
Dublin City Council Housing Supply Report – February 2018

The Delivery Target for Dublin City Council on the three year period 2015- 2017 was **3,347** Homes.

Schedule of Delivery 2015-2017

Delivered	2015	2016	2017	Total
<i>Construction DCC</i>	19	68	235	322
<i>Acquisition/Leasing DCC</i>	263	259	165	687
<i>Construction AHB</i>	53	0	142	195
<i>Acquisition/Leasing AHB</i>	230	206	225	661
<i>Part V</i>	0	25	56	81
<i>Voids Restored</i>	1012	975	879	2866
Target Total	1577	1533	1702	4812
<i>HAP Tenancies, Homeless (60% in the City)</i>	112	934	1579	2625
<i>HAP Tenancies, General</i>	0	0	1040	1040
Total Outturn	1689	2467	4321	8477

The delivery target for the four year period 2018 -2021 for Dublin City Council is **9,802** (A higher target may be allocated at a later stage during this four year period.)

This target figure includes Local Authority new build, acquisitions, refurbish/voids, leasing and part V. It also includes similar activity by Approved Housing Bodies.

A further target for the Housing Assistance Payment Scheme (HAP) will be allocated separately. I am setting out below our initial prediction on these targets over the four year period 2018-2021. I am confident that this challenging overall target of **9,802** will be achieved.

Estimated delivery for the 4 year period, 2018 – 2021

Programmes:	2018	2019	2020	2021	Total
<i>Construction DCC</i>	333	403	939	697	2372
<i>Acquisition/Leasing DCC</i>	150	250	300	300	1000
<i>Construction AHB</i>	140	400	300	300	1140
<i>Acquisition/Leasing AHB</i>	240	300	400	400	1340
<i>Part V</i>	100	150	200	300	750
<i>Voids Restored</i>	800	800	800	800	3200
Target Total	1,763	2,303	2,939	2,797	9,802
<i>HAP Tenancies, Homeless</i>	1000	1000	1000	1000	4000
<i>HAP Tenancies, General</i>	1300	2000	2000	2000	7300
Total estimated outturn 2018-2021	4,063	5,303	5,939	5,797	21,102

The following pages outline the various stages that all our projects are at with estimated milestones and completion dates.

Homes under Construction

Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Finish Date
North Central	DCC	Buttercup, Darndale	LA Housing	9	26 units handed over to date. Remaining 9 units for completion.	Completion of Scheme	Q 1 2018
North Central	DCC	Priory Hall Coolock	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6 (Blocks 8-20) on site.	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
South East	AHB	Beechill Dublin 4 (RHDVHA)	CAS	19	Contractor on site	Completion of works	Q3 2018
South Central	AHB	John's Lane (Focus) D 8	CALF & Leasing	31	Contractor on site.	Completion of works	Q2 2018
South Central	DCC	Dolphin House Phase 1 D 8	Regeneration	100	Construction ongoing	Complete construction Phase 1	Q2 2018
South Central DC -0040	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	Contractor on site	Completion of works	Q4 2018
South Central DC -0048	AHB	Blackditch Rd, D10 (CHI- Nabco)	CALF	72	Contractor on site	Completion of works	Q1 2019
South Central	AHB	Dolphin Park Dublin 8 (FOLD)	CALF	43	Work has commenced on site	Request updated programme of works	Q2 2019
Central	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	Contractor on site	Complete construction	Q3 2020
Central DC- 0021	DCC	Ballybough Road	LA Housing	7	Contractor on site	Completion of works	Q3 2018
Central	AHB	Martanna House, High Park (Respond)	CAS	8	Contractor on site	Completion of works	Q 4 2018
			Total	467			

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Programme	No.	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	106	With Law Department	Closing of Acquisitions ongoing	2018
All Areas	AHB	General & Special Needs	CALF/ Leasing	93	Various proposals In progress	Ongoing	2018
All Areas	AHB	Various	CAS	30		Ongoing	TBC
Central	DCC	Liffey Trust Dublin 1	Leasing	10	Approved by Department	Closing of acquisition	2018
North West	DCC	Prospect Hill, Turnkey (Managed by Cluid)	LA Housing	58	Snagging process commenced	Closing of Acquisitions	Q1 2018
North West	AHB (Oaklee)	Stormanstown House Ballymun	CALF	42	Contractor on site	Completion of work	Q2 2018
South Central	AHB (CHI)	Catherines Gate	CALF	22	Dcc supporting CHI to acquire these homes	Finalisation of acquisition	Q1 2018
South Central	AHB (Fold)	Armagh Road	CALF	97	Developer on site since Oct. 2017	Completion of scheme	Q1 2019
South Central	AHB (Alone)	Earls Court, Reuben Street	Calf	17	CALF Approved November 2017	Finalisation of Acquisition	Q1 2018
			Total	475			

