



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC**

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

**ON WEDNESDAY 14 FEBRUARY 2024 AT 11.00 AM**

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**AGENDA**

**WEDNESDAY 14 FEBRUARY 2024**

**PAGE**

1	Minutes of meeting dated Wednesday 17th January 2024 and matters arising	<b>3 - 7</b>
	<ul style="list-style-type: none"><li>• SPC Work Plan</li></ul>	
2	Chairpersons Business	
3	Affordable Housing Developments	<b>8 - 21</b>
	<ul style="list-style-type: none"><li>• Emmet Road Cost Rental Development</li><li>• LDA Cost Rental Developments</li><li>• Oscar Trainer Woods &amp; O'Devaney Gardens Cost Rental</li><li>• Affordable Purchase Developments</li><li>• Communicating Affordable Housing and Cost Rental Opportunities</li></ul>	
4	Updates	
	<ul style="list-style-type: none"><li>i. Public Housing Working Group</li><li>ii. Local Traveller Accommodation Consultative Committee</li></ul>	

- iii. Special Committee on Homelessness
- iv. Senior Citizens Working Group
- v. Oversight Committee on Animal Welfare Issues
- vi. Housing Disability Steering Group

5 Motion in the name of Cllr Racheal Batten

“This council agrees that as of this day all Dublin City Council residential leases will include first right or refusal on sale of the said property. This clause will be inserted into all new lease agreements with an independent assessment of fair market value to take place. The landlord shall not commence placing the property on the market without such 60 days’ notice been given to the council”

6 AOB

**HOUSING STRATEGIC POLICY COMMITTEE**  
**MINUTES FOR SPC MEETING ON**  
**WEDNESDAY 17<sup>TH</sup> JANUARY 2024**

**Attendance:****Members:**

Cllr Mary Callaghan  
Cllr Hazel Chu  
Cllr Donna Cooney  
Cllr Maire Devine  
Cllr Kevin Donoghue  
Cllr Daithí Doolan  
Cllr Pat Dunne  
Cllr James Geoghegan  
Cllr Alison Gilliland (CP)  
Cllr Eimer McCormack  
Cllr Hazel de Nortúin  
Cllr Colm O'Rourke  
Cllr Cieran Perry  
Cllr Catherine Stocker  
Ailbhe McLoughlin – ICSH  
Diarmuid MacDubhglais – PPN  
Mike Allen – FI  
Dr. Kevin Byrne – SGCRA  
Pranash Ramanundh – RIAI

**Dublin City Council Officials**

Michelle Robinson – Acting Executive Manager  
Mary Hayes – Executive Manager  
Clive Ahern – Senior Executive Officer  
Shauna McIntyre – Senior Executive Officer  
Deirdre Cahill – Administrative Officer  
Denise Clinch – Senior Staff Officer  
Ruth Quinn – Administrator  
Samantha O'Doherty – Administration  
Deirdre Kearny - Administration

**Other Councilors in attendance**

Cllr Patricia Roe  
Cllr Deirdre Heaney

**Apologies**

Frank d'Arcy – Acting Assisting Chief Executive  
Dave Dinnigan – Executive Manager  
Pat Greene DSC  
Mick O'Reilly ICTU  
Denise Murray (RIAI)  
Cllr Briege MacOscar

## **1. Minutes of meeting dated Friday 15<sup>th</sup> of December 2023 and matters arising**

Minutes Agreed

## **2. Chairpersons Business**

No business

Michelle Robinson addressed the issues some tenants were having with water supply in – Tyrone Place, Michael Mallon, Labre Park and York Street.

## **4. Housing Adaptations Grants for older people and people with a disability**

Clive Ahern, Senior Executive Officer and Deirdre Cahill, Administrative Officer provided a presentation on

- Housing Adaptation Grants
- Mobility Aids Grants
- Housing Aid for Older People Grant
- Grant Income Thresholds

The Committee sought clarifications on retrospective grants, refund turnaround times, supports for application form filling, DCC engagement with the Department review of the grant schemes and thanked Clive and Deirdre for the presentation and discussion.

