

Labre Park

**Redevelopment
by Cluid**

Current position

- Cluid has received Stage 1 funding approval for
 - 27 new houses
 - 4 bays
 - Refurbishment of 14 houses & 5 houses in Kylemore Grove
 - Building of a community centre & park
- Total amount of funding approved €8,695,620

Who are Cluid?

- We are the largest Housing Association in Ireland managing about 6,000 homes in Ireland
- We currently manage two Traveller schemes in Castlebrook, South Dublin & Trim
- We employ over 150 professional staff to provide a high quality housing service to our customers

Pre - Consultation

i. Consultation & CAS Stage 1 Funding Application

Completed 2015 by Walsh & Associates

ii. Fire Safety Requirements

- i. End of November 2016- Propose plan to meet Fire Officers requirements for 6 m separation or wall at least .9m above height of trailers
- ii. Early December 2016 – DCC consider & agree plan
- iii. End of December 2016- Plan implemented

iii. Confirm Households to be accommodated on site & housing need.

Increased from 45 to 49 households

Agree in principle preferred location on site after redevelopment.

Actions to date

December 2016

- Agreed & submitted to DCC negotiated Fire Safety Plan
- Confirmed household numbers
- Confirmed preferred locations and neighbours—Short (during Phase 2 construction) & long Term

February 2017

- DCC Fire Officer re- inspected and provided additional requirements to DCC re required actions. Mostly housekeeping (only one home/trailer location issue)
- Agreed with DCC access requirements to adjacent development land in DCC ownership

The Plan Going Forward

March/ April 2017

Appoint Design Team & Residents Advocate

May 2017

Final design process, pre- planning & consultation with residents

June 2017

Finalise design & submit CAS 2 Stage 2 Funding Application

July 2017

Receive Funding Approval & Submit Planning Application to DCC

The Plan continued

June 2017

Finalise design & submit CAS 2 Stage 2 Funding Application

July 2017

Receive Funding Approval & Submit Planning Application to DCC

August 2017

Submit Planning Application (Part 8)

Pre Qualify Main Contractor

October 2017

Receive Planning Permission

Complete Final design

Submit CAS Stage 3 Funding Application

The Plan continued

November 2017

Approval
Tender for Works

January 2018

Select Contractor
CAS Stage 4 Funding Application (Tender)

February 2018

Appoint Contractor
DCC provide additional Sanitary units & prepare decant sites
Decant residents

The Plan continued

March 2018

Start on site Phase 1

February 2019

Complete Phase 1 & move residents in
Start on site Phase 2

February 2020

Complete Phase 2

Residents View

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Success Requirements

- Continued DCC Political & Administrative Support through the various phases
- Part 8 Planning
- S183 Land disposal & stock transfer
- Ongoing maintenance & management of site up to 2019
- Support in administration of CAS Funding applications (requirement for Community Building will exceed Funding limit) & payment processes
- Good working relationship between Cluid and the residents (appointment of resident advocate) – Needs Resident buy in now and throughout
- Good Contractor
- Strong Project Management (Large number of key relationships that if any breakdown will jeopardise the project)
- Development of adjacent development land (SAC support for Horse Project supported by DCC)

A lot to do!

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