



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Thursday 26th October 2017

Item No. 5

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

Funding Allocation Provided: €292m

	2015	2016	2017	Total 2015 to 2017
Units Completed to date	565	533	349	1447
Voids Restored	1012	975	677	2664
Part V		25	3	28
HAP Tenancies, Homeless (Dublin Region)	112	915	1198	2225
HAP Tenancies (General)			596	596
Buy and Renew			3	3
Outturn	1689	2448	2822	6957

Projected Delivery to 2020			2017	2018	2019	2020	Total
Units Under Construction			122	255	98		475
Units currently being acquired			322	65	107		494
Buy & Renew			7				7
Repair & Lease			11				11
Part V Units			28	26	104		158
Units at Tender Stage				23	292	136	451
Capital Appraisals Submitted to Department				104	31	238	373
Units at Preliminary Planning/Design				47	159	220	426
Potential Units from Vacant Council Lands					0	493	493
Sites for Social housing PPP Bundle 1						220	220
Projected Acquisitions			3	100	100	100	303
Rapid Home Delivery			147	125	250	379	901
Voids			605	800	800	800	3005
HAP			850	1300	2000	2000	6150
HAP Homeless			1000	1000			2000
Total Delivery of Units			3095	3841	3941	4586	15467

**Schemes completed to date - Department of Housing, Planning and Local Government (DHPLG)
Capital Works Management Framework (CWMF) Stage 4**

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	Total per Category
General Needs	DCC	General Acquisitions	LA housing	118
South Central	DCC	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
North Central/General Needs	DCC	Buttercup, Darndale, Dublin 17	LA housing	10
	AHB	Various	CALF	185
	AHB	Various	CAS	27
South Central/ North Central	DCC	Buy and Renew Scheme	B&R	3
	Total			345

Schemes Under Construction – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	25	35 Units. 6 units delivered 2/6/17. A further 4 units delivered 15/9/17.	Completion of Scheme.- remaining 25 units by Q1 2018.	Q1 2018
North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (Blocks 8-20) commenced on site 6th June. 24 month construction contract	Completion of phased handover of blocks 13-20 (July 2018).	Q2 2019
South East – General Needs	Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Units being snagged by DCC. Agreements with Tuath to be finalised.	Handover of Units October	Q4 2017
South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Contractor commenced on site November 2016. Project Board established.	Complete construction Phase 1	Q2 2018
Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contractor commenced on site March 2017.	Completion of works	Q3 – 2018
South Central Special Needs	AHB	John’s Lane West D8 (Focus)	CALF	31	Accelerated CALF approved 09/05/2017	Completion of works	Q2 2018
North West – Special Needs	AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	2014 CAS (10 units) & CALF (33 units)	43	Handover of units October 2017	Completion of works	Q4 2017
North Central General Needs	AHB	Richmond Road (CHI)	CALF	39	On site	Completion of works	Q3 2018
South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (CHI)	CALF	72	On site	Completion of Works	Q1 2019

Schemes Under Construction – DHPLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Cornmill, Distillery Rd., Dublin 3 (Focus)	CALF	1	Approved by Dept.	To be acquired.	2018
South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF	33	On site	Completion of works	Q4 2018
South East - Special Needs	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	Stage 4 application approved. Letter of Consent issued. Contractor appointed.	Completion of works.	Q3 2018
	Sub total			475			

Units Currently Being Acquired – DHPCLG CWMF Stage 4

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No. of Units	Status	Next Milestone	Expected Completion Date
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	88	With Law Department	Closing of Acquisitions ongoing	2017
North West Area	DCC	Turnkey Prospect Hill - Block B	LA Housing	58	Snagging Process commenced	Closing of Acquisitions	2017
Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	DHPLG has approved proposal	Authorisation finalised with DHPCLG, progressing with completing agreements. To be delivered as units become vacant.	2017
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	408	In progress		
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	86	In progress		
	GRAND TOTAL	Units being acquired		494			

