



Dublin City Council Housing Supply Report – January 2018

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	511	633	1709
Rapid Homes Delivery		22	126	148
Voids Restored	1012	975	908	2895
Part V	0	25	56	81
HAP Tenancies, Homeless (Dublin Region) 60% in the city – 40% in the 3 counties	112	915	1410	2437
HAP Tenancies (General) (Introduced on March 1 st 2017)	0	0	1015	1015
Outturn	1689	2448	4148	8285

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

Outcome for 2015 and 2016, 2017: **8285 (est)**

Programme Stages:	2017	2018	2019	2020	Total
Homes under Construction	9	229	98		336
Homes currently being acquired	193	175	107		475
Part V Acquisitions:		54	104		158
Homes at Tender Stage:		23	292	136	451
Capital Appraisals Submitted to Department		104	60	238	402
Homes at Preliminary Planning/Design:			148	335	483
Potential Homes from Land initiative sites:				493	493
Homes from Social housing PPP Bundle 1:				220	220
Projected Acquisitions Programme		100	100	100	300
Rapid Build Delivery:		146	250	379	775
Voids		800	800	800	2400
HAP (Ordinary)	150	1300	2000	2000	5450
HAP Homeless (60% in the city & 40% in the counties)	85	1000			1085
Total Delivery of Homes:	437	3931	3959	4701	13028

Schemes completed to date (2017)				
Committee Area	Provider	Schemes	Funding Programme	Total per Category
Various Areas	DCC	General Acquisitions	LA housing	170
South Central/North Central	DCC	Buy and Renew Scheme	B&R	3
South East	DCC	Charlemont, Dublin 2	PPP	79
North Central	DCC	Darndale, Buttercup	LA Housing	26
Various areas	AHBs	Special Needs	CAS	100
Various Areas	AHBs	Special needs	CALF/Leasing	255
			Total	633

Homes under Construction

Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Completion Date
North Central	DCC	Buttercup, Darndale	LA Housing	9	26 units handed over to date. Remaining 9 units by Q1 2018	Completion of Scheme – remaining 9 units by Q1 2018	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. 24 month construction project	Completion of phased handover of blocks 13-20 (July 2018).	Q2 2019
North Central	AHB	Richmond Road (CHI Ireland)	CALF & Leasing	39	Contractor on site	Completion of works	Q3 2018
Central	DCC	Ballybough Road	LA Housing	7	Contractor on site	Completion of works	Q3 2018
South Central	AHB	John's Lane (Focus)	CALF & Leasing	31	Accelerated CALF approved 09/05/2017	Completion of works	Q2 2018
South Central	DCC	Dolphin House Phase 1	Regeneration	100	Construction ongoing	Complete construction Phase 1	Q2 2018
South Central	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	Contractor on site	Completion of works	Q4 2018
South Central	AHB	Cherry Orchard Meadow, Blackditch Rd, D10 (CHI)	CALF	72	Contractor on site	Completion of works	Q1 2019
South East	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	Contractor on site	Completion of works	Q3 2018
Central	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	Commenced on site 4 th December 2018	Complete construction	2020
			Total	336			

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Completion Date
All Areas	DCC	General Acquisitions	LA Housing	96	With Legal Department	Closing of Acquisitions ongoing	Q4 2017
All Areas	AHBs	General Needs	CALF/Leasing	217	Various proposals In progress	Ongoing	TBC
All Areas	AHBs	Various	CAS	28		Ongoing	TBC
South Central (Special needs)	AHB (Focus Ireland)	395 South Circular Road	Leasing	4	Approved by DHPCLG 02/06/2017	Legals to be finalised	Q 4 2017
South Central	AHB (CHI)	Catherine's Gate	Leasing	22	DCC have supported CHI's proposal to acquire units. With DHPCLG for approval.	Issue of approval	Q1 2018
South Central	AHB (PMVT)	Brookfield Court, Rialto	CAS	1	Approved by DHPCLG	Legals to be completed	Q 4 2017
North West	AHB (Tuath)	Clancy Court, Finglas	CALF	7	AHB to acquire units. Approved by DHPCLG 10/04/2017	Acquisition of units. Units to close Q4 2017 – 5 Units to close Q1 2018 – 2	Q4 2017
North West	DCC	Prospect Hill, Turnkey (Managed by Cluid)	LA Housing	58	Snagging process commenced	Closing of Acquisitions	Q 1 2018
North West	AHB (Oaklee)	Stormanstown Hall, Dublin 11	CALF	42	On site	Completion of work	Q2 2018
			Total	475			

