

Housing Supply Report
March 2017

Dublin City Council Targets under Social Housing Strategy for 2015-2017: 3347 Units

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: €292m

	2015	2016	2017
Units Completed to date	565	533	109
Voids Restored	1012	975	184
Part V		25	2
HAP Tenancies (Dublin Region)	112	640	421
Outturn	1689	2173	716

	2015	2016	2017	2018	2019	2020	Total
Units Under Construction							
Buttercup			35				
Priory Hall				26			
Charlemont			79				
Dolphin House				100			
Ballybough Road				7			
Annamore Court			70				
Broome Lodge			43				
St. Agathas Court			11				
Johns Lane West				31			
Orchard Lawns				72			
Total of Units Under Construction:			238	236			474
Units currently being acquired			184	136	97		417
Part V:			36	84			120
Units at Tender Stage:				229	89	56	374
Capital Appraisals Submitted to Department				163	162	156	481
Units at Preliminary Planning/Design:			22	113	220	316	671
Potential Units from Vacant Council Lands:						385	385
Sites for Social housing PPP Bundle 1:						220	220
Projected Acquisitions:			100	100	100		300
Rapid Home Delivery:			201	66	40		307
Total Delivery of Units:	0	0	781	1127	708	1133	3749

**Schemes completed to date in 2017 – 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
	General Needs	Dublin City Council	General Acquisitions	LA housing	29
	General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	2
	South Central	Dublin City Council	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
	All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	61
		AHBs/Special Needs	Various	CAS	15
		Total			109

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	Delivery of Phase 1 (6 units)	Q4 2017
N29/2/882	North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (Blocks 8-20) tender sent to Dept on 23/12/16. DCC replied to DHPCLG's queries	Approval to award contract for Phase 6	Q4 2018
	South East – General Needs	Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Development Agreement signed with Developer Dec 2015. Contractor on site - due for completion Nov 17	Handover of units	Q4 2017
N29/1/5	South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Contractor commenced on site 17/11/2016.	Complete construction Phase 1	Q4 2018
N29/885	Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contract awarded, development commencing March 2017.	Completion of works	Q2 – 2018
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
No Ref	South Central Special Needs	AHB	John's Lane West D8 (Focus)	CALF & Leasing	31	Focus has revised planning permission for 31 units. On site. Final funding approval to be granted	Completion of works	Q2 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.	Completion of works	Q3 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	Q2 2017
2015.154	South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (Co- operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Works recommence March 2017	Completion of Works	Q2 2018
		Sub total			474			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

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)	70	With Law Department	Closing of Acquisitions ongoing	2017
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
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	336	In progress		Ongoing
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	1	In progress	Legal Documentation to be completed	Q1 2017
	Sub-total			417			
	GRAND TOTAL	Units under construction or being acquired		891			

PART V

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Central	AHB (Tuath)	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Part V agreed, units to be acquired directly by Tuath	Tuath to apply for funding approval	Q3 2017
2016.942	North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2019
	North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Submission with Department for funding approval.	Units acquired.	Ongoing 2017-2019
		TOTAL			120			

Schemes at Tender Stage

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/1/6	South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	Enabling works 2 (services diversions) tendered and due for return end March. Enabling 1 (Demolitions) and Enabling 3 (substation) completed. 4 remaining blocks (blue zone) due for demolition -2 tenants remaining. PIP budget and scope of works being determined. Revised masterplan being prepared.	Enabling 2 tender return. Main Contract; PIP contract and Demoliions of 2 blocks (blue zone) to be tendered. Revised masterplan to be completed.	Q4 – 2018
	Central Area General Needs	Dublin City Council	O'Devaney Gardens		56	Approval to appoint a design team and proceed to tender. Seeking to relocate remaining occupants so as to deliver an unencumbered site when going to market	Design Team appointed	2020
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 prepared.	Main tender to issue	Q3 2018

	Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Approval to appoint a design team and proceed to tender. Design / costs being determined - resubmit to DHPCLG when finalised.	Finalise costings and obtain approval from DHPCLG. Target of main tender to issue 2017.	Q4 2019
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q4 2018
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q1 2019
2014	South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Funding approval to be finalised. Tuath to finalise terms with contractor. Expect to go on site Q2 2017	Commence construction	Qr 2 2018
2015.5	North West Special Needs	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	Accelerated funding approved by Department 18/08/2016. Tender process complete.	Commence construction	2018
2015.1	North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Commencement notice due to be issued March 2017	Commence construction	Q3 2018

