGENDA

MONDAY, 28 SEPTEMBER 2015

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| 2 Chairperson's Business | |
| • <i>Update on Sub-Groups</i> | |
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| 5 Update on proposals for Vacant Council Housing Lands | 21 - 38 |
| 6 Referred Motion from Councillor O'Brien | |
| <p>That this area committee seeks that the Housing SPC places on its agenda a discussion about Dublin City Council ends the practice of removing applicants from the housing allocations list if they have not responded to Dublin City Council correspondence before additional efforts have been made to contact the applicant by telephone and/or e mail. Order: Agreed. Refer to Housing SPC</p> | |
| 7 Items raised at North Central Area Committee Meeting 15th June, 2015 | |
| <p>Report on the Part VIII proposed amalgamation of 12 no. bedsits, into 6 no. 1-bed apartments at the Senior Citizens Complex, St. Vincent's Court, (Block 2, nos. 9-20), Collins Avenue, Dublin 9. The amalgamation of the apartments results in minor alterations to the north facing elevation. All other elevations remain unaltered. There are minor external works for the provision of level access to all ground floor apartments.</p> <p>Order: Agreed. Refer to Housing SPC. Concerns regarding amalgamation of bedsits in Senior Citizens complex will lead to a decrease in units available</p> | |

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HOUSING STRATEGIC POLICY COMMITTEE MEETING

WEDNESDAY 8TH JULY 2015

MINUTES

Following Cllr Críona Ní Dhálaigh's appointment as Lord Mayor Cllr Daithí Doolan was elected Chair of the Housing SPC for a year.

1. Minutes of meeting dated 6th May 2015 and matters arising:

Meetings were agreed with no matters arising.

2. Chairperson's Business:

- **Update on Housing SPC Sub-Groups**

Four Housing SPC sub-groups set up:

- **DCC Housing Stock Standards**

The Chair Cllr Janice Boylan advised that the Application for Tenants for the Decoration Allowance Scheme was circulated to the Housing SPC Members and all Councillors. The group have identified in-house improvements and efficiencies and continue to support allocation of funding to address voids.

- **Pre-63**

The Chair Cllr Ray McAdam advised that the Final Draft re: Pre-63 has been referred to the Planning Department for their input. Hope to present draft to the September meeting of the Housing SPC and if approved by the members forward to October City Council Meeting.

- **Innovative Housing Provision**

The Chair an tArdmhéara Críona Ní Dhálaigh advised that the group are currently looking at different models to provide good quality housing in a quicker timeframe. Need feedback from the Law Agent with regard to speeding up the procurement process.

- **Rent Arrears**

The Chair Cllr Daithí Doolan advised that the group met a total of 3 times and have concluded their examination of tenants with historical rent arrears. The following recommendations were presented to the members of the Housing SPC for their approval:

- 1) Letter to issue to tenants on the transfer list advising them of the requirement to have a clear rent account, a satisfactory payment record and an up to date rent assessment.
- 2) Cut off point for transfer with arrears to remain at €200 and all cases to continue to be considered on individual merit.

The Chair advised that tenants with arrears can go on the transfer list but they will not be made an offer with arrears. He also noted that they will not lose their place on the list.

Cllr Gary Gannon asked who to appeal decisions to when a transfer is refused.

Céline Reilly, Executive Manager advised that each case is assessed individually and exceptions are made. Appeals can be made to Administrative Officer or Senior Executive Office of Allocation Section.

Agreed: Circulate above recommendations of the Rents Sub-Group to all Councillors

Agreed: Note recommendations of the Rents Sub-Group on Breiviate to September City Council Meeting

- **Regeneration Update**

Cllr Janice Boylan asked about Infirmary Road site and said that the remaining tenants at O'Devaney Gardens should be given preference here. Cllr Ray McAdam enquired when Part 8 will be presented to Area Committee or City Council Meetings. He also asked for a Report or update on from DOECLG regarding Croke Villas.

The Manager advised that City Architects are currently investigating suitable options for site at Montpellier/Infirmary Road. Proposals will be presented to the Area Committee and then meeting of the City Council. Would hope to have these proposal presented by September. Negotiations are ongoing with the GAA regarding proposals from Croke Villas.

- **Homeless Update**

Cathal Morgan, Director Dublin Region Homeless Executive (DRHE) advised the members present of deficit in funding needed to continue to provide homeless services. Hope to engage with the Minister here to address this shortfall. The current programme of placing families in hotels is unacceptable in the long term.

Cllr Chris Andrews asked if Housing Maintenance have sufficient resources to deal with voids as he sees no turnaround here. An tArdmhéara Críona Ní Dhalaigh advised that she has written to Minister Kelly requesting a meeting to discuss solutions to the homeless crisis. Cllr Pat Dunne said that there has been no progress in providing permanent or semi-permanent accommodation for those facing homelessness. He suggested looking at empty buildings that could be turned around to accommodate families. Cllr Alison Gilliland suggested that concrete proposals with costings should be drawn up before meeting with the Minister takes place. Cllr Tina MacVeigh said that meeting with the Minister is long overdue and said that concrete proposals are needed from him. Cllr Bríd Smith asked what can be done when hotels refuse to accommodate homeless families. She said that unused buildings should be turned around for homeless accommodation and highlighted the growing issue of squatting. Cllr Gary Gannon asked about mental health supports available to homeless persons. Cllr Ray McAdam asked what the DCC allocation from DOECLG for 2015 is and what percentage of the national budget this accounts for. He also enquired about alternative options given the rejection of plan to use O'Devaney Gardens for temporary homeless accommodation. Cllr Naoise Ó Muiri enquired if there will be additional funding later in the year.

The Manager advised that there were discussions with DOECLG regarding funding shortfall here and the elected members are advised of outcomes as soon as possible. Need to deal with finances in a prudent manner and advise of possible shortfall in funding now rather than later. Cathal Morgan, DRHE advised that mental health and addiction services are provided by the HSE. The HSE will be invited to make a presentation at a future meeting of the Housing SPC. He advised that a list of all services is available at www.homelessdublin.ie Services are available at certain sites with plans to have professional staff in all areas. He advised that the use of hotels has increased and said that as commercial operations they are not obliged to accommodate homeless families. He commended the tenancy support initiative operated by Threshold, previously discussed at meetings of the Housing SPC.