Schemes at Tender Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	Enabling works 2 (services diversions) Contract awarded. Enabling 1 (Demolitions) and Enabling 3 (substation) completed. Enabling 5 (4 blocks blue zone) currently being demolished. PIP works to be done. Draft framework document prepared. Draft CBA being prepared. Cost submission Stage 3 issued to Department Aug 2017. Part 8 initiated, 4 additional houses and increased park. SCA meeting 18/10/17	Completion of Enabling 5 demolition contract (2 blocks). contract to be awarded for further 2 blocks. Enabling 4 (50 Donore Ave) works to commence. Revised framework plan finalised and submitted to DHPCLG for approval. CBA to be completed. Main Contract and PIP contract to be tendered.	Q2 – 2019
Central Area General Needs	Dublin City Council	O'Devaney Gardens	Regeneration	56	Stage 1 approval received. Stage 2 application (outline design) sent to Dept May 17. Seeking to relocate remaining occupants so as to deliver an unencumbered site when going to market.	Design Team appointed and main tender to issue. Stage 2 approval to issue. Tender to issue for demolition of 2 blocks	2020
Central General Needs	Dublin City Council	North King Street - Sean Foster Place	LA Housing	30	Part 8 approved July 2016. Tender documentation being prepared. Stage 3 approval received.	Value Engineering exercise to be completed. Main Tender to issue Q4 2017	Q3 2019

Schemes at Tender Stage							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Detail design and tender documentation being prepared. Value engineering to be examined & Bill of Quantities to be prepared later 2017. Stage 3 application 2/10/17	Value Engineering to be completed. Finalise costings and obtain approval from DHPCLG (Stage 3). Target of main tender to issue 2017.	Q1 2020
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DHPLG. Outline design to be prepared.	Seek Stage 3 (approval to go to tender)	Q3 2019
North Central General Needs	Dublin City council	Belcamp (Site C)	LA Housing	16	Scheme approved in principle by DHPLG. Outline design to be prepared.	Seek Stage 3 (approval to go to tender)	Q3 2019
North West Special Needs	AHB	Wad River Close, Ballymun (Cluid)	CALF	9	Accelerated funding approved by Department 18/8/2016. Revised planning application lodged for 9 units.	Decision on planning application.	Q1 2019
Central/Special Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF	29	Transfer to be completed	Commence on site	2019
Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF	80	Security Fencing erected. Award contract	Contractor to be appointed	2020

Schemes at Tender Stage							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central/Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF	43	All outstanding issues resolved. Development have issued instructions to Law Department.	1. Complete site transfer 2. Award tender	Q2 2019
Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Stage 4 application approved. Successful tenderer not proceeding. AHB to submit report re rent.	Submission of tender	2018
Central	AHB	North King Street 84 (Co-operative Housing Ireland)	CALF	30	Approved by Dept.	Issue of tender documents	2019
South Central – Special Needs	AHB	Rafter’s Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Stage 3 application approved	Issue tender documentation.	2018
	GRAND TOTAL			451			

Capital Appraisals submitted to DHPLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	61	Part 8 planning application lodged on August 9th 2017.	Await approval of Part 8 submission @ Nov City Council meeting. Tender release March 2018.	Q2 2020
Central General Needs	Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan prepared.	Submission of Part 8 Q1 2018.	Q4 2020
Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Part 8 planning application lodged July 18th 2017. Cost Benefit Analysis being prepared. Demolition of 3 blocks commenced September 2017.	Await approval of Part 8 submission. Complete demolitions.	Q2 2020
South East General Needs	Dublin City Council	Moss Street, Dublin 2	LA Housing	21	Proposal to acquire 21 units in exchange for transfer of development site.	City Council approve disposal of site	2020
South Central/Special Needs	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	Pilot Programme for Smart Senior Citizen Development. Stage 1 approval received. Expressions of Interest by AHB's assessed and awarded to Circle and Alone.	Submission of feasibility study.	2020
South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	Planning application lodged.	Decision on planning application.	2018

Capital Appraisals submitted to DHPLG

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	Planning application lodged 19/9/2017.	Decision on planning application.	2019
South Central/Special Needs	AHB	New Street, D8 (Peter McVerry Trust)	CAS	6	Stage 2 approved	1) Appointment of design team. 2) Lodgement of planning application.	2018
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 submitted to DHPCLG 15/9/2017	Issue of Stage 1 approval.	2018
South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Stage 1 approved January 2017. Decision on transfer with DPER	Transfer of site to DCC	2018
Central/Special needs	AHB	Dominick Place (The Aids Fund)	CALF	9	Conditional Approval granted 16/05/2017	Tender docs to be prepared	Q1 2019
South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018
Grand total				373			