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. Outline design to be prepared	Outline design to be completed. Seek Stage 3 (approval to go to tender)	Q3 2019
North Central	DCC	Belcamp (C)	LA Housing	16	Scheme approved in principle by DPHCLG. Outline design to be prepared	Outline design to be completed. Seek Stage 3 (approval to go to tender)	Q3 2019
North West	AHB	Wad River Close, Ballymun (Cluid)	CALF & Leasing	9	Planning Permission issued November 2017	Final Grant to Issue	Q 1 2019
Central	DCC	North King Street	LA Housing	30	Part 8 approved July 2016. Stage 3 approval received. Tender returns 17 th December 2017.	Assessment of Tenders	Q3 2019
Central	DCC	Dominick Street	Regeneration	73	Detail design and tender documentation being prepared. Bill of Quantities to be prepared. Stage 3 application for approval to go to tender submitted 02/10/2017	Value Engineering to be completed. Finalise costings and obtain approval from DHPCLG (Stage 3). Target of main tender to issue 2017	Q1 2020
Central	DCC	O'Devaney Gardens	Regeneration	56	Stage 1 approval received. Stage 2 application (outline design) sent to DHPCLG May 2017. Seeking to relocate remaining occupants so as to deliver an unencumbered site when going on market.	Design Team appointed and main tender to issue. Stage 2 approval to issue. Tender to issue for demolition of 2 blocks	TBC
Central	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	Transfer to be completed	Commence on site 8 th January 2018	Q2 2019

Central	AHB	Martanna House, High Park (Respond!)	CAS	8	Stage 4 application approved. Successful tenderer not proceeding. Acceptance of next lowest tender recommended. Approved by DHPCLG	Commence on site	2018
Central	AHB	North King St 84 (CHI)	CALF & Leasing	30	Tenders being assessed	Appoint Contractor. On site Q2 2018	Q2 2019
South Central	DCC	St. Teresa's Gardens	Regeneration	50	Enabling works 2 (services diversions) Contract awarded. 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 DHPCLG August 2017. Part 8 initiated, 4 additional houses and increased park. SCA meeting 18/10/2017	Completion of Enabling 5 demolition contract (2 blocks). Contract to be awarded for further 2 blocks. Enabling 4 (50 Donore Avenue) works to commence. Revised framework plan to be completed and submitted to DHPCLG for approval. CBA to be completed. Main Contract and PIP contract to be tendered.	Q4 – 2019
South Central	AHB	Rafter's Lane, D. 12. (WALK AHB)	CAS	15	Stage 4: Tender being examined	Submit tender report	2019
South Central	AHB	Dolphin Park (FOLD)	CALF & Leasing	43	Contractor in place	Commence on site	Q2 2019
			Total	451			

Capital Appraisals Submitted to Department

Committee Area	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	DCC	Infirmiry Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Masterplan being prepared	Submission of Part 8 Q 1 2018	2020
Central	DCC	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Part 8 – Sackville Avenue completed. Part 8 – Main construction and new boulevard submitted to December Council meeting. Cost Benefit Analysis being prepared. Demolition of 3 blocks commenced September 2017. Revised cost plan being prepared.	Complete demolitions. Preparation of tender documents. Revised cost plan to enable completion of CBA. Seek stage 2 approval.	2020
Central	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Conditional Approval granted 16/05/2017	Tender docs to be prepared	2019
Central	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	Stage 1 approved	Submission of Stage 2 application	2018
Central	AHB	Arbour Hill (Dublin Simon)	CAS	18	Stage 1 application submitted to DHPCLG. Approved	Submission of Stage 2 application	2019
Central	AHB	Ellis Court, D.7. (Túath)	CAS	22	Planning application lodged 19/09/2017 – 3885/17 Decision made to grant	Final decision on planning application	2019
South Central	DCC	Cornamona D. 10	LA Housing	61	Part 8 approved at November Council meeting. CBA submitted. Revised cost plan being repaired.	Prepare tender for issuing March 2018	2020