## **5. Community and Social Development**

Shauna McIntyre, Senior Executive Officer, provided a presentation on this broad section which is made up of a number of units. Shauna presented on

- Age Friend Ireland
- Cohairle na nÓg

- Inclusion and Integration Week
- LCDC – Local Community Development Committee
- SICAP – Social Inclusion and Activation Programme
- Local Economic and Community Development Plan 2024
- Sláinte Care – Healthy Communities

The members discussed aspects of the presentation including target groups for programme delivery, supports for Traveller community, responsiveness of programmes and funding to integration needs that arise particularly regarding new communities and the mainstreaming of effective programmes that may only have sought once-off funding. Members thanked Shauna for the presentation and wished her the very best in her new role.

## **6. Motion in the name of Cllr Rachael Batten**

The Chair advised that as Cllr. Rachael Batten was not present, the motion would be deferred.

## **3. SPC Workplan**

The Chair advised that following the discussion at the previous SPC meeting and Cllr suggestions the work plan for the final four months of the Council term would be the following;

- February – Active Land Management
- March – Affordable Housing
- April – A workshop on Green and Circular Construction Challenges and Opportunities
- May – A Review of Delivery over the last five years.

The Chair asked the members for feedback on whether they would think a presentation on Healthy Homes would be useful.

## **7. AOB.**

The Chair welcomed Pranash Ramanundh – RIAI, who was observing in place of previous member Claire McManus, while awaiting a new nomination.

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# Affordable Delivery

## Outlook 2023 - 2029

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HOUSING SPC

FEBRUARY 13<sup>TH</sup> 2024



Tionscaldal Éireann  
Project Ireland  
**2040**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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# Agenda

- Affordable Housing - key terms
- DCC Targets & Delivery Pipeline
- Methods of Delivery
  - Information on Schemes
- Accessing Affordable Housing
  - Cost Rental
  - Affordable Purchase
- Next steps



Tionscadal Éireann  
Project Ireland  
**2040**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

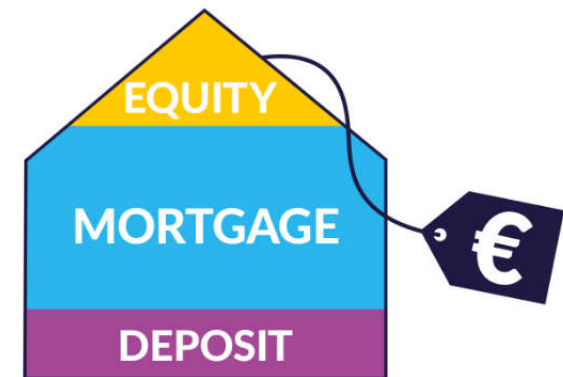
# Key Terms Explained

- **Cost Rental**

Cost Rental housing offers affordable long-term, secure rented accommodation. It is aimed at people who have a net household income of €66,000 or below (Dublin). The rent for Cost Rental homes is at least 25% below regular market rents in the area and is based on the cost of building, managing, and maintaining the homes.

- **Affordable Purchase**

The Affordable Purchase Scheme allows Dublin City Council to make homes available for purchase by eligible applicants who are seeking to buy a newly built home but need additional funding to bridge the gap between their mortgage and deposit to cover the entire cost of the home. In return, Dublin City Council will take a percentage equity share (share of the ownership) in the affordable purchase home; eg if an eligible applicant purchases a home at a 20% reduction, Dublin City Council will take a 20% equity interest in the home.



- **Mixed Tenure**

Mixed tenure sites are those containing a mixture of some or all tenure types eg social housing, cost rental housing, private housing and affordable purchase housing.

# Affordable Housing Pipeline

## Affordable Purchase

1,384 homes planned for the following sites:

- Balbutcher Ballymun, Site 14
- Cherry Orchard
- Cherry Orchard Point
- O'Devaney Garden Phase 1 & 2
- Oscar Traynor Woods Phase 1 & 2
- Parkview, Ballymun, LAP Site 25
- Poolbeg SDZ Phase 1 & 2
- Poppintree Neighbourhood Centre, LAP Site 21
- Sillogue Ballymun, LAP Site 12
- St. Joseph's, Ballymun, LAP Site 19

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## Note

- Pipeline consists of project at different stages from proposals, in planning, on site.
- State support - focus on mixed tenure