The Chair asked about renovating buildings quickly to provide accommodation. He also enquired about proposals to the Minister and the delay from City Council officials to inform the elected members of the Ministers letter regarding funding here.

The Manager said that letters from DOECLG need to be clarified and this can take time. Empty buildings have been looked at to provide accommodation but are not suitable. It would be a retro-grade step to place families in unsuitable or unsafe accommodation. New proposals to address shortfall of accommodation include recent campaign to attract lease properties from the private rented sector and it would be hoped that 100 to 150 units come in. There is also a programme of acquisitions and a proposed assessment centre in South County Dublin.

- **Traveller Accommodation Update**

Report circulated to members prior to the meeting. Céline Reilly, Executive Manager advised the members present that issues regarding sanitary units at Labre Park have been discussed at the Local Traveller Accommodation Consultative Committee (LTACC).

Aideen Hayden asked about the allocation of funding received in 2014 and how much was sought in 2015. Lorraine McMahon said that the Traveller Accommodation Programme (TAP) is in its second year of a four year programme and there has been a failure to meet the needs of Traveller families with one unit delivered. She said that a meeting is needed with the Minister to discuss budget required to deliver on TAP, as agreed by DCC. She also said that while the provision of sanitation units at Labre Park was welcomed in 2011 it now needs to be reviewed. Cllr Bríd Smith, as Chair of the LTACC has written to Minister Kelly seeking allocation of funding to the TAP. She also advised of Motion regarding sanitary units at Labre Park that was passed at the South Central Area Committee and City Council meetings. The sanitary units are bad value for money and need to be reviewed and replaced.

Agreed: Traveller Accommodation Update accepted

Agreed: Circulate Report to Housing SPC members

Agreed: Housing SPC to write to Minister Kelly in support of Cllr Bríd Smith's letter seeking allocation of funding to TAP

Agreed: Cllr Bríd Smith, Chair of LTACC to make presentation to Housing SPC twice a year.

3. Taking Racism Seriously

Teresa Buczkowska and Bríd Ní Chonaill of the Immigrant Council of Ireland gave presentation on instances of racism in social housing. They recommended appropriate training for front-line staff such as Guards, Housing staff, etc. Next stage is to look for solutions to address these issues with interviews to take place with front-line housing staff to examine current policy and practice. Launch findings in December and feed back to Housing SPC and any other suitable forums.

All members present thanked Teresa and Bríd for the presentation. Cllr Cieran Perry enquired about increase in reported instances of racism over the last few years. He noted that instances of anti-social behaviour should be referred to an Garda Síochána. Cllr Janice Boylan said that training of front-line staff is paramount and asked what Cllrs can do to help. Cllr Anthony Connaghan said that focus is needed on educational and the Government need an integration policy here. Cllr Alison Gilliland asked if Tenants Handbook refer to instances of anti-social behaviour relating to racism, and if not maybe it should be considered. Cllr Ray McAdam said that the Joint Policing Committee (JPC) would be a good forum to discuss and extended an invite to the Immigrant Council of Ireland to attend a meeting.

Teresa Buczkowska said that statistics are increasing because of increased awareness and reporting of racism and not necessarily because of an increase in instances of racism. An Garda Síochána do not report cases as being motivated as racist or homophobic. There is no national strategy at Government level and no legislation regarding racism as an aggravating factor. She welcomed invite to JPC and said that instances of racism in social housing are not a problem of any particular Local Authority and as such no complexes or estate where mentioned in the presentation.

The Manager said that DCC will co-operate in developing training package on the foot of the recommendations. He said that every tenant in social housing has a right to enjoy peaceful occupation of their home. It is a breach of tenancy if another tenant infringes on this right for any reason, reasons which did not need to be listed.

Agreed: Forward Presentation to Housing SPC members

4. Irish Council Social Housing (ICSH) Presentation

Kathleen McKillion, ICSH gave presentation. Gave re-cap of how Approved Housing Bodies (AHBs) work to support Local Authorities in the supply of social housing and looked at ways the AHBs and elected members can work closer together. She said that statutory regulations for AHBs are coming in.

All members present thanked Kathleen for the report. Cllr Cieran Perry said that he has difficulties with AHBs. Local Authorities should provide social housing. He asked what percentage of finance AHBs source from HFA, compared to commercial funding. Cllr Chris Andrews asked if DCC flat complexes are being transferred to AHBs to manage. He also said that more engagement is needed between Cllrs and the AHBs. Cllr Pat Dunne said that the AHBs are becoming more important in the provision of social housing given the fiscal constraints on DCC. Cllrs have issues with AHBs because of the perceived loss of influence. There is no method available to them when making representations on behalf of tenants of AHBs. He also said that their Allocations policy is not as clear as that of DCCs. Cllr Tina MacVeigh asked if the AHBs Allocations Scheme is available. Cllr Alison Gilliland spoke of her positive experience when dealing with Clúid and as such is appreciative of the work of AHBs.

Kathleen McKillion welcomed more engagement between the AHBs and Cllrs. Survey to be circulated to Cllrs will help to identify issues here. Contact details of AHBs in the DCC area to be forwarded on.

The Manager advised that Gerry Geraghty, Executive Manager presented AHB programme at Area Committee Meetings. Cannon Troy and Ballygall, Finglas are 2 complexes which have been transferred to AHBs. Liberty Hall is managed by an AHB and St. Mary's Mansions is currently being redeveloped. AHBs have the ability to borrow off the books and allow for voids to come back into use.

Agreed: Forward Presentation to Housing SPC members

5. ALMO Report Update

Given the time constraints it was agreed to defer this item to the next meeting of the Housing SPC.

Agreed: Defer to next meeting of the Housing SPC

6. Report on Expressions of Interest

The Chair advised of Special Joint Meeting of the Housing and Planning & International Relations SPCs taking place on 22nd July 2015 to discuss Land Initiatives Report circulated at the beginning of the meeting.

Cllr Alison Gilliland expressed her dissatisfaction that this Report was not circulated prior to the meeting. She was also unhappy with the tone of the Report. She sought clarification on the breakdown between private developers and not-for-profit organisations that expressed interest in the lands, she noted that much of the concerns related to returns to the developers. She agreed that DCC should provide a master plan for each parcel of land as per the recommendations however she disagreed with the recommendation (no 3) that the development of lands should be undertaken by the private sector following disposal and DCC purchase back under part 5 and suggested that a shared risk model be presented to the Minister before this option was considered.

