

To the Lord Mayor and
Members of Dublin City Council

Report No. 346/2017
Report of Assistant Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council Housing Supply Report October 2017

I attach update report for October 2017.

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

Brendan Kenny
Assistant Chief Executive

Dated 20th September 2017

Dublin City Council Housing Supply Report October 2017

Dublin City Council target under Housing Strategy 2015-2017	3347
Capital Programme Target under Social Housing Investment Programme (SHIP)	1498
Current Programme Target under Social Housing Current Expenditure Programme (SHCEP)	1849

	2015	2016	2017	Total
Homes provided to date	565	533	326	1424
Voids Restored	1012	975	605	2592
Part V	0	25	3	28
HAP Tenancies, Homeless (Dublin Region) 60% in the city – 40% in the 3 counties	112	640	1031	1783
HAP Tenancies (General) (Introduced on March 1 st 2017)	0	0	442	442
Outturn	1689	2173	2407	6269

Target for 2015, 2016, and 2017: 3,347

Outturn for 2015 and 2016: 3,862

Programme Stages:	2017	2018	2019	2020	Total
Homes under Construction	122	239	98		459
Homes currently being acquired	304	65	107		476
Part V Acquisitions:	28	25	94		147
Homes at Tender Stage:		42	262	136	440
Capital Appraisals Submitted to Department		126	31	217	374
Homes at Preliminary Planning/Design:			190	185	375
Potential Homes from Land initiative sites:				493	493
Homes from Social housing PPP Bundle 1:				220	220
Projected Acquisitions Programme	3	100	100		203
Rapid Build Delivery:	147	125	250	379	901
Voids	605	800	800	800	3005
HAP (Ordinary)	1200	1300	2000	2000	6500
HAP Homeless (60% in the city & 40% in the counties)	1000	1000			2000
Total Delivery of Homes:	3409	3822	3932	4430	15593

Schemes completed to date (2017)

Committee Area	Provider	Schemes	Funding Programme	Total per Category
Various Areas	DCC	General Acquisitions	LA housing	100
South Central	DCC	Alexander Walk, Whitefriar Street	LA Part V	2
Central (Homeless)	AHB, (PMVT)	ST Agatha's Court	CAS	11
North Central	DCC	Darndale, Buttercup	LA Housing	10
Various areas	AHBs	Special Needs	CAS	16
Various Areas	AHBs	Special needs	CALF/Leasing	187
			Total	326

Homes under Construction

Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Completion Date
North Central	DCC	Buttercup Darndale	LA Housing	25	Under Construction. (6 units handed over on 2/6/17) 4 units delivered on 15/9/17	Delivery of 25 units by end of 2017 in batches of four or eight throughout the year.	Q 1 2018
North Central	DCC	Priory Hall	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (Blocks 8-20) commenced on site 6th June	Completion of phased handover of blocks 13-20 (July 2018).	Q2 2019
North Central	AHB	Richmond Road (CHI Ireland)	CALF & Leasing	39	Works Commenced	Completion of works	Q3 2018
North West	AHB	Broome Lodge D. 7 (Cluid)	CAS (10) & CALF (33)	43	Handover of Homes September 2017	Completion of works	Q3 2017
Central	DCC	Ballybough Road	LA Housing	7	Contractor commenced on site March 2017.	Completion of works	Q3 2018
South East	DCC	Charlemont (Block 3)	PPP	79	Works to be completed by Nov 2017. Homes to be managed by Tuath AHB	Handover of Homes 8th Nov	Q4 2017
South Central	AHB	John's Lane (Focus)	CALF & Leasing	31	CALF approved 09/05/2017	Completion of works	Q2 2018
South Central	DCC	Dolphin House Phase 1	Regeneration	100	Contractor commenced on site November 2016.	Complete construction Phase 1	Q2 2018

South Central	AHB	Cherry Orchard (CHI Ireland)	CALF & Leasing	72	DCC land. Contractor on site.	Completion of Works	Q1 2019
South Central	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC land. Contractor on site.	Completion of works	Q4 2018
			Total	455			

Homes Currently Being Acquired

Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Completion Date
All Areas	DCC	General Acquisitions	LA Housing	77	With Legal Department	Closing of Acquisitions	Q 4 2017
South Central (Special needs)	AHB (Cluid)	11/13 Crumlin Village	CALF	2	In Progress		Q 3 2017
South Central (Special needs)	AHB (Focus Ireland)	395 South Circular Road	Leasing	4	In progress		Q 3 2017
South Central	AHB Cluid	Melrose House, Bluebell	CALF	8	In progress		Q 3 2017
South Central	AHB (CHI)	Catherine's Gate	Leasing	22	In progress		Q 3 2017
South Central	AHB (PMVT)	Brookfield Court, Rialto	CAS	4	In progress		Q 3 2017
North West	AHB (Tuath)	Clancy Court, Finglas	CALF	7	In progress		Q 3 2017