South Central	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	CAS funding application to be submitted.	Funding application to DHPCLG	2020
South Central	AHB	New Street, D8 (PMVT)	CAS	6	Stage 2 approved	1) Appointment of design team 2) Lodgement of planning application	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	Stage 1 approval January 2017. Decision on transfer with DPER	Transfer of site to DCC	2018
South East	DCC	Moss street	LA Housing	21	Proposal to acquire 21 units in exchange for transfer of development site	City Council approve disposal of site	2020
South East	AHB	Townsend Street 180-187 (PMVT)	CAS	18	Planning application lodged 5/10/2017 – 3991/17	Decision on planning application	2018
South East	AHB	Shaw Street Pearse Street (PMVT)	CAS	11	Preliminary design received. Cost plan received. DCC awaiting further information re costs	Review costs	2019
			Total	402			

Schemes at Preliminary Planning/Design							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North West	AHB (Novas)	Ratoath Avenue	CAS	6	Revised design submitted. Sent to DHPCLG	Stage 1 application to be lodged	Q1 2019
North West	AHB	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. Title issues resolved	2020
North West	DCC	St. Finbar's, Cabra	LA Housing	35	Feasibility/review to completed end of December 2017	Part 8 end of September 2018	Q4 2020
Central	AHB (Circle)	Railway Street, Opp. Peadar Kearney House	CALF	34	Design team appointed	Lodgement of planning application	2019
Central (Special needs)	AHB (PMVT)	Debtors Prison Green Street D 7	CAS	12	Stage 1 application received. Protected structure	Review proposal	2019
Central	DCC	Redevelopment of Dorset St Flats		115	Stage 1 application submitted to DHPCLG	Stage 1 approval	2020
South East	DCC	Charlemont (Block 4)	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
South East (Special needs)	AHB	Bethany House, Sandymount	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. Expected to lodge for Planning Permission December 2017	Lodge planning application	2019

South Central	DCC	Coruba House Dublin 12	CALF	20	FS study received from Circle	Circle to review Feasibility Study	2019
South Central	DCC	Dolphin Phase 2	Regeneration	90	Design being examined. CBA being drafted	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. Feasibility study received from PMVT & Valuers preparing valuation report.	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 in first block. Valuers engaging with beneficiaries of estate	Owenship of site to be finalised	2019
North West	DCC	Kildonan Road (Abigail Centre)	LA Housing	TBC	Procurement Process for Design Team – To bring to Part 8	Procurement of Design Team	TBC
North Central	DCC	Belcamp/Oblate Lands	LA Housing	TBC	New Masterplan required. Review underway of particulars of site and associated services	Determine development options	TBC
Central	DCC	Eastwall Road, Northstrand, Dublin 3	LA Housing	TBC	Feasibility study on overall development of site	Determine developer option	TBC
			Total	483			

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	On site	Iveagh Trust to acquire homes once complete	2019
North Central	DCC	119 Howth Road, Clontarf D.3	LA Housing	1	Funding approved	Home acquired	Q 3 2018
Central	AHB	Castleforbes, Northbank, D.1 (Tuath)	LA Housing	26	Funding approval granted 18/07/2017	To be acquired	Q1 2018
Central	DCC	49A-51 Arbour Hill D.7	LA Housing	2	Funding approved by DHPCLG	Development almost complete	Q1 2018
South East	DCC	Marianella Rathgar D.6	LA housing	19	Funding approved by DHPCLG	Homes acquired	Q 3 2018
South East	DCC	Terenure Gate Terenure D.6	LA housing	5	Funding approved	Homes acquired	Q 3 2018
South East	DCC	Church Avenue, Rathmines D. 6	LA housing	1	Agreement in place	Home acquired	Q2 2018
North West	DCC	Royal Canal Park	LA housing	10	Funding approved by DHPCLG	Homes acquired	Ongoing 2017 to 2019
North West	DCC	Pelletstown Dublin 15	LA housing	10	Agreement in place	Homes acquired	Q1 2019
			Total	158	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	Social
O Devaney Gardens Central Area	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. Draft ITPD & Development Agreement documents in place. Total Units 585	175
Oscar Traynor Road North Central Area	Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the PIN on E-Tenders 20/6/17. Total Units 640	192
St Michaels Estate South Central Area	Legal and procurement teams in place. Development opportunity advertised in national press 28/4/17. Procurement process initiated with publication of the PIN on E-Tenders 20/6/17. Total Units 420	126
Total	1645	493