The Manager advised that Report is based on recommendations of the market and is for information purposes. There will be time for more discussion at the Special Joint Meeting of the Housing and Planning SPCs.

Agreed: Forward Report to Housing SPC members

7. Referred Motion from Councillor O'Brien:

That this area committee seeks that the Housing SPC places on its agenda a discussion about Dublin City Council ends the practice of removing applicants from the housing allocations list if they have not responded to Dublin City Council correspondence before additional efforts have been made to contact the applicant by telephone and/or e mail.

Order: Agreed. Refer to Housing SPC

Given the time constraints it was agreed to defer this item to the next meeting of the Housing SPC.

Agreed: Defer to next meeting of the Housing SPC

8. Presentation from Tulsa re: Referred Motion from Councillor Noeleen Reilly:

That this Council recognises that Women and Children are made Homeless by Domestic Violence. In 2014 513 referrals were made from Women's Aid to refugees with 137 refugees citing that they were full therefore no accommodation was available.

Women cannot move on from refuges as there is no alternative accommodation available therefore creating a shortage of spaces in centres and in many cases forcing the victim to remain in the abusive home.

This Council needs to ensure that suitable, safe and secure accommodation is available for victims of domestic violence and that they are rehoused as a matter of priority.

Order: Refer to Housing SPC

Presentation by Joan Mullan of Tulsa to the members present. She outlined the services provided by Tulsa and the challenges in sourcing suitable accommodation. 80% of women presenting to refuges are turned away because of lack of space. Difficulties in providing care packages without safe permanent accommodation to move families into.

All members present thanked Joan for the report. Cllr Noeleen Reilly expressed her shock that there are only 33 refugee spaces in Dublin. Cuts to funding in this area are failing victims of domestic violence. Alternative accommodation is needed. Cllr Chris Andrews said that DCC have a role to play with regard tenancy issues and the provision of suitable accommodation. He advocated a Task Force Group be set up to discuss options and look at common responses. An tArdmhéara Críona Ní Dhálaigh asked how many of the 50% of allocation to Homeless and vulnerable, as per Government directive, were made to victims of domestic violence. Cllr Gary Gannon and Cllr Alison Gilliland supported the setting up of a Sub-Group/Task Force on Domestic Violence. Cllr Alison Gilliland asked that the Law Agent be invited to sit in on this meeting.

The Chair suggested a Task Force be set up for 3 months and come back to the Housing SPC with recommendations.

The Manager thanked Joan for the presentation. He said there are legal issues regarding tenancies. However, it would be premature to invite the Law Agent to sit on the sub-group. It would be a matter for the sub-group to make recommendations here and seek advice then. He also said that Tulsa need to be represented on this sub-group.

Agreed: Forward Presentation to Housing SPC members

Agreed: Housing SPC members wishing to be part of the sub-group to register their interest with the Manager.

9. Referred Motion from Councillor Naoise Ó Muiri:

That this SPC supports the use of modular, factory-built housing as a means of providing good quality and secure living facilities for homeless families including young children currently in Emergency hotel/B&B accommodation in Dublin

The Manager advised of demo project to erect modular housing units to be inspected. It will be the decision of the elected members as to whether or not modular units will be used to provide housing.

Agreed: Discuss this Motion in more depth at a future meeting when Cllrs have inspected the demonstration units.

10. Items raised at North Central Area Committee Meeting 15th June, 2015

Report on the Part VIII proposed amalgamation of 12 no. bedsits, into 6 no. 1-bed apartments at the Senior Citizens Complex, St. Vincent's Court, (Block 2, nos. 9-20), Collins Avenue, Dublin 9. The amalgamation of the apartments results in minor alterations to the north facing elevation. All other elevations remain unaltered. There are minor external works for the provision of level access to all ground floor apartments. Order: Agreed. Refer to Housing SPC. Concerns regarding amalgamation of bedsits in Senior Citizens complex will lead to a decrease in units available

Given the time constraints it was agreed to defer this item to the next meeting of the Housing SPC.

Agreed: Defer to next meeting of the Housing SPC

11. Referred Motion from St. Michael's Regeneration Board, Cllr Pat Dunne, Cllr Dáithí Doolan and Cllr Críona Ní Dhálaigh:

This Housing SPC committee agrees that the site known as "1b" in St. Michael's Estate be used only for social housing with a preference for a Senior Citizens complex and calls on the Minister for Environment, Community and Local Government to release funds for work to start on this site. Site 1b is between Richmond Barracks and Thornton Heights and building on it would complete that section of St. Michael's Estate. Guaranteeing that this site be used for a Senior Citizen Complex is in the best wishes of the local community

Cllr Pat Dunne asked that the wishes of St. Michael's Regeneration Board and the residents here to have more social housing units provided be supported by the Housing SPC.

The Manager advised that the Masterplan for St. Michael's Estate is still valid and covers the whole site. Allows for a mix of social and privately owned homes. When the PPP model and the affordable scheme collapsed the DOECLG allowed for just social housing at one part the site. This was on condition that any future construction of units at site 1b were not for provision of social housing thereby enabling a better social mix.

Cllr Pat Dunne noted that this Motion has been passed at the South Central Area Committee. All members present supported the Motion.

Agreed: All members present in favour of the Motion.

12. Motion in the name of Cllr Anthony Connaghan

That the Chief Executive outlines what plans there are to deal with the high percentage of single unit applications on the Dublin City Council Housing List.

How many applications compared to the total housing list are for single units at present and what numbers of single unit dwellings does the City Council have on their books currently?

Agreed: Report to issue.

13. AOB

Céline Reilly advised of Allocations Report to be circulated to Area Committee Meetings.