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South East – General Needs	Dublin City Council	Charlemont (Bl 4) Dublin 2	PPP	15	DCC to exercise an option to acquire further units at this location (15 units at 10% discount on market value)	Agree cost of 15 units with Developer and submit to DHPCLG for funding	2020
North West – General Needs	Dublin City Council	Collins Avenue, Thatch Road	LA Housing	80	Affected by proposals for new high speed bus lane from Swords to City Centre, which will reduce number of units. Traffic Department is confirming the exact reservation required. Issue of title to be resolved.	Determine when site will be available for future development	2020
Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined. Cost Benefit Analysis being drafted	Outline design & masterplan to be agreed. CBA to be completed	2020
South Central	Dublin City Council	Bow Lane James's Street	LA Housing	4	Site acquired by the Council. Feasibility study received from PMCVT & Valuers preparing valuation report.	DCC to review and prepare draft design.	2019
South Central	AHB (Circle)	Coruba House lands, Dublin 12	CALF	20	FS study received from Circle	Circle to review Feasibility Study	2019
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands			New Masterplan required. Review underway of particulars of site and associated services.	Determine development options.	

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF	8	Planning permission granted for Phase 1 development of 8 units in 1st block. Valuers engaging with beneficiaries of estate	Ownership of site to be finalised	2019
South East/ Special Needs	AHB	Bethany House, Sandymount (Clúid)	CALF	64	Proposed redevelopment of existing 38 units, and the addition of an extra 26 units. Plan to do new build first. Design Team appointed March 2017. Expect to lodge for PP Sept. 2017.	Lodge planning application.	2019
North Central	AHB	Tonlegee Road, Dublin 5 (FOLD)	CALF	47	With DCC for comment on CALF proposal	To be acquired as turnkey	Q4 2018
Central	AHB	Site at Railway St. - opposite Peadar Kearney House (Circle)	CALF	34	Appointment of Design team	Lodgement of planning application	2019
North West/ Special Needs	AHB	Ratoath Avenue, Dublin 11 (NOVAS)	CAS	6	Revised design submitted 19/9/17. to be reviewed by DCC	Stage 1 to be submitted to DHPCLG	Q1 2019
South East – General Needs	AHB	Shaw Street Pearse St (Peter McVerry Trust)	CAS	11	Preliminary design received. Cost plan and further information received. AHB & DCC to meet re cost report.	Review costs.	2019

Schemes at Preliminary Planning/Design Stage

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central/Special Needs	AHB	Debtors Prison (Peter McVerry Trust)	CAS	12	Stage 1 application received. Protected structure.	Review proposal.	2019
North West Area	Dublin City Council	St. Finbarr's, Cabra	LA Housing	35	Feasibility/review to be completed end of December 2017	Part 8 end of September 2018	Q4 2020
TOTAL				426			

PART V

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	AHB (Tuath)	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Funding approval granted 18/7/2017	To be acquired.	Q4 2017
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2019
North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Funding approved by DHPCLG	Units acquired.	Ongoing 2017 to 2019
Central	Dublin City Council	49A-51 Arbour Hill	LA Housing (Acquisitions)	2	Funding approved by DHPCLG	Development almost complete	Q4 2017
South East	Dublin City Council	Marianella, Rathgar, Dublin 6	LA Housing (Acquisitions)	19	Funding approved by DHPCLG	Units acquired.	Ongoing to 2018
South East	Dublin City Council	Terenure Gate, Terenure, Dublin 6W	LA Housing (Acquisitions)	5	Funding approved.	Units acquired.	Ongoing to 2018.
North Central	Dublin City Council	119 Howth Road, Clontarf, Dublin 3	LA Housing (Acquisitions)	1	Funding approved	Unit acquired.	Ongoing to 2018
South East	Dublin City Council	Church Avenue, Rathmines, Dublin 6	LA Housing (Acquisitions)	1	Agreement in place.	Unit acquired.	Q2 2018
North West	Dublin City Council	Pelletstown Dublin 15	LA Housing (Acquisitions)	10	Agreement in place.	Units acquired.	Q1 2019
	TOTAL			158			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)

Schemes/Sites	Comment	Social Units
O Devaney Gardens + Infirmary Road Central - General Needs	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 the Prior Information Notice (PIN) on E-Tenders 20/6/17. Project Information Memorandum & Pre-Qualification Questionnaire to be published on E-Tenders w/e 13/8/2017. PQQ/PIM Published Final date for replies 25/09/2017. Draft ITPD & Development Agreement documents in place. Total Units 585	175
Oscar Traynor Road North Central - General Needs	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 the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 640	192
St Michaels Estate South Central - General Needs	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 the Prior Information Notice (PIN) on E-Tenders 20/6/17. PIM & PQQ to follow after O'Devaney Gardens. Total Units 420	126
Total		1645 493

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Approx.
Scribblestown (Lot 5) - Nowrth West General Needs	The Part 8 Planning Proposal is now finalised targeting 18 September 2017 for lodgement of the application and commencement of the public consultation period on the Scribblestown PPP Development.	70
Ayrfield (part of) North Central - General Needs and Special Needs	The Public Consultation Phase for the planning proposal ended on August 22 nd and approximately 360 submissions were received. Part 8 report submitted and approved at October Council meeting.	150
Total		220

Rapid Home Delivery

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	39	Completed	Completed	Sep-17
Cherry Orchard	24	Contractor on site	Completed and handover of units	Q4 2017
Belcamp H	38	Contractor on site	Completion and handover of units	Q4 2017
Mourne Road, Drimnagh	29	Contractor on site.	Completion and handover of units	Q4 2017
HSE Lands Ballyfermot	53	Contract Awarded	Contractor on site October	Q2/Q3 2018
Woodbank Drive	4	Contract Awarded	Contractor on site October	Q4 2017
Rathvilly Park / Virginia Park	13	Contract Awarded	Contractor on site October	Q4 2017
Total	200			

Rapid Home Delivery - Apartments

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Fishamble Street	6	Assessment of tenders completed - Framework in place	Design Team appointed	Q4 2018
Bunratty Road	66	Assessment of tenders completed - Framework in place	Appoint Design Team	Q4 2018
Total	72			

Rapid Home Delivery Phase 2 - Volumetric

Scheme/Sites	No. of Units	Status	Expected Completion
Cork Street (adjoining Weaver Park)	40	Prepare Draft Design	2020
The Valley Site, St. Helenas Road, Finglas	150	Proposal to include both private (100 approx) and social (50 approx) units.	2019
Sladmore Ayrfield	15	Review Site and Feasibility	2019
Springvale Chapelizod	81	Review Designs	2020
Croftwood Gardens & Environs	45	Review Designs	2019
Spine Site	80	Review Designs	2020
Woodville House/Kilmore Road	40	Draft Design	2019
Grand Canal Harbour Site	80	Prepare Draft Design	2020
Weaver Street	40	Prepare Draft Design	2020
Bridgefoot Street	58	Feasibility Study and Design in place	2020
Total	629		

Repair and Lease							
Committee Area	Provider	Scheme/ Property Address	No . of Units	Status	Next Milestone	Refurb work to be completed by	Expected Closing Date
Central	Private owner	Richmond Crescent, North Circular Rd., Dublin 1	1	Inspected	Owner to submit requested documentation	DCC	Q4 2017
Central	Private owner	Ormond Place, Dublin 1	1	Inspected	Owner to submit schedule of works	DCC	Q4 2017
Central	AHB	Alexander Terrace, North Wall, Dublin 1	1	Inspected	Waiting update from AHB	AHB	Q4 2017
North West	Private owner	Gallaun Road, Poppintree, Dublin 11	1	Inspected	Jointly owned, owner to complete joint owner application form or proof of sole ownership	DCC	Q4 2017
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	2	Documents pending	Owner to submit schedule of works	DCC	Q4 2017
North Central	Private owner	Edenmore Shopping Centre, Raheny, Dublin 5	1	Documents pending	Owner to submit schedule of works	DCC	Q4 2017
Central	Private owner	Capel Street, Dublin 1	3	Inspected	Owner to submit schedule of works	DCC	Q4 2017
Central	Private owner	Russell Street, Dublin 1	1	Inspection scheduled	Inspection. Schedule of works to be completed.	DCC	Q4 2017
Total:			11				

Buy and Renew Scheme/Derelict Sites

Committee Area	Scheme/Property Address	No. of Units	Cost of Refurb. works	Current Status	Next Milestone
South Central	Downpatrick Road, Crumlin, Dublin 12	1	To be confirmed	Tenanted.	Complete
North Central	Elm Mount Drive, Beaumont, Dublin 9	1	To be confirmed	Refurbishment completed.	Tenanted.
Central	Nelson Street, Dublin 7	1	To be confirmed	Design stage.	Refurbishment
North West	Oakwood Avenue, Dublin 11	1	To be confirmed	Title Acquired	Legal
South Central	Reuben Avenue, Dublin 8	1	To be confirmed	Design stage.	Refurbishment
South Central	St. Anthony's Road, Rialto, Dublin 8	1	To be confirmed	Design stage.	Refurbishment
South Central	Cashel Avenue, Crumlin, Dublin 12	1	To be confirmed	Tenanted.	Complete
Totals:		7			