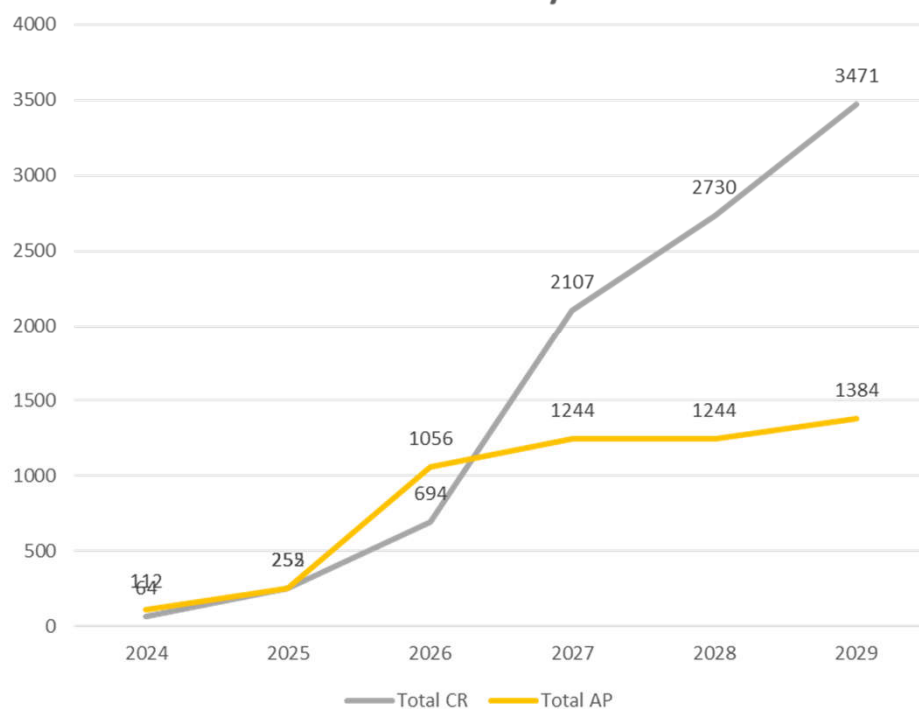
## Cost Rental

3,741 homes planned for the following sites:

- Bannow Road \*
- Bluebell Lands
- Cherry Orchard Point
- Coruba House
- Coultry Road, Ballymun
- Cromcastle Underpass
- Donore
- Emmet Road
- Griffin Court (Hole in the Wall )
- Griffin Hall (Hole in the Wall)
- Gulistan Terrace\*
- O'Devaney Gardens
- Oscar Traynor Woods
- Parkside
- Rathborn (Royal Park Canal)
- Sillogue Avenue LAP Site 11
- Sillogue LAP Site 13