In Attendance:

Councillors:

Chris Andrews, Janice Boylan, Anthony Connaghan, Patrick Costello, Daithí Doolan, Pat Dunne, Gary Gannon, Alison Gilliland, Tina MacVeigh, Ray McAdam, An tArdmhéara Críona Ní Dhálaigh, Cieran Perry, Noel Rock, Sonya Stapleton

Sectoral Interests:

Aideen Hayden, Catherine Kenny, Kathleen McKillion, Lorraine McMahon, Sue Taylor

Officials:

Dick Brady, Céline Reilly, Cathal Morgan, Sean Purcell, Karl Mitchell, Elaine O'Kelly, Nikki O'Hara

Other Councillors:

Cllr Noeleen Reilly, Cllr Bríd Smith, Cllr Naoise Ó Muiri

Invited Speakers:

Bríd Ní Chonail (Immigrant Council of Ireland), Teresa Buczkowska (Immigrant Council of Ireland), Joan Mullan (Tusla)

Others Present:

Olivia Kelly, Willy Simon, Louisa McGrath, Paddy Collins, Michael Mooney, Ellen Flynn, Bridget Casey, Sarah Flynn

Apologies:

Pat Doyle, Lillian Buchanan, Cllr Christy Burke, Brendan MacConville

Councillor Daithí Doolan

CHAIRPERSON

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SPECIAL MEETING OF HOUSING & PLANNING AND INTERNATIONAL RELATIONS STRATEGIC POLICY COMMITTEES

WEDNESDAY 22ND JULY 2015

MINUTES

1. Land Initiative Report:

Joint meeting of Housing and Planning and International Relations SPCs was co-chaired by Cllr Daithí Doolan, Housing SPC Chair and Cllr Andrew Montague, Planning SPC Chair. Presentation and Report circulated to SPC members prior to the meeting.

Dick Brady, Assistant Chief Executive Housing & Residential Services and Jim Keogan, Assistant Chief Executive Planning, Property, Enterprise & Economic Development Department went through presentation which looked at new builds in the city and possible options that could address shortfall here. An advertisement in February 2015 sought technical dialogue from the market with regard to mixed tenure and mixed use developments at 3 Council owned sites – Oscar Traynor, Belcamp and Cherry Orchard. 65 respondents took part in technical dialogue discussions. The resulting report is based on the markets recommendations here. Apartments will be necessary to meet housing shortage, although there is a significant cost burden on developer. Modular housing was suggested by the market as a possible way to provide housing more quickly. The market recommended that sites at Oscar Traynor and Belcamp are developed, with site at Cherry Orchard left for the moment. A multi-disciplinary team will review existing plans and masterplans for these areas. Next step will be to create lots within each site to allow several developers on site at same time. Use land as leverage to fund costs. The costs of enabling works may have to be borne by DCC and recouped at a later stage. Elected members will be briefed at all stages.

Cllr Anthony Connaghan sought clarification that developers will not be allowed to push social housing into pockets of these sites. Cllr Paul McAuliffe asked how many units could be delivered and he asked about funding for 2017. Cllr Ciaran Cuffe gave example of scheme in Holland where small lots with up to 8/10 units work well. He mentioned Dublin House Project and asked that this is looked at in more detail. Cllr Alison Gilliland said she would be in favour of one large lot for development to enhance community cohesion. Cllr Bríd Smith asked why the market consensus rejected the site at Cherry Orchard for development. Cllr Naoise Ó Muiri asked about the long term sustainability of this model, including finance. He also asked about different views of local and international markets and said that outside views should be considered. Cllr Cieran Perry asked why Approved Housing Bodies (AHBs) were not included in the Report. He said that social housing is needed at Cherry Orchard and said that he remains to be convinced about the sustainability of modular housing.

The Chair Cllr Andrew Montague said there are advantages of having different lots on the sites as it spreads the risk. However, there is benefit of scale with one developer on site and may represent better value for money and may result in a quicker turnaround. He suggested looking at both options to deliver housing on these sites.

An tArdmhéara Críona Ní Dhálaigh spoke in favour of modular housing as a way to deliver units. No reduction in costs to deliver this model but delivers high quality units in a quicker timeframe. She would prefer to see the sites in different lots as opposed to one developer as the whole community and project suffers if developer goes under. She mentioned the Urban

Regeneration Housing Bill and its implication on delivery of housing in Dublin. John McGrane suggested looking at models of best practice in other cities to see what works there.

The Chair Cllr Daithí Doolan asked about Cherry Orchard site. Amenities are needed here as well as supply of social housing,

Dick Brady said that proposals at these three sites form part of the overall housing programme and where looked at in order to make an impact on the housing supply and to trial new methods. Any potential development at the sites has the potential to be financially self-sustaining. Jim Keogan, Assistant Chief Executive Planning and International Relations said that a strategic approach is needed for sustainable development of housing over the next few years. Following discussions with the market it was recommended that site at Cherry Orchard is not right for development now. Local Area Plan will be identified to address local issues and needs here. More people will be living in apartments and the development of these, to a certain specification will need to be increased. Dick Brady said that continental Europe has a history of apartment living, which is new to the Irish market. Need to look at how development will be paid for and what will support loans to ensure a return on capital. Finance needs to be looked at. AHBs assist in providing social housing but cannot provide the sole answer to the supply shortage. Need to work with private developers to achieve numbers of units required and also for financing.

Kathleen McKillion said that AHBs have a role to play in these proposals. Financial stream of funding available to AHBs is moving away from capital funding to current funding. Mixed tenure is vital for the sustainability of the larger sites and the AHBs can work in partnership with private developers to achieve this. Cllr Naoise Ó Muiri said he supports the Reports proposals but would like to see more interaction with international market. Cllr Pat Dunne said DCC should develop its own lands. He supports mixed tenure on these sites but does not believe that the Report as presented will achieve this. Aideen Hayden said that apartment living is not currently attractive. Renters have no say in how management companies operate and there is no legislation afforded to them regarding security of tenure. Apartments built to new standards need to appeal to and be suitable for families. Supportive of different lots of developers as this may lead to innovative building techniques and better architecture. Cllr Míchéal MacDonnacha asked why DCC proposals for the use of DCC land were not included in the Report, which is just the markets view. Need well planned, well developed council estates. The Chair Cllr Daithí Doolan said that DCC need clear aims and objectives regarding social and affordable housing, cost rental and the private rental market. The Report does not address these issues. The Chair of the Housing SPC should have formed part of the technical dialogue. He also called for greater involvement of the AHBs to manage cost rental and private units of any development. Cllr Tina MacVeigh asked for further discussion and direction here not led by the market. Cllr Bríd Smith expressed her dissatisfaction with the Report. An tArdmhéara Críona Ní Dhálaigh asked for clarification regarding changes to Part V and if there are less units given over to social and affordable housing.