2014.1	Central/General Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016. AHB preparing tender documents	Issue tender documentation	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. 3/2/17: Stage 3 approval granted. Tender published on etenders. Deadline for return 7/4/17	Return of tenders	2018
CA15000015	South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	Design Team Appointed. AHB submitted Stage 3 (Pre Tender) application on 21st Dec. DCC has requested AHB to provide further information in relation to cost plan. DCC compling stage 3 submission	Submit for Stage 3 approval	2018
		GRAND TOTAL			374			

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
N29/2/893	South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Part 8 plans being finalised	Submission of Part 8	Q1 2019
N29/2/894	Central General Needs	Dublin City Council	Infirmiry Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan prepared.	Submission of Part 8.	Q1 2020
	Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Design Team appointed. Part 8 to demolish 4 blocks approved by City Council Oct 16. Masterplan developed for the site. Part 8 for redevelopment to be prepared. Stage 1 application submitted to DHPCLG Feb 17.	Demolish 2 blocks Q2 2017. Bring redevelopment proposals to Part 8 June 2017	Q2 2020
	Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	52	Pilot Programme for Smart Senior Citizen Development. Stage 1 approval received. Expressions of Interest circulated to AHB's.	Return of EOIs and submission of same to DHPCLG for consideration	2020
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. AHB to respond to queries before Stage 2 (Pre Planning) application can be finalised.	Finalise Stage 2 application	2018

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 submitted stage 2 submission. DCC reviewing.	Submit Stage 2 submission to DHPCLG	2019
CA15000163	South Central – Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	DCC site. Approved under 2015 CAS Programme. Planning permission granted. WALK appointed Design Team off OGP Panel. AHB in process of preparing Stage 3 application.	Developed design and cost plan	2018
CA16000241	South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	6	DCC property. Proposal to be submitted re the development units – potential for 8 units. Pre-planning meeting held. 28/11: Capital Appraisal submitted to DPHCLG. AHB examining Department's queries. Reply to issue shortly to Dept	Respond to queries on Stage 1 application	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 documentation	2019
2014.025	Central/Special needs	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	AHB has submitted funding application to DHPCLG	DCC to comment of funding proposal	2018
2016.964	South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	43	Funding Approval granted 13/03/2017. Fold to issue tender docs week commencing 20/03/2017	Issue of tender documentation	2018

2016.922	South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF & Leasing	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018
CA15000537	South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site offered by Department of Justice in response to Homeless Implementation Calls. Department issued Stage 1 approval Jan 2017.	Developed design and cost plan	2018
	Grand total				481			

SCHEMES AT PRELIMINARY PLANNING/DESIGN STAGE

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	2019
North Central – General Needs	Dublin City Council	Slademoire 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.	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	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.	DCC to review designs and submit to DPHCLG	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	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. Traffic Department is confirming the exact reservation required. Issue of title to be resolved.	Determine when site will be available for future development	2020
South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area. Significant enabling works to be carried out	DCC to review and determine future development of sites	2019
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.	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	Dublin City Council	Bow Lane James's Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2019
South Central - General Needs	Dublin City Council	Grand Canal Harbour Site			Mixed use for scheme to be considered	DCC to prepare draft design.	

South Central - General Needs	Dublin City Council	Bridgefoot Street		50	Presentation made to SCA - Parks & Social housing	Consultation to commence on proposal	2020
South Central - General Needs	Dublin City Council	Cork St., Dev. Site adjoining Weaver Park Site.		40	DCC to review & prepare draft design.	commence review	2019
South Central - General Needs	Dublin City Council	Weaver Street (Allotment Site)			DCC to review & prepare draft design.	commence review	
North Central - General Needs	Dublin City Council	Spine Site Darndale			DCC to review & prepare draft design.	commence review	
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands			New Masterplan required.	Engage Consultants	
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	8	Planning permission granted for Phase 1 development of 8 units in 1st block	AHB to submit funding application	2018
South Central	AHB	Catherines Gate, Dublin 8 (Co-operative Housing Ireland)	CALF & Leasing	22	Units being acquired by private landlord, Co-operative Housing Ireland have been approached to lease units. Funding application submitted to Dept	DCC to comment on funding application	Q3 2017