# Dublin City Council Affordable Delivery \*

DCC Affordable Delivery 2024 - 2029

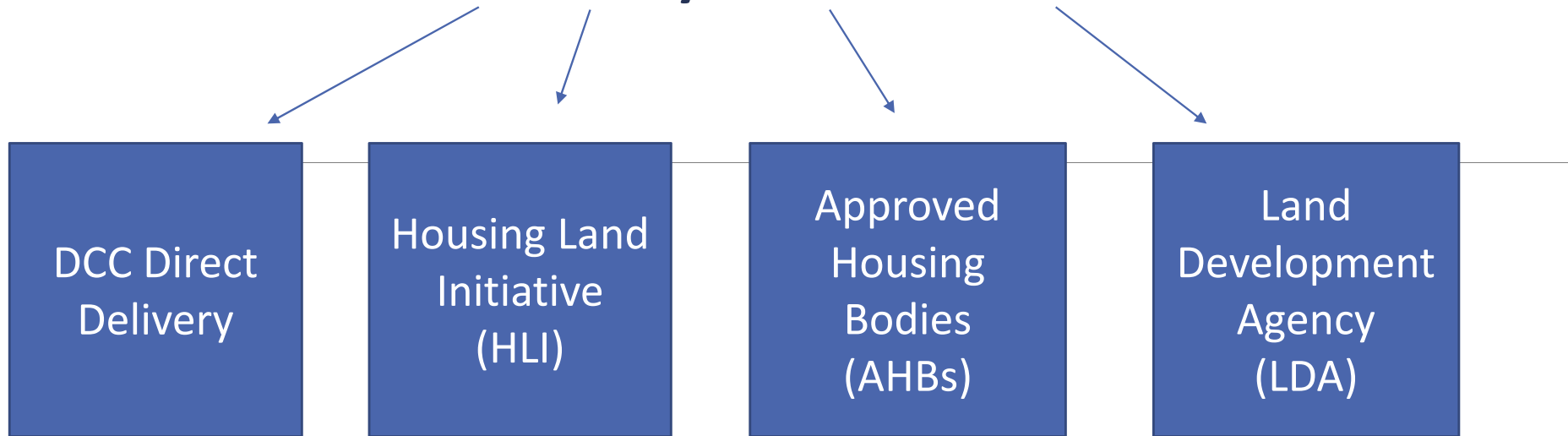


Scheme	No of Units	EDY
Poppintree Neighbourhood Centre, Ballymun, Poolbeg SDZ Phase 1	12	2024
Oscar Traynor	100	2024
Oscar Traynor	75	2025
St. Joseph's, Ballymun, LAP Site 19	34	2025
Parkview, Ballymun, LAP Site 25	34	2025
O'Devaney Garden Phase 1	140	2026
Cherry Orchard Balbutcher	172	2026
Ballymun, Site 14	138	2026
Silogue Ballymun, Site 12	101	2026
Poolbeg SDZ Phase 2	250	2026
Oscar Traynor	95	2027
O'Devaney Garden Phase 2	93	2027
Cherry Orchard Point P2/3	140	2029

Scheme	No of Units	EDY
Griffin Court (Hole in the Wall ) P1	64	2024
Coruba House	38	2025
Oscar Traynor	150	2025
Griffin Hall (Hole in the Wall)	89	2026
Silogue LAP Site 13	50	2026
Silogue Avenue LAP Site 11	50	2026
O'Devaney Garden	75	2026
Gulistan Terrace*	70	2026
Bannow Road *	35	2026
Parkside	73	2026
Cromcastle Underpass	133	2027
Coultry Road, Ballymun	297	2027
Rathborn (Royal Park Canal)	399	2027
Oscar Traynor	188	2027
O'Devaney Garden	189	2027
Emmet Road	207	2027
Emmet Road Potential	234	2028
Donore	389	2028
Bluebell Lands	270	2029
Cherry Orchard Point Phase 1	547	2029
Cherry Orchard Point Phase 2/3	194	2029

\* Note – schemes are at different stages and numbers of units delivery dates may change

# Delivery Mechanisms



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## ➤ Other Options

- Part V Planning regulation 20% requirement
- Turnkey Competitive Dialogue
- Alternative Delivery Cost Rental applications, STAR, Project Tosaigh

# DCC Affordable Purchase Delivery

## Cherry Orchard | Dublin 10



Affordable family homes to be delivered under AHF

172 Homes | 2. No public open spaces  
141 - 3 bed; 31 - 2 bed | 82% 3 bed; 18% 2 bed

All homes have private rear gardens & in curtilage parking

Total Site Area = 5.57 ha; Net Density | 59 dph

Status: Part 8 approved  
Delivery: Options being examined 2026

## Balbutcher | Dublin 11



Affordable family homes to be delivered under AHF

138 Homes | 1. No public open space  
80 - 3 bed; 58 - 2 bed | 60% 3 bed; 18% 2 bed

All homes have private rear gardens, many with in curtilage parking

Total Site Area = 2.830 ha; Net Density | 54 dph

Status: Pre Planning  
Delivery: Options being examined 2026

## Silloogue | Dublin 11



Affordable family homes to be delivered under AHF

101. No Homes | 2. No public open spaces  
66 - 3 bed; 35 - 2 bed | 65% 3 bed; 35% 2 bed

All homes with private rear gardens many with in curtilage parking

Total Site Area = 2.2 ha; Net density | 48 dph

Status: Pre Planning  
Delivery: Options being examined 2026

# HLI Programme

## O'Devaney Gardens



**Density:** 204 Units per Hectare  
**Height:** Typical 7 storeys, max 15 storeys

<b>Tenures:</b>	<b>1044 units</b>
<b>Social (30%)</b>	280
<b>Affordable Purchase (20%)</b>	233
<b>Cost Rental</b>	264
<b>Private</b>	267

**Status:** Construction Nov. 23 – Q3 2027

<b>Delivery:</b>	
Phase 1: November 2026	379 units
Phase 2: July 2027	401 units

## Oscar Traynor Road



**Density:** 71 Units per Hectare  
**Height:** 2-3, Max. 6 storeys

<b>Tenures:</b>	<b>853 units</b>
<b>Social (40%)</b>	343
<b>Affordable Purchase (20%)</b>	170
<b>Cost Rental (40%)</b>	340

**Status:** Construction Dec. 2023 – Q1 2027

<b>Delivery:</b>	
Phase 1: March 2025	378 units
Phase 2: Sept. 2026	162 units
Phase 3: Dec. 2026	158 units
Phase 4: March 2027	155 units

## Emmet Road



**Density:** 155 Units per Hectare  
**Height:** Max. 7 storeys

<b>Tenures:</b>	<b>578 units</b>
<b>Social</b>	137
<b>Cost Rental</b>	441

**Status:** Construction Dec. 2023 – Q1 2027

<b>Delivery:</b>	
Phase 1: Nov. 2027	272 units
Phase 2: Feb 2028	177 units
Phase 3: April. 2028	129 units
Phase 4: May 2028	Community

# O’Cualann Cohousing Alliance Sites Ballymun.

## Site 19 St. Josephs.



Aerial view of proposed courtyard and wrap around development



Rendered typical elevation

**Tenures:** 51 units

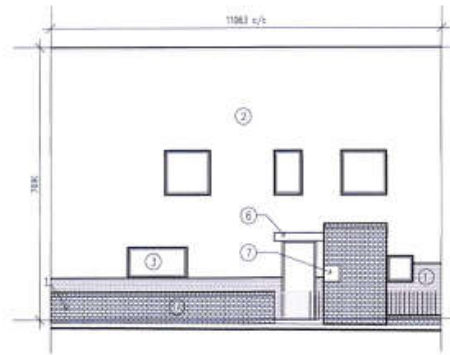
**Social Older Persons** 17 units

**Affordable Purchase** 34 units

**Status:** Planning Permission granted Q2 2023

**Delivery:** Substantial Completion Q3 2026

## Site 21 Poppintree Neighbourhood Centre.



11 TYPE B - FRONT ELEVATION  
SCALE 1:100

**Tenures:** 12 Affordable Purchase Units

**Status:** Construction November 2023-Q4 2024

**Delivery:** Substantial Completion Q4 2024

## Site 25 Parkview.



**Tenures** 76 Units.

**Social Older Persons** 32 Units

**Affordable Purchase** 44 Units

**Status** Planning Appeal Pending.

**Delivery** Substantial Completion Q4 2025



# LDA led Delivery

## Donore Project



**Density:** 265 Units per Hectare  
**Height:** Typically 7 storeys; Max. 15 storeys

**Tenures:** **543 units**  
**Social** 154  
**Cost Rental** 389

**Status:** Contractor procurement Q4 2024

**Delivery:**  
 Completion: Q2 2028 543 units



## Cromcastle Underpass



**Density:** 201 Units per Hectare  
**Height:** 2-3, Max. 8 storeys

**Tenures:** **146 units**  
**Social** 13  
**Cost Rental** 133

**Status:** Section 179a Planning complete, Contractor Procurement underway  
 Construction Commencing Q3 2024

**Delivery:**  
 2026



## Cherry Orchard



**Density:** 90.5 Units per Hectare  
**Height:** Max. 12 storeys

**Tenures:** **1072 units**  
**Social** 219  
**Cost Rental** 685  
 Affordable Purchase 168

**Status:** Public Consultation Concluded  
 Planning (Part 10 to ABP) submitted Nov. 2023

**Delivery over 4 Phases:**  
 2029



## Bluebell



**Density:** 156 Units per Hectare  
**Height:** Typically 7 storeys

**Tenures:** **410 units**  
**Social** 140  
**Cost Rental** 270

**Status:** Stage 1 DHLGH Approval, IDT Appointed  
 Design Review underway (DCC)  
 Public Consultation ongoing

**Delivery:**  
 Completion: 2028



# Accessing Affordable Delivery

## Oscar Traynor Woods



# Accessing Affordable Purchase Delivery

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## Recent Milestones:

- Scheme of Priority for Affordable Dwelling Purchase Arrangements adopted;
- Webpage live on [www.dublincity.ie](http://www.dublincity.ie);
- Team in place;
- Application Portal currently being built in-house;
- First affordable purchase homes to be advertised for sale will be at Oileáin Na Crannóige, Poppintree and at Oscar Traynor Woods.