Dick Brady advised that the technical dialogue took place with the market to discuss the possibilities for development at the three sites. The market told DCC what they think would work and the next step now is to discuss these proposals and decide the best way to push forward with development, including finance. Finance is central to delivery of any units. Jim Keogan advised that Part V legislation has been passed by the Senad.

Cllr Alison Gilliland asked that the AHBs proposals are separated in order to present a not for profit development and see if these meet expectations of the Cllrs. Valein O'Shea said that the process should work in reverse. Planning should identify what is appropriate for the market and then go to the market. Cllr Gary Kelly asked about area plans for St. Michael's Estate and O'Deveany Gardens. There have been numerous plans for each of these areas and he asked which plan is being used.

Jim Keogan advised that options for delivery of housing are grounded by masterplan. Plans will be reviewed to see what needs to be tweaked in accordance with change in housing demand. Any changes will need to be approved by Cllrs.

Cllr Naoise Ó Muiri supported continued dialogue with the market to explore the next steps needed to deliver housing. Cllr Pat Dunne said that a meeting should take place with the DOECLG to discuss what DCC want to see developed here, not the market. Cllr Tina MacVeigh asked for more detail regarding AHBs proposals for social housing. An tArdmhéara Críona Ní Dhálaigh asked why masterplans are not statutory. She requested the names of the developers involved in the technical dialogue. She has requested a meeting with Minister Kelly to discuss additional funding and is yet to receive a reply.

Jim Keogan said the City Development Plan together with Local Area Plans are statutory documents. There is no provision under the Planning Acts for a statutory plan to be prepared for areas below a Local Area Plan. As a result we can only produce non-statutory masterplans for the individual areas in question and it would require a change in legislation to introduce statutory plans on a site basis for site areas.

The Chair Cllr Andrew Montague said that Cllrs preference would be for DCC to fund any development of social housing the ability to borrow and pay back loans isn't there. The cost rental model can be discussed AHBs.

Dick Brady advised that releasing the names of those involved in the technical dialogue will not add anything.

Cllr Alison Gilliland suggested that DCC present a proposal that would seek that each parcel of land be developed as one whole lot according to needs; i.e. unit size, density and return to DCC housing stock to reflect housing needs.

Cllr John Lyons called for the need for transparency and asked for the names of developers and interested parties be released to Cllrs. He said that financing could be made available to DCC if the political will was there.

In Attendance:

Councillors:

Janice Boylan, Anthony Connaghan, Daithí Doolan, Pat Dunne, Gary Gannon, Alison Gilliland, Tina MacVeigh, Ray McAdam, An tArdmhéara Críona Ní Dhálaigh, Cieran Perry, Noel Rock, Sonya Stapleton, Cathleen Carney Boud

Sectoral Interests:

Lillian Buchanan, Aideen Hayden, Kathleen McKillion, John McGrane, Valerin O'Shea, Alex Sproule, Ozgur Yucel-Finn

Officials:

Dick Brady, Jim Keogan, Gerry Geraghty, Céline Reilly, Paul Clegg, Evelyn Hanlon, Marguerite Staunton, Elaine O'Kelly, Nikki O'Hara

Other Councillors:

Naoise Ó Muiri, Cieran Cuffe, Míchéal MacDonnacha, John Lyons, Larry O'Toole, Greg Kelly, Noeleen Reilly, Bríd Smith, Paul McAuliffe

Others Present:

Olivia Kelly

Apologies:

Cllr David Costello, Cllr Kieran Binchy, Cllr Dermot Lacey, Pat Doyle, Sue Taylor

Councillor Daithí Doolan & Councillor Andrew Montague
CHAIRPERSON

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ALMO Report

Dublin City Council at the Monthly Meeting held on 27th January 2014, adopted the following resolutions:

Motion No 3 submitted in the name of Councillor L O'Toole, S McGrattan, Anthony Connaghan, M Mac Donncha and C Ní Dhálaigh

- a) *That Dublin City Council agree to immediately investigate the possibility of alternative funding models to allow Local Authorities access funding via the Housing Finance Agency, such as the establishment of independent housing trusts allowing them to source financing independent of the national debt in order to build much needed social housing and to maintain existing housing stock.*

In 2014 representatives from the City Council Housing Department carried out a fact finding visit to Manchester to meet with representatives from some Arms Length Management Organisations (ALMOs) in both North Manchester and Stockport. This visit was carried out in the context of seeking information on models that might facilitate Local Authorities accessing funding that was off the Government Balance sheets, where such funding might be used to carry out major refurbishments to existing stock and the construction of new stock. DCC also met with the Chief Executive of the ALMO Federation on this visit.

Following this visit, many of the City Council Members requested that the Housing Department should carry out further research into the establishment of a City Council linked ALMO and a motion to this effect was passed at Council. The Chair of the Housing SPC was particularly anxious that this research be carried out to establish whether there was indeed any benefit to the City Council and more particularly the tenants should such an organisation be established.

The premise was that this ALMO could then apply for EIB and other funding streams to carry out major refurbishment works at many of the older City Council complexes. Mr Eamon McGoldrick, the Managing Director of the National Federation of ALMOs (NFA) was invited to attend a Workshop to address the Councillors and to outline to them the context within which ALMOs were formed in Britain, the process by which they were formed, some details on their operation and the benefits and drawbacks of such organisations. The following British Councillors who had been involved in Local Authorities, ALMOs and Stock transfer Organisations were also invited to attend.

- Cllr Chris Barry, a board member of Murtagh Valley Homes
- Cllr Peter Bilson, Deputy Leader of Wolverhampton City Council
- Cllr Susan Wise, Lewisham Council

Mr McGoldrick also invited Mr Mike Owen, Managing Director of Murtagh Valley Homes (a stock transfer company in South Wales) to address the group. Mr Owen has experience of both ALMOs and Stock transfer companies.

The Workshop took place on Wednesday 3rd May in the Wood Quay Venue, Civic Offices. All Dublin City Councillors, Housing SPC members, Chairs of Housing SPCs in adjacent Dublin Local Authorities, DCC personnel, union representatives were invited to attend.