North Central	AHB (Respond)	Chanel Manor, Coolock	CALF	16	In progress		Q 3 2017
North West (Homeless)	AHB (PMVT)	Cabra Road, Dublin 7	CAS	60	In progress		Q 4 2017
North West	DCC	Prospect Hill, Turnkey (Managed by Cluid)	LA Housing	58	In progress		Q 3 2017
All Areas	AHBs	General Needs	CALF/Leasing	218	Various proposals In progress		
			Total	476			

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central	DCC	Belcamp (B)	LA Housing	12	Scheme approved in principle by DPHCLG.	Issue of tender documentation.	Q3 2019
North Central	DCC	Belcamp (C)	LA Housing	16	Scheme approved in principle by DPHCLG.	Issue of tender documentation.	Q3 2019
North West	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	9	Accelerated funding approved by Department 18/08/2016. Tender process complete.	Commence construction	2018

Central	DCC	North King Street	LA Housing	30	Part 8 was approved at a special meeting of the City Council on 25/7/16.	Main Tender to issue Q3 2017	Q3 2019
Central	DCC	Dominick Street	Regeneration	73	Detail design and tender documentation being prepared.	Finalise costings and obtain approval from DHPCLG (Stage 3). Target of main tender to issue before end of 2017.	Q4 2019
Central Area	DCC	O'Devaney Gardens	Regeneration	56	Stage 1 approval received. Stage 2 application (outline design) sent to Dept May 17.	Design Team appointed and main tender to issue. Stage 2 approval to issue	2020
Central	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016. Approved for accelerated CALF 02/06/2017	Return tenders and issue tender report	2019
Central	AHB	Martanna House, High Park (Respond!)	CAS	8	Stage 3 approval granted. Tender report submitted to DCC .	Submission of Stage 4 Report to DHPCLG	2018
Central	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	Planning permission granted. (2812/16)	Contractor going on site – October 2017	2020
South East	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	Design team appointed Approved by Department	Contractor ready to go on site	2018

South Central	DCCI	St. Teresa's Gardens	Regeneration	50	Enabling works 2 (services diversions) tender report sent to Dept 22nd May. Enabling 1 (Demolitions) and Enabling 3 (substation) completed. Enabling 5 (4 blocks blue zone) due for demolition. .	Enabling 5 demolition contract to be awarded. Enabling 4 works to commence. Part 8 – 4 additional houses. Enhanced park to provide pitch	Q2 – 2019
South Central	AHB	Rafter's Lane, D. 12. (WALK AHB)	CAS	15	Planning permission granted. WALK appointed Design Team Stage 3 application received and sent to DHPCLG. APPROVED	Issue Tender	2018
South Central	AHB	Dolphin Park (FOLD)	CALF & Leasing	43	Funding Approval granted 13/03/2017 Tender assessment completed. Conveyance to be completed.	Complete site transfer 2. Award tender	Qtr2 2019
			Total	440			

Capital Appraisals Submitted to Department

Committee Area	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	DCC	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed.	Submission of Part 8. Q 1 2018	Q4 2020
Central	DCC	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Design Team appointed. Demolition underway. Part 8 for redevelopment nearly ready.	Demolish 3 blocks Q3 2017.	Q2 2020
Central	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Conditional Approval granted 16/05/2017	Tender docs to be prepared	2018
Central	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed.	Finalise Stage 1 application	2018
Central	AHB	Ellis Court, D.7. (Túath)	CAS	22	DCC property. Approved under 2015 CAS Programme. Stage 2 approval granted	Lodgement of planning application.	2019
South East	AHB	Townsend Street 180-187 (PMVT)	CAS	18	Approved under 2015 CAS Programme. AHB submitted Stage 2 (Pre Planning) application on 22nd Dec 2016. Submission sent to DHPCLG.	Issue Stage 2 approval.	2018
South Central	DCC	Cornamona D. 10	LA Housing	61	Part 8 out for consultation	Submission of Part 8	Q 1 2020
South Central	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Pilot Programme for Smart Senior Citizen Development. Stage 1 approval received.	Submission of feasibility study.	2020

South Central	AHB	New Street, D8 (PMVT)	CAS	6	Proposal to be submitted for 8 units. Capital Appraisal submitted to DPHCLG.	Issue of Stage 1 approval.	2018
South Central	AHB	Long Mile Road (Respond!)	CALF & Leasing	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018
South Central	AHB	Kilmainham Cross (Novas)	Request for CAS funding	11	Full planning permission for 11 units. Site offered by Department of Justice Department issued Stage 1 approval Jan 2017.	1. Acquisition of site. 2. DCC to acquire.	2019
South East	DCC	Moss street	LA Housing	21	Turnkey/Exchange of land	Planning Permission	2018
Central (Special needs)	AHB (Focus)	Distillery Road	CALF	1	With Department	Acquisition	2018
			Total	374			

Schemes at Preliminary Planning/Design

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central	DCC	Belcamp/Oblate Lands			New Master plan required.	Draft master plan to be completed	
North West	AHB (Novas)	Ratoath Avenue	CAS	6	AHB has prepared preliminary design.	Submission of Stage 1 application.	Q1 2019
North West	AHB	Thatch Road	LA Housing	80	Affected by proposals for new high speed bus lane from Swords to City Centre.	Determine when site will be available for future development	2020
Central	AHB	North King Street 84 (CHI)	CALF & Leasing	30	Planning permission granted on 16/5/17 by an APB.	Issue of tender documents	Q4 2018
Central	AHB (Circle)	Railway Street, Opp. Peadar Kearney House	CALF	34	DCC site. AHB assembling design team	Appointment of design team	2019
Central (Special needs)	AHB (PMVT)	Debtors Prison	CAS	12	Protected structure	Review proposal	2019
Central	DCC	Infirmary Rd/Montpelier	LA Housing	30	Design team appointed	Part 8 Q1 2018	2020
South East	DCC	Charlemont (Block 4)	PPP	15	DCC to exercise an option to acquire further units at this location	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020

South East	AHB	Shaw Street (PMVT)	CAS	11	Preliminary design received. AHB to submit cost plan and other information.	1. Submission of further information (AHB). 2. Review design (DCC).	2019
South East (Special; needs)	AHB	Bethaney House, Sandymount	CALF	30	Planning permission granted 16/5/2017 by Bord Pleanala	Issue of Tender	2019
South Central	DCC	Coruba House 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
South Central	DCC	Dolphin Phase 2	Regeneration	90	Design being examined. Option of acquisition of Rialto Cinema being reviewed.	Outline design & master plan to be agreed. CBA to be completed	2020
South Central	DCC	Bow Lane James's Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2019
South Central	AHB	Jamestown Court, (ALONE)	CALF & Leasing	8	Planning permission granted for Phase 1 development of 8 units	AHB to submit funding application	2018
			TOTAL	374			

Part V Acquisitions – Approved

Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Completion Date
North Central	AHB	Clongriffin (Iveagh Trust)	CALF & Leasing	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2018
North Central	DCC	119 Howth Road, Clontarf	LA housing	1	Funding approved	Home acquired	2018
Central	AHB	Castleforbes, Northbank, D.1 (Tuath)	LA Housing	26	Part V agreed, units to be acquired directly by Tuath. Funding application submitted to Department	With Department for approval	Q3 2017
Central	DCC	49A-51 Arbour Hill	LA Housing	2	Funding approved by Department	Development almost complete	Q4 2017
South East	DCC	Marianella Rathgar	LA housing	19	Funding approved by Department	Homes acquired	Ongoing to 2018
South East	DCC	Terenure Gate Terenure	LA housing	5	Funding approved	Homes acquired	Ongoing to 2018
North West	DCC	Royal Canal Park	LA housing	10	Funding approved	Homes acquired	Ongoing from 2017 to 2019
			Total	147	Note: There are live Planning Permissions for over 5,000 residential units in the city at present so DCC will get over 500 Part v Homes ultimately.		

Housing Land Initiative (Total Residential Dwellings to include 30% Social Housing)

Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central	Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Submissions of interest to be sought in October 2017.	195
O Devaney Gardens + Infirmary Road Central	Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Submissions of interest sought on 11 th August 2017- Closing date 28 th September 2017.	119
St Michaels Estate South Central	Procurement process initiated with publication of the Prior Information Notice (PIN) on E-Tenders 20/6/17. Submissions of interest to be sought in December 2017.	71
Total		385

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Approx.
Scribblestown North West	Part 8 Planning process now finalised. Public Consultation period commenced.	69
Ayrefield North Central	Part 8, public consultation process finished on August 22 nd , 360 submissions received. Next step is part 8 report to City Council.	150
Total		219

Rapid Homes Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	39	Contractor on site		Q3 2017
Cherry Orchard	24	Contractor on site		Q3 2017
Belcamp H	38	Contractor on site.		Q3 2017
Mourne Road, Drimnagh	29	Contractor on site.		Q3 2017
HSE Lands Ballyfermot	53	Tenders returned 19/01/17. Assessment of tenders ongoing.	Contract Awarded	Q2 2018
Woodbank Drive	4	Tenders returned 19/01/17. Assessment of tenders ongoing.	Contract awarded	Q4 2017
Rathvilly Park / Virginia Park	13	Tenders returned 19/01/17. Assessment of tenders ongoing.	Contract Awarded	Q4 2017
Total	200			

Rapid Home Delivery – Apartments				
Bunratty Road	60	Assessment of Tenders	Appoint Design Team	Q4 2018
Fishamble Street	6	Assessment of Tenders	Appoint Design Team	Q4 2018
Total	66			

Rapid Home Delivery – Next Phase Sites

	<u>Est.</u>			
Woodville House/Kilmore Road	40			
Sladmore, Ayrefield	15			
Darndale, Spine Site	80			
Valley Site, Finglas South	150			
Springvale, Chapelizod	80			
Croftwood, Cherryorchard	45			
Grand Canal Harbour	80			
Weaver Street	40			
Cork Street	40			
Bridgefoot Street	58			
TOTAL	628			