SCHEME OF PRIORITY FOR AFFORDABLE  
DWELLING PURCHASE ARRANGEMENTS

Approved by Dublin City Council Elected Members on 09 November 2021  
Report Number 250/2021

# Accessing Affordable Delivery



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Dublin City Council

Residential

Purchase homes will be delivered in Dublin City Council's functional area and the number of dwellings we expect to deliver.

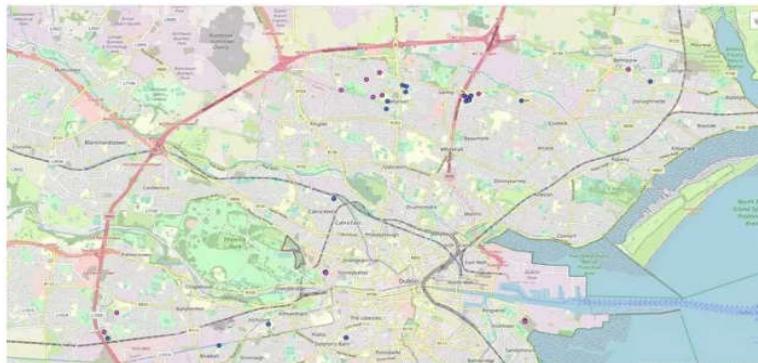
It will also answer your key questions on issues such as:

- Eligibility
- Locations and numbers of Affordable dwellings
- How to apply for an Affordable Purchase home
- Finance

[Adopted Scheme of Priority for Affordable Dwelling Purchase Arrangements](#)

[Click here to view](#) where Affordable Purchase and Cost Rental homes will be delivered in Dublin City.

For further information E: [affordablepurchase@dublincity.ie](mailto:affordablepurchase@dublincity.ie)



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Residential

Business

Your Council



Home > [Residential](#) > Housing > Affordable Housing Initiatives

Gaeilge

## Cost Rental Scheme: Frequently Asked Questions

< [Back to Affordable Housing Initiatives](#)

Share



Emmet Road Development Computer Generated Imagery.

### In this Section

[Local Authority Affordable Purchase Scheme \(LAAP\)](#)

[Glossary of Terms](#)

[Affordable Dwelling Purchase Agreement](#)

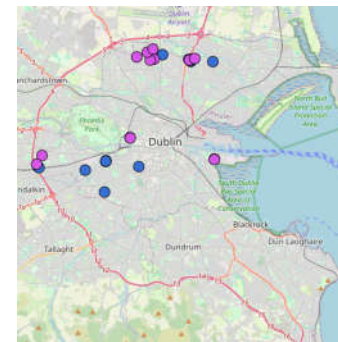
[Affordable Housing Initiatives Frequently Asked Questions](#)

**[Cost Rental Scheme: Frequently Asked Questions](#)**

[Resources](#)

# Accessing Affordable Purchase Delivery

- Each scheme/development advertised for sale separately;
- Homes will be advertised for sale for 2 weeks ahead of application portal opening – newspaper, social media, [www.dublincity.ie](http://www.dublincity.ie), [www.affordablehomes.ie](http://www.affordablehomes.ie);
- Advertisement will include all property, pricing & qualifying information;
- Portal will then open for 3 weeks during which time people can apply;
- Applications will be assessed in accordance with the Scheme of Priority.



## What can potential applicants do today?

- Explore their mortgage options;
- Review the Help to Buy Scheme and check their eligibility;
- Consider the documentation that will be sought on application; proof of income, savings, residency status, proof of residency in DCC area for minimum of 3 years (30% of applicants) etc.

# Accessing Cost Rental Housing

- Cost rental housing is aimed at people who are above the threshold for social housing but have difficulty affording private rented accommodation.
- Applicants cannot own a property or be in receipt of social housing supports.
- The rent on these homes is based on the cost of building, managing, and maintaining the homes over 40 years.
- An applicant's net household income must be €66,000 or below per annum.
- The rent charged will be in the range of 35% of an applicant's household income and will be at least 25% below market rents in the area.
- When Cost Rental homes become available, they are advertised online by the AHB or the LDA, depending on who is administering the individual development. Applications can be made directly to the provider of that development.
- If there are more eligible applicants than there are properties available, applicants will be selected via a lottery.
- Provided there are no issues with breach of contract or rent arrears, after six months a CR tenant will have security of tenure.



# Next Steps

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Communication.....