Copies of the presentation and the attendees are attached for the information of the SPC

DRAFT REPORT

Report to Dublin City Council SPC

1. Introduction:

During the week of September 14th 2015, the four Dublin Local Authorities opened its Modular Housing Demonstration Project. The objective of the Modular Housing Demonstration Project is to help inform the debate on the viability of modular housing as one of a range of responses to the current homeless crisis in respect of family homelessness. Over **500** people visited the site and **39,000** have viewed the video on modular project since Tuesday 15th of September.

The Dublin local authorities extended an invitation to the Modular Housing Industry to participate in a demonstration project for all stakeholders in the provision of homeless and housing services that allows stakeholders view sample units and get the opportunity to understand their functionality.

The aim of this report to DCCs Housing SPC is to set out key information relating to the Modular Housing Demonstration Project . Examples of the Modular units on site can be viewed at appendix 1 or via the following web address:

<http://www.homelessdublin.ie/modular-housing-introduction>

2. Size of Units

All of the units can be easily modified if required to say one bedroom accommodation or increased in size if necessary to say a three bedroom unit. The internal footprints of the display units on site range in size from 46m² to 81m².

3. BER Rating

The units are designed to provide comfortable living conditions with BER energy ratings ranging from D2 – B1. Changing from a dry heating system like storage heating to a wet system i.e. a standard central heating system and increasing insulation could also assist in increasing the BER rating from say D2 to B2.

4. Off-site Production

Some of the units can be 90% complete before arriving to site thus reducing the installation time spent on site, reducing potential construction waste and also increasing quality levels for each unit.

5. Lead-in Times for Delivery to Site and Installation On-site

The lead in time varies with the amount of units required. However for say a 20 unit development a lead in time of 3-5 weeks would be envisaged from receipt of formal order.

With 90% of the works done offsite and with the keen installation time's one could envisage that a 20 unit development could be completed in 6 to 8 weeks from receipt of formal order, depending on the type of unit selected and providing that all necessary groundwork's and site preparation works are completed before the units arrive onsite.

The typical completion time for one unit on site is between 1 to 3 days, with one provider advising of an installation time of 8 units per day on site.

6. Lifespan

The lifespan of the units varies from 20 – 30 years for most of the units with some providers advising of a 60 year lifespan in line with that of a standard build. Guarantees are generally provided with the units with some providers advising of a 30 year structural guarantee.

7. Costs

Typically, units can range in price per unit from circa €30,000 to an upper limit of circa €100,000 for "mid-range units". Ultimately, the cost per unit are based on an economy of scale model to include:

- ✚ Specification Design
- ✚ Size
- ✚ Quality of fixtures and fittings
- ✚ Fit – out requirements
- ✚ Stacking requirements, i.e. one storey, two story etc
- ✚ If a complete turnkey unit is required

Site works and site development costs can add cost per unit depending on:

- ✓ Site conditions
- ✓ Nature of site

- ✓ Proximity to utilities and services
- ✓ Access requirements, external walkways, gantries, lifts etc
- ✓ Landscaping and outdoor living spaces
- ✓ Existing site boundaries

Appendix 1



Skyclad Ltd



Modular Homes Ireland



Spacebox



Roankabin



Portakabin Allspace Ltd



MOM Services Ltd

HOUSING STRATEGIC POLICY COMMITTEE 28TH SEPTEMBER 2015

Housing Programme

Dublin City Council Targets under Social Housing Strategy for
2015-2017:

3347 units

1498 Capital Programme Targets

1849 Current Programme Targets

Funding Allocation Provided: €292m

Housing Programme

| | |
|--|------|
| Units Completed to Date in 2015 | 297 |
| Units under construction or currently being acquired | 351 |
| Units at Tender Stage | 446 |
| Capital Appraisals Submitted to Department | 914 |
| Units at Preliminary Planning/Design | 1008 |
| Potential Units from Vacant Council Lands | 400 |
| Voids turned round to date | 765 |
| HAP Tenancies | 45 |

Schemes completed to date in 2015

| Provider | Schemes | Funding Programme | No of Units |
|---------------------|---|---------------------|-------------|
| Dublin City Council | Bluebell D12 | LA Housing | 19 |
| Dublin City Council | General Acquisitions | LA housing | 58 |
| Dublin City Council | RAS Agreements and Leasing Arrangements | RAS/SHCEP | 65 |
| Dublin City Council | RAS Acquisitions | RAS Capital Reserve | 6 |
| Cluid | Emerald Site Dublin 11 | CLSS | 19 |
| Fold | Ballygall Road Phase 1 | Calf and Leasing | 8 |
| Nabco | Calderwood (NAMA) | NARPS/Lease | 13 |
| Circle | Rathbourne (NAMA) | NARPS/Lease | 36 |
| Cluid | Belmayne Final Phase (NAMA) | NARPS/Lease | 46 |
| Alone | Acquisitions | CALF and Leasing | 2 |
| Focus | Stanhope Green Phase 3 and 4 | CALF and Leasing | 14 |
| Stepping Stone | Acquisitions | Calf and Leasing | 5 |
| Peter McVerry Trust | Pim Street | Private Finance | 6 |
| Total | | | 297 |

Schemes Under Construction

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|-------------------------------------|--------------------|-------------|---------------------------------------|--|
| Dublin City Council | Maxwell Road, D6 | Regeneration | 9 | Under Construction | Q4 - 2015 |
| Dublin City Council | Crampton Buildings | Remedial Works | 28 | Under construction | Q4 - 2015 |
| Dublin City Council | Buttercup Darndale, D 17 | LA Housing | 35 | Under Construction | Q3 - 2016 |
| Dublin City Council | Priory Hall, D 13 | LA Housing | 35 (180) | Under Construction. Revised Programme | Q1- 2016 (Phase 1) Q1 -2017 (Phase 2) |
| AHB | Sean McDermott Street, D.1 (Sophia) | CAS | 18 | Under Construction | Q4 - 2015 |
| AHB | Stanhope Green, D. 7 (Focus) | CALF & Leasing | 12 | Due for completion September 2015 | Q3 - 2015 |
| AHB | Ballygall Road, D 11 Phase 2 (FOLD) | CALF & Leasing | 11 | Under Construction | Q2 – 2016 |
| AHB | Hogan Court (Peter McVerry Trust) | Privately financed | 10 | Disposal Agreed by The City Council | Q1 - 2016 |
| Sub total | | | 158 | | |

Units Currently Being Acquired

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|---|---------------------------|-------------|---|--------------------------|
| Dublin City Council | Castleforbes, Northbank, D.1 | LA Housing (Acquisitions) | 26 | DCC in negotiations with receiver | Q4 2015 |
| Dublin City Council | General Acquisitions | LA Housing (Acquisitions) | 84 | With Law Department | Q4 2015 |
| Private Landlords | RAS and Long Term Leasing | | 29 | In process off finalising agreements | Q4 2015 |
| AHB | Acquisitions | CALF & Leasing | 46 | | Q4 2015 |
| AHB | Elm Park (Clanmil) | CALF & Leasing (NAMA) | 8 | To be completed September 2015. Nominations being agreed. | Q4 2015 |
| Sub-total | | | 193 | | |
| GRAND TOTAL | Units under construction or being acquired | | 351 | | |

Schemes at Tender Stage

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|-----------------------------|-------------------|-------------|--|--------------------------|
| Dublin City Council | Ballybough Road | LA Housing | 7 | Tenders being prepared by DCC | Q3 - 2017 |
| Dublin City Council | St. Teresa's Gardens | Regeneration | 50 | Two Tenders being prepared by DCC: 1. Enabling works 2. Main Contract | Q4 - 2017 |
| Dublin City Council | Charlemont (BI 3) Dublin 2 | PPP | 79 | Tender approved by DCC Sept 2015 | Q3 - 2017 |
| Dublin City Council | Dolphin House, D. 8 Phase 1 | Regeneration | 100 | Tenders being prepared by DCC: 1. Demolition Contract 2. Main Contract | Q4 - 2017 |
| AHB | Dunmanus, D. 7 (Cluid) | 2014 CAS/Leasing | 43 | Tenders received and AHB expects to have tender report w/b 21/9. Cost increased and CAS 2 form submitted to Dept | Q1 - 2017 |

Schemes at Tender Stage (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|--------------------|--|-------------------|-------------|---|--------------------------|
| AHB | St. Agathas Court (Peter McVerry Trust) | 2014 CAS | 11 | To be re-tendered | Q3 - 2016 |
| AHB | High Park (Respond!) | CALF & Leasing | 84 | Respond! Are now seeking CALF and Leasing for an increased number of units, from 49 to 84 units | Q3 - 2017 |
| AHB | Orchard Lawns, Blackditch Road D10 (NABCO) | CALF & Leasing | 72 | AHB preparing Tender documents for appointment of Contractor | Q3 – 2017 |
| GRAND TOTAL | | | 446 | | |

Capital Appraisals submitted to the Department.

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|---------------------------------|-------------------|-----------------------|---|--------------------------|
| Dublin City Council | Bunratty Road, Phase 1c | LA Housing | 62 | Approved in principle by Dept in May 2015. Design being reviewed by DCC. | Q4 2017 |
| Dublin City Council | Cornamona, Ballyfermot | LA Housing | 60 | Approved in principle by Dept – May 2015. Planning being advanced by DCC. | Q4 2017 |
| Dublin City Council | North King Street | LA Housing | 30 | Tender to procure design team. | Q4 2017 |
| Dublin City Council | Infirmary Road/ Montpelier Hill | LA Housing | 30 | Approved in principle by Dept in May 2015. DCC proceeding to Part 8. | Q4 2017 |
| Dublin City Council | Dominick Street (East Side) | Regeneration | 73 (22 net new units) | Revised capital appraisal under consideration in Dept. | Q4 2017 |
| Dublin City Council | Belcamp (site B) | LA Housing | 12 | Approval in principle received from DECLG | Q4 2017 |
| Dublin City Council | Belcamp (site C) | LA Housing | 16 | Approval in principle received from DECLG | Q4 2017 |
| Dublin City Council | Belcamp (Site H) | LA Housing | 30 | Under review by DCC | Q4 2017 |

Capital Appraisals submitted to the Department. (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|---|-------------------|-------------|--|--------------------------|
| Dublin City Council | Sackville Avenue Cottages | Regeneration | 25 | Capital Appraisal under consideration in Dept. DCC to submit further clarification re CPO. | |
| AHB | Acquisitions | CAS | 44 | Approved under 2015 CAS Programme | 2015 |
| AHB | Moss Street, D.2. (NABCO) | CAS | 19 | Approved under 2015 CAS Programme. Met AHB on 15/9/15. | 2017 |
| AHB | Townsend Street 180-187 (Peter McVerry Trust) | CAS | 18 | Approved under 2015 CAS Programme. DCC preparing Capital Appraisal | 2016 |
| AHB | High Park (Respond!) | CAS | 8 | Approved under 2015 CAS Programme. AHB reviewing costs. Met with AHB on 21/09/2015 | 2016 |
| AHB | Beechill, Dublin 4. (Royal Hospital Donnybrook Vol Housing Assoc) | CAS | 20 | Approved under 2015 CAS Programme. DCC met AHB on 13/8/. Tendered for Design team | 2017 |
| AHB | Ellis Court, D.7. (Túath) | CAS | 23 | Approved under 2015 CAS Programme. Met with AHB 22/09/2015 | 2017 |

Capital Appraisals submitted to the Department. (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|----------|---|-------------------|-------------|--|--------------------------|
| AHB | Rafter's Lane, D. 12. (Walkinstown Housing Assoc.) | CAS | 15 | Approved under 2015 CAS Programme. Met with AHB 21/09/2015. Tender for design team | 2016 |
| AHB | Acquisitions | CALF & Leasing | 20 | In Progress | 2016 |
| AHB | St. Mary's Mansions (Cluid) | CALF & Leasing | 56 | Decanting and scheme being reviewed | |
| AHB | Harolds Cross D6 (Focus) | CALF & Leasing | 32 | In progress | 2017 |
| AHB | John's Lane West D8 (Focus) | CALF & Leasing | 28 | In progress | 2017 |
| AHB | Armagh Road D 12 (FOLD) | CALF & Leasing | 97 | In progress | 2017 |
| AHB | Avondale No 11 Parnell Street D 1 (HAIL) | CALF & Leasing | 1 | In progress | 2015 |
| AHB | Merville Avenue D 3 (NABCO) | CALF & Leasing | 10 | In progress | 2015 |
| AHB | Raleigh Square D12 (Tuath) | CALF & Leasing | 33 | In progress | 2017 |

Capital Appraisals submitted to the Department. (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|--------------------|------------------------------------|-------------------|-------------|-------------|--------------------------|
| AHB | Canon Troy D 10 (The Iveagh Trust) | CALF & Leasing | 70 | In progress | 2017 |
| AHB | Castleforbes Square (Tuath) | CALF & Leasing | 21 | In progress | 2015 |
| AHB | Hampton Wood D11 (Tuath) | CALF & Leasing | 13 | In progress | 2015 |
| AHB | Richmond Road (NABCO) | CALF & Leasing | 39 | In progress | |
| AHB | Dominick Place (The Aids Fund) | CALF & Leasing | 9 | In progress | |
| Grand total | | | 914 | | |

Schemes at Preliminary Planning / Design

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|--|-------------------|-------------|---|--------------------------|
| Dublin City Council | Charlemont (BI 4) Dublin 2 | PPP | 73 | This is an option for DCC - to acquire further units at this location. | 2018/2019 |
| Dublin City Council | Shaw Street Pearse St | LA Housing | 11 | New designs required as this site which was acquired as Part V off site compliance is no longer compliant with regulations. | 2018/2019 |
| 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) | 2018/2019 |
| Dublin City Council | Rathvilly, Woodbank, Virginia Park Finglas | LA Housing | 18 | Designs to be reviewed to determine extent of work required for Part 8 | 2018/2019 |
| Dublin City Council | 26 New Street Coombe | LA Housing | 2 | Run down cottages, burnt out at end of 2014 | 2018/2019 |
| Dublin City Council | 7-10 Bow Lane James's Street | LA Housing | 4 | Site acquired by the Council due to condition of the site | 2018/2019 |

Schemes at Preliminary Planning / Design (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|------------------------------|-------------------|-------------|---|--------------------------|
| Dublin City Council | 57a Reuben Street | LA Housing | 1 | Site for one house, adjoining house refurbished and tenanted recently. | 2018/2019 |
| Dublin City Council | Sladmore Ayrfield | LA Housing | 15 | Designs to be reviewed to see how much design work is required to bring to Part 8 planning stage. | 2018/2019 |
| Dublin City Council | St Helena's Court Finglas | LA Housing | 70 | Site was created through demolition of former senior citizen complex. | 2018/2019 |
| Dublin City Council | Mourne Rd Curlew Rd Drimnagh | LA Housing | 35 | Site acquired from religious order who imposed legal covenants that need to be resolved if general needs housing is to be provided, restrictions relate to special needs and housing for elderly. | 2018/2019 |

Schemes at Preliminary Planning / Design (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|---------------------|--|-------------------|-------------|--|--------------------------|
| 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. | 2018/2019 |
| Dublin City Council | Croftwood Gardens & Environs | LA Housing | 70 | Plan to develop a number of infill sites in this area. | 2018/2019 |
| Dublin City Council | Coruba House lands and Dolphin Phase 2 | Regeneration | 20 | Site boundary to be reviewed in relation to adjoining plot of land. | 2018/2019 |
| AHB | Jamestown Court, Inchicore Dublin 10 (ALONE) | CAS | 8 | Not approved for CAS funding. AHB preparing CALF application | |
| AHB | Emerald Phase 2 Dublin 11 (Cluid) | CAS | 8 | Not approved for CAS funding. Dept letter issued 21/8/15 advising Council that sustainable community proofing considerations will not support a favourable evaluation of this application in the immediate future. | |

Schemes at Preliminary Planning / Design (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|----------|--------------------------------|-------------------|-------------|--|--------------------------|
| AHB | Dolphin Park D 8 (FOLD) | CALF & Leasing | 38 | Proposal being reviewed | |
| AHB | Merville Ave (NABCO) | CALF & Leasing | 5 | Proposal being reviewed | |
| AHB | North King Street 84 (NABCO) | CALF & Leasing | 36 | Design team appointed | Q4 2017 |
| AHB | Clonshaugh Road (Oaklee) | CALF & Leasing | 4 | Proposal being reviewed | |
| AHB | Jamestown Road (Oaklee) | CALF & Leasing | 169 | Application for CALF and Leasing submitted by Oaklee to Department | |
| AHB | Poplar Row D3 (Oaklee) | CALF & Leasing | 29 | Proposal being reviewed | |
| AHB | Luke St/Townsend Street D2 | CALF & Leasing | 15 | Proposal being reviewed | |
| AHB | Clongriffin (The Iveagh Trust) | CALF & Leasing | 90 | Proposal being reviewed | |
| AHB | Ivory Buildings D2 (Tuath) | CALF & Leasing | 6 | Proposal being reviewed | |
| AHB | Bethany House (SVDP) | CALF & Leasing | 40 | Proposal being reviewed | |

Schemes at Preliminary Planning / Design (Cont.)

| Provider | Schemes | Funding Programme | No of Units | Status | Expected Completion Date |
|--------------|-------------------------------|-------------------|-------------|----------------------------------|--------------------------|
| AHB | Island Bridge (Circle) | CALF & Leasing | 40 | Proposal being reviewed | |
| AHB | Peadar Kearney House (Circle) | CALF & Leasing | 30 | Feasability Study being reviewed | |
| AHB | Respond, Francis Street | CALF & Leasing | 7 | Proposal being reviewed | |
| AHB | Tuath, Gallery Quay | CALF & Leasing | 3 | Proposal being reviewed | |
| TOTAL | | | 1008 | | |

Vacant Council Lands

| Schemes/Sites | Comment | Approx. |
|----------------------------------|--|------------|
| Lands at Belcamp/Malahide Road | Site has frontage onto N32, Malahide Road and Belcamp Lane (circa 6.3 hectares) site acquired from Charles Gallagher in 1995 for housing purposes. | 100 |
| Oscar Traynor Road/Malahide Road | Lands owned by the Council (not acquired for housing purposes) | 100 |
| O Devaney Gardens | former PPP lands | 100 |
| St Michaels Estate | former PPP lands | 100 |
| Total | | 400 |

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