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Finish Date
North Central DC - 0050	DCC	Belcamp (B)	LA Housing	12	Scheme approved in principle by DPHCLG. Outline design to be prepared	Seek Stage 3 approval to go to tender	Q3 2019
North Central DC -0051	DCC	Belcamp (C)	LA Housing	16	Scheme approved in principle by DPHCLG. Outline design to be prepared	Seek Stage 3 approval to go to tender	Q3 2019
North West	AHB	Wad River Close.(Cluid)	CALF & Leasing	9	Planning Permission issued November 2017- 3 rd Party appeal.	Decision of Bord Pleanala	Q 1 2019
Central DC -0039	DCC	North King Street	LA Housing	30	Tenders being assessed	Award contract	Q2 2019
Central	DCC	Dominick Street	Regeneration	73	Detail design and tender documents finalised	Tender to issue in February 2018.	Q1 2020
Central DC -0019	DCC	O'Devaney Gardens	Regeneration	56	Preparing tender documents.	Tender to issue February 2018	2020
Central DC -0040	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	Transfer of title completed	Commence on site 29th January 2018	Q2 2019
Central	AHB	North King St 84 (CHI)	CALF & Leasing	30	Tenders being assessed	Appoint Contractor. On site Q2 2018	Q2 2019
South Central DC -0041	AHB	Rafter's Lane, D. 12. (WALK)	CAS	15	Stage 4: Tender being examined	Submit tender report	2019
South Central DC -0018	DCC	St. Teresa's Gardens	Regeneration	54	Part 8 initiated- 4 additional houses and increased park. Tender documents being prepared	Tender to issue in April	Q4 2019
			Total	324			

Capital Appraisals Submitted to Department

Committee Area	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Finish Date
Central DC -0008	DCC	Infirmiry Road/ Montpelier Hill	LA Housing	30	Design Team Appointed. Master Plan being prepared	Submission of Part 8 Q 1 2018	2020
Central DC -0020	DCC	Croke Villas/Sackville Avenue	Regeneration	74	Demolition of 3 blocks commenced September 2017. .	Complete demolitions. Seek stage 2 approval.	2020
Central	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Conditional Approval granted 16/05/2017	Tender documents to be prepared	2019
Central	AHB	Bolton St, (NOVAS)	CAS	8	Stage 1 approved Oct 2017	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 Permission Granted 19/09/2017 – 3885/17	Updated programme of work requested	2019
South Central DC- 0029	DCC	Cornamona D. 10	LA Housing	61	Part 8 approved at November Council meeting. CBA submitted.	Tender for issuing in March 2018	2020
South Central	AHB	Site 1B St. Michaels Estate (Alone/Circle)	CAS	52	CAS funding application submitted to Department.	Approval from Department.	2020
South Central DC -0031	AHB	New Street, D8 (PMVT)	CAS	6	Stage 2 approved	Planning application to be submitted in March	2018
South Central	AHB	Long Mile Road (Respond!)	CALF & Leasing	61	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.	Transfer of site to DCC	2018
South East DC -0046	DCC	Moss street	LA Housing	22	Proposal to acquire 22 units in exchange for transfer of development site	Legal work to be completed	2020

South East	AHB	Townsend Street 180-187 (PMVT)	CAS	18	Planning application lodged 5/10/2017 – 3991/17	Final decision on planning application	2018
South East DC -0007	AHB	Shaw Street Pearse Street (PMVT)	CAS	11	Stage 1 application to be submitted February 2018.	Stage 1 approval	2019
North West	DCC	St. Finbar's, Cabra	LA Housing	35	Stage 1 application submitted to Department in December 2017.	Prepare Cost Plan for Stage 2 approval.	2020
			Total	438			

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 DC -0037	AHB	Thatch Road/Collins Avenue	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	DCC	East wall Road, North Strand, Dublin 3	LA Housing	50	Feasibility study on overall development of site	Determine development option	TBC
Central DC - 0022	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. Expected to lodge for Planning Permission December 2017	Lodge planning application	2019
South Central DC -0003	AHB	Coruba House Dublin 12 (Circle)	CALF	20	Feasibility 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 and master plan to be agreed. CBA to be completed	2020
South Central	AHB	Bow Lane James's Street (PMVT)	LA Housing	4	Site acquired by DCC. Feasibility study received from PMVT	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. Title issues now resolved.	Ownership of site now finalised	2019
North West	DCC	Kildonan Road (Abigail Centre)	LA Housing	150 (est)	Procurement Process for Design Team – To bring to Part 8	Procurement of Design Team	TBC
North Central DC -0001 DC -0002	DCC	Belcamp/Oblate Lands	LA Housing	(400)	New Masterplan required. Review underway of particulars of site and associated services	This a very complicated tract of land in both physical and social terms.	TBC
			Total	1048			

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	Q2 2019
North Central	DCC	119 Howth Road, Clontarf	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 6,000 residential units in the city at present so DCC will get over 600 Part V Homes from this ultimately.		

Housing Land Initiative (Total Residential Dwellings to include 30% Social, 20% Affordable, and 50% Private Housing)		
Schemes/Sites	Comment	Social
O Devaney Gardens Central Area DC -0019	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. Competitive Dialogue Negotiations underway with the Developers who tendered with a view to selection of successful bidder. Total Units 585	175
Oscar Traynor Road DC - 0015 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. Expressions of interest from developers will be sought shortly. Total Units 640	192
St Michaels Estate DC - 0017 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. We expect to be seeking expressions of interest from developers in April. Total Units 420	126
Total Homes	1645	493

Sites for Social Housing PPP; Bundle 1				
Schemes/Sites	Comment	Next Milestone	No. of Units	Completion Date
Scