

To the Lord Mayor and  
Members of Dublin City Council

Report No. 303/2017  
Report of the Assistant Chief Executive



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**Dublin City Council Social Housing Supply & Delivery Monthly Update Report**

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I attach update report for September 2017.

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

**Brendan Kenny**  
**Assistant Chief Executive**

**Dated : 23<sup>rd</sup> August 2017**



### Schemes Under Construction

Provider	Schemes	No of Units	Status	Expected Completion Date
Dublin City Council	Buttercup Darndale, D 17	29	Under Construction. (6 units handed over on 2/6/17.)	Q4 2017
Dublin City Council	Priory Hall, D 13	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (Blocks 8-20) commenced on site 6th June. 24 month construction contract	Q2 2019
Dublin City Council	Charlemont (BI 3) Dublin 2	79	Works to be completed by Nov 17.	Q4 2017
Dublin City Council	Dolphin House, D8 Phase 1	100	Contractor commenced on site November 2016. Project Board established.	Q2 2018
Dublin City Council	Ballybough Road	7	Contractor commenced on site March 2017. 65 week contract	Q2 – 2018
AHB	John's Lane West D8 (Focus)	31	Accelerated CALF approved 09/05/2017	Q2 2018
AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	43	DCC site. Due for completion Aug. 2017.	Q3 2017
AHB	Richmond Road (Co-operative Housing Ireland )	39	Works Commenced	Q3 2018

Provider	Schemes	No of Units	Status	Expected Completion Date
AHB	Cherry Orchard Meadow, D10 (Co-operative Housing Ireland )	72	Contractor on site	Q1 2019
AHB	Raleigh Square D12 (Tuath)	33	Contractor on site	Q4 2018

### Rapid Build Homes

Scheme/Sites	No. of Units	Status	Expected Completion Date
St. Helena's Drive, Finglas	39	Contractor on site – 1 <sup>st</sup> phase of 21 units hand over on 28 <sup>th</sup> August 17	September 2017
Cherry Orchard	24	Contractor on site	September 2017
Belcamp, Coolock	38	Contractor on site.	September 2017
Mourne Road, Drimnagh	29	Contractor on site.	September 2017

Vacant Council Lands	Status	Update
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 Corporate Governance adopted. Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of Prior Information Notice (PIN) on E-Tenders 20/6/17. Project Information Memorandum and Pre-Qualification Questionnaire published on E-Tenders.	PIN Notice currently advertised in Official Journal of the EU  <b>Expressions of Interest sought on 11<sup>th</sup> August 2017</b>
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. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM and PQQ to follow after O'Devaney Gardens.	PIN Notice currently advertised in Official Journal of the EU
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. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM and PQQ to follow after O'Devaney Gardens.	PIN Notice currently advertised in Official Journal of the EU

<b>Sites for Social Housing PPP; Bundle 1</b>		
Scribblestown – 70 Units (PPP)	Design Team in place. Meeting with residents ongoing. Part 8, initiated at July Meeting of North West Area Committee. Targeting end of August for formal lodgement of Part 8 proposal.	Finalising internal Technical Review of the finalised proposal in line with the requirements of DCC's Part 8 procedure
Ayrfield – 150 Units (PPP)	Design Team in place. Part 8, public consultation process formally commenced in June. Chief Executive Report to October City Council meeting.	Part 8 Advertised coming back to City Council at October meeting.

### **Acquisition Programme 2017**

- Units acquired to date 2017 = 95
- Potential Units in acquisition process 2017 = 157

### **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 2019 is currently 550 units. DCC is presently at various stages of the negotiation process for a total of 264 units.

### **Repair and Leasing Scheme**

DCC initiated Repair and Leasing Scheme in April 2017 and published on website. Media campaign commenced in late May and ran 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 7 applications are being processed through this scheme. Also a number of expressions of interest have been received by Approved Housing Bodies.

### **Buy and Renew Scheme/Derelict Sites**

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

- Barnamore Park, FinglasBarry 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

To date 7 properties have been acquired under the Buy and Renew Scheme and are due for refurbishment.

### **Affordable Housing**

DCC is currently examining sites in Ballymun and Cherry Orchard for potential Affordable Schemes and it is hoped to advertise some of these sites for development before the end of the year.