



Variation to the Scheme of Letting Priorities to Facilitate the Regeneration of Charlemont Street

This request for a variation to the Scheme of Lettings is forwarded to Council following agreement with the Chair of the South East Area Committee, Cllr Paddy McCartan.

As members may be aware, Charlemont/Tom Kelly estate is undergoing regeneration. Previous attempts at a regeneration project for the estate fell through. As a result of these setbacks, in the summer of 2006 Dublin City Council (DCC) opened a Project Office in 40 Tom Kelly Road. The Project Office was established to alleviate any fears and concerns residents had and to progress a new plan for the estate. From the outset, a large emphasis was placed on community participation in the redevelopment and, to date, a Redevelopment Group, made up of local residents, have worked closely with the City Council.

The Redevelopment Group was elected by local residents and was involved in the extensive consultation with Dublin City Council throughout the project. In 2007 a Community Charter & Social Agenda was agreed between the community and the City Council. After successful consultation with the Redevelopment Group, an agreement emerged on a plan for the estate which formed the basis for a Planning application lodged by McGarrell Reilly October 2010.

Contracts were signed with McGarrell Reilly in December 2015, and works on the block commenced immediately. The expected completion date is November 2017, although this date could be advanced to early October due to the progress of the works. Upon completion, DCC will receive 79 Social Housing Units and a fitted out Community Centre. DCC has also committed to purchase an additional 15 units in the 2nd phase of the development, giving a total of 94 units for Social Housing purposes.

In enabling the Redevelopment and in agreement with the community, any resident who wished to move on from the estate was offered a transfer, this allowed for a consolidation of the remaining residents and enabled Dublin City Council to make a portion of the site available to commence the construction of the new social housing units. A significant number of residents expressed a strong preference to remain in the estate, many of these residents were born and reared there. A commitment was given to these residents, that family members who preferred to remain in the estate would be accommodated where possible in the new development. This commitment was given only where reasonable and practical and on the basis that certain conditions were met by family members.

In accordance with the Housing (Miscellaneous Provisions) Act 2009, the City Council may, from time to time, decide to set aside a particular number or proportion of the dwellings becoming available for letting, to particular categories of persons/organizations (S 8.9 Scheme of Letting Priorities 2013).

In order to fulfil the commitment with the residents, Dublin City Council is now seeking approval, to set aside a maximum of 14 lettings in the new development outside the scheme of lettings. This figure has been agreed with after consultation with residents via a local working group. This action will help to maintain the integrity of the community in the new development going forward and enable Dublin City Council to meet the original commitment given.

Céline Reilly
Executive Manager

21st June 2017