

To the Lord Mayor and
Members of Dublin City Council

Report No. 243/2017
Report of the Assistant Chief
Executive



Social Housing Supply & Delivery Monthly Update Report

I attach update report for July 2017.

This report is presented to the Members of the City Council for noting.

Brendan Kenny
Assistant Chief Executive

Dated : 21st June 2017

HOUSING SUPPLY REPORT

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	Overall Total 2015-to date
Units Completed to date	565	533	244	1342
Voids Restored	1012	975	329	2316
Part V		25	2	27
HAP Tenancies (Dublin Region) Dublin City Council = 289 Fingal County Council = 93 Dun Laoghaire/Rathdown = 42 South Dublin County Council = 46 Meath = 1; Wicklow = 1	112	640	472	1224
HAP Tenancies General			231	231
Outturn	1689	2173	1278	5140

Housing Supply Projects

Project Name	Status	Update
Under Construction		
Buttercup, Darndale, Dn. 17	Under Construction – 35 Unit. 6 Units completed to date.	Completion Q4 2017
Charlemont, Dublin 2	Under Construction – 79 Units	Completion Q4 2017
Broome Lodge, Dublin 7	Under Construction – 43 Units	Completion Q3 2017
Ballybough Road, Dublin 3	Under Construction – 7 Units	Completion Q2 2018
John’s Lane West, Dublin 8	Under Construction – 31 Units	Completion Q2 2018
Cherry Orchard Meadow, Dublin 10	Under Construction – 72 Units	Completion Q2 2018
Richmond Road, Dublin 1	Under Construction – 39 Units	Completion Q3 2018
Dolphin House, Dublin 8, Phase 1	Under Construction – 100 Units	Completion Q4 2018
Priory Hall, Dublin 13	Phase 1-5 Complete. Phase 6 – contractor commenced on site 6 th June 2017.	Completion Q2 2019
Rapid Build Home Delivery		
St. Helena's Drive NW - 40 Units	Contractor on site	Q3 2017
Cherry Orchard - 24 Units	Contractor on site	Q3 2017
Belcamp - 38 Units	Contractor on site.	Q3 2017
Mourne Road, Drimnagh - 29 Units	Contractor on site.	Q3 2017
HSE Lands Ballyfermot - 53 Units	Assessment of tenders ongoing	Q1 2018
Woodbank Drive - 5 Units	Assessment of tenders ongoing	Q4 2017
Rathvilly Park/Virginia Park - 12 Units	Assessment of tenders ongoing	Q4 2017
Woodville House/Kilmore Road - 40 Units	Include in next phase of Rapid Build	Q1 2019
Vacant Council Lands		
Oscar Traynor Road – 195 Units	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. Project Board and Corporate Governance adopted. Legal and procurement teams in place	PIN Notice currently advertised in Official Journal of the EU
O’Devaney Gardens and Infirmary Road – 119 Units	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. . Project Board and	PIN Notice currently advertised in Official Journal of the EU

	Corporate Governance adopted. Legal and procurement teams in place	
St. Michael's Estate – 71 Units	Economic Appraisals and Cost Benefit Analysis drafts complete. Project Programme review completed. Consultative forums established. . Project Board and Corporate Governance adopted. Legal and procurement teams in place	PIN Notice currently advertised in Official Journal of the EU
Project Name	Status	Update
Housing Construction Programme		
Scribblestown – 70 Units	The Project Team has issued notice of intent to lodge formal part 8 planning process to the North West Area Committee at their meeting of the 20 of June.	Finalising internal Technical Review of the finalised proposal in line with the requirements of DCC's Part VIII procedure
Ayrfield – 150 Units	Part VIII process formally commenced on the 26 of June 2017.	The Internal Technical Review of the proposed scheme was completed in June and formal Part VIII proposal is lodged.
Cornamona, Ballyfermot – 60 Units	Design Team in place	Initiate Part 8 July 2017
Infirmery Road – 30 Units	Design Team in place	Pt. 8 Q4 2017 Central Area Committee
Croke Villas/Sackville Ave Cottages – 74 Units	Design Team in place	Pt 8 initiated. Demolition of 3 back blocks to commence shortly.
Project Name	Status	Update
Housing Construction Programme		
Fishamble Street - 6 Units		Pt. 8 Q3 2017
Bunratty Road - 60 Units		Pt. 8 Q3 2017

Acquisitions

Units acquired to date 2017 = 71

Potential Units in acquisition process 2017 = 160

Repair and Leasing

DCC initiated Repair and Leasing Scheme in April 2017 and published on website. Media campaign will commence in late May and run for 4-6 weeks. In order to maximise the delivery of units under the Scheme DCC engaged with AHB's and divided the City into 6 administrative areas for the purposes of the Scheme as follows:

- Central Area – Peter McVerry Trust
- North West (Finglas/Cabra/Ballymun) – Tuath
- North Central (Coolock/Clontarf/Raheny) – Respond
- South East (Ringsend/Rathmines) – Focus
- South Central (1) South Inner City – Dublin Simon
- South Central (2) Dublin 10 and 12 – Circle

A significant number of queries have been received in relation to the Scheme. To date 8 direct applications to DCC have been received and 6 expressions of interest have been received by Approved Housing Bodies.

Affordable Housing

DCC is currently examining sites in Ballymun and Cherry Orchard

Buy and Renew

Potential acquisition of properties under the Derelict Sites Act and Compulsory Purchase Order (CPO) process is in progress. Planning Enforcement has issued correspondence to owners in relation to properties in the following areas:

- Barnamore Park, Finglas
- Barry Avenue, Finglas
- Creighton Street, Dublin 2
- Fairlawn Park, Finglas
- Hanover Lane, Dublin 8
- Harold's Cross, Dublin 6
- Kingsland Park Avenue, Portobello, Dublin 8
- Main Street, Raheny, Dublin 5
- Millwood Villas, Dublin 5

- Mulberry Cottages, Dublin 20
- Rowerstown Lane, Kilmainham, Dublin 8
- Rutland Street Lower, Dublin 1
- St. Brendan's Park, Artane, Dublin 5
- Terrace Place, Dublin 1
- Thomas Court, Dublin 8
- Wharton Terrace, Harold's Cross, Dublin 6

If the above properties are acquired, they will be included in the Buy and Renew Scheme.

Part V

DCC is in negotiations with a number of developers in relation to their Part V obligations. The potential for delivery of social housing units Under Part V, between 2017 and 2020, is currently 576, of which 359 are currently in negotiations and 217 at initial stage of process. A further 39 planning applications have been submitted to the Planning Department. If permission is granted a further 286 social housing units could potentially be delivered.