Sites for Social Housing PPP; Bundle 1				
Schemes/Sites	Comment	Next Milestone	No. of Units	Completion Date
Scribblestown North West	Part 8 approved December 2017		70	TBC
Ayrefield North Central	Part 8 approved October 2017.		150	TBC
Total			220	

Rapid Homes Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
HSE Lands Ballyfermot	53	Contract Awarded	Contractor on site	TBC
Woodbank Drive	4	Contract Awarded	Contractor on site	TBC
Rathvilly Park / Virginia Park	13	Contract Awarded	Contractor on site	TBC
Belcamp H	4	Contract Awarded	Contractor on site	TBC
Total	74			

Rapid Home Delivery – Apartments				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Bunratty Road	66	Assessment of Tenders complete – Framework in place	Part 8 initiated	Q4 2018
Fishamble Street	6	Assessment of Tenders complete – Framework in place	Part 8 initiated	Q4 2018
Total	72			

Rapid Build Housing – New Proposals

Scheme/Sites	No. of Units	Status	Expected Completion Date
Woodville House/Kilmore Road	40	Draft Design	tbc
Sladmore, Ayrefield	15	Review Site and Feasibility	tbc
Darndale, Spine Site	80	Review Designs	tbc
Valley Site, Finglas South	150	Mix of both affordable homes.	tbc
Springvale, Chapelizod	81	Review Designs	tbc
Croftwood, Cherry Orchard	45	Review Designs	tbc
Grand Canal Harbour	80	Prepare Draft Design	tbc
Weaver Street	40	Prepare Draft Design	tbc
Cork Street	40	Prepare Draft Design	tbc
Bridgefoot Street	58	Feasibility Study and Design in place	tbc
TOTAL	629		

Buy and Renew Scheme:

The following 10 properties have been recovered under the Derelict Sites process:

188 Downpatrick Road, D 12	Refurbishment works completed. Allocated
6 Elm Mount Drive, Beaumont D 9	Refurbishment works completed. Allocated
6 Nelson St, Dublin 7	Design options prepared and presented. Preferred option is for 2 family units
32 Reuben Avenue, D 8	Preliminary designs have been completed and detailed designs are being prepared. Estimated completion date March 2018
3 St. Anthony's Road, Rialto, D 8	Detailed designs to be completed. Tender issued in November 2017. Estimated completion date Spring 2018.
18 Cashel Avenue, D 12	Refurbishment works completed.-Allocated
7 Barry Avenue, Finglas, D11	Design work underway-recent CPO
6 Creighton Street, D 2.	Design work underway-recent CPO
7 Kingsland Park Avenue, Portobello, D6	Design work underway-recent CPO
21 Rutland Street Lower, D1.	Design work underway-recent CPO

Agreement has now been reached with the Department of Finance to transfer number 142 and 144 Harolds Cross Road to Dublin City Council for Social Housing purposes. These properties have been vacant for many years. We will now begin design work prior to refurbishment.

The CPO Process is ongoing in relation to the following 9 properties:

- 31 Main Street, Raheny.
- Millwood Villas, (site adjoining 48 Millwood Villas), D5
- 5 Units at Mulberry Cottages, Chapelizod (5)
- 6 Rowerstown Lane, Kilmainham.
- 6 Terrace Place, Sean McDermott Street.
- 68B St. Brendan's Park, Artane, D5.
- 37 Thomas Court, D8.
- 25 A Barnamore Park, Finglas South, D11.
- 9 Fairlawn Park, Finglas, D11.

Dublin City Council has identified a further 18 derelict properties which have the potential to be acquired under the derelict sites CPO process. The Development/Planning department is currently carrying out due process in relation to these properties.

Dublin City Council continues to liaise with Landlords, Estate Agents, Property Owners and the General Public to help identify vacant properties in the City. We are monitoring all available data resources for vacant properties and updating our database on a regular basis.

Once a property has been recorded it is intended that a detailed investigation will be undertaken to determine what type of category the property will be classified as regards its current vacant status and its suitability for Social Housing.

The CSO and Geo Directory data returns for vacant, derelict and underutilised residential properties are currently under review.

We are receiving information from the National Web Site – www.vacant homes.ie

Brendan Kenny
Assistant Chief Executive

Date: 8th January 2017