Central	AHB	North King Street (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16). Decision to grant planning permission on 2/12/16 on appeal to APB	Final Grant of planning permission	Q1 2018
South East	AHB	Bethany House (Cluid)	CALF & Leasing	64	Proposed redevelopment of existing 38 units and the addition of an extra 26 units. Plan to do new build 1st. Design team appointed March 2017, expect to lodge for planning June 2017	Lodge Planning application	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. AHB assembling design team	Agree proposal	2019
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
TOTAL				671			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)		
Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central - General Needs	Governance structure in place. Economic Appraisals & Cost benefit analysis reports being prepared. Project programme review completed. Consultative forums established.	195
O Devaney Gardens + Infirmary Road Central - General Needs	Governance structure in place. Economic Appraisals & Cost benefit analysis reports being prepared. Project programme review completed. Consultative forums established.	119
St Michaels Estate South Central - General Needs	Governance structure in place. Economic Appraisals & Cost benefit analysis reports being prepared. Project programme review completed. Consultative forums established.	71
Total		385

Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West - General Needs	Design Team in place. Presentation to NW Area Committee 16th February meeting. Initiate Part 8 April NWA Committee meeting.	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place. Presentation to NW Area Committee 16th February meeting. Initiate Part 8 April NWA Committee meeting.	150
Total		220

Rapid Home Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	40	Contractor on site	1st phase completion	Q2 2017
Cherry Orchard	24	Contractor on site	1st phase completion	Q3 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q3 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q2 2017
HSE Lands Ballyfermot	53	Tenders returned 19/01/17. Stage 2 Tender documents issued week commencing 27 th March	Award of contract	Q1 2018
Woodbank Drive	5	Tenders returned 19/01/17. Stage 2 Tender documents issued week commencing 27 th March	Award of contract	Q4 2017
Rathvilly Park / Virginia Park	12	Tenders returned 19/01/17.	Award of contract	Q4 2017
Woodville House/Kilmore Road	40	To explore the possibility of including space for CRC facility.	Determine nature of site development	Q2 2019
Fishamble Street Bunratty Road	6 60	Procurement competition for design team frameworks launch 10/01/2017. Competition closing date: 16/02/17. Commenced assessment of tenders.	Programme for procurement finalised.	Q4 2018
Total	307			

STAGE 2 - DETAILED DESIGN		
30	St. Margaret's Park Dayhouse Upgrade	Quotes back in from Architects - due to appoint successful tenderer
6	Pigeon House Road - Redevelopment of site	Initial consultation taking place to agree plan. Next step to agree design team. Stage 1 application sent to Department.
STAGE 3 - APPROVAL TO TENDER		
1	Special Needs Adaptation: Belcamp Crescent	Tender Document complete and to be issued at end March.
STAGE 4 - IMPLEMENTATION		
1	Overcrowding Extensions: [House No] Cara Park GHS	Approval 16/12/16 - Appoint successful tenderer
COMPLETE		
3	Labre Park Rebuilds: 3 Houses Rebuilds in Kylemore Grove (Phase 1)	Complete – Outstanding issues to be addressed in early April.
1	Removal of pyrite: [House No] Avila	5 identified properties complete.
2	House Rebuilds: Bridgeview	Complete
2	Special Needs Adaptation: [House No] Avila Park GHS	Complete
3	Special Needs Adaptation: [House No] Cara Park	Complete
1	Special Needs Adaptation: [House No] Labre	Complete
2	House Purchases	Complete

9	Refit of Sanitation Units; Labre	Complete
30	Electrical Upgrade & Metering: St. Margaret's	Complete
	NOT STARTED - Pending Internal Survey etc	
1	Avila Park: Community Centre	Change of Submission at Mid-term Review to demolition and building of 2 houses. Stage 1 application sent to Department
1	Labre Park: Temporary Bay	Stage 1 application sent to Department Sent for tender
15	St. Oliver's: Electrical Upgrade	Will be tied to Dayhouse Upgrades
14	St. Joseph's: Electrical Upgrade	Will be tied to Dayhouse Upgrades
1	St. Joseph's: Community Centre	Change of Submission at Mid-term Review to Demolition and Rebuild of Smaller ESB Metering Room
1	Northern Close: Rebuild of House	Issues to be resolved. Currently offsite due to threatening behaviour
14	St Oliver's: Dayhouse Upgrade	
14	St Joseph's: Dayhouse Upgrade	

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
YELLOW	WITH AHB

Appendix 2

Projects at Part 8 Stage

Dominick Street - To be submitted to February City Council meeting

Croke Villas - Demolition contract being prepared.

Cornamona- Being prepared.

Infirmary Road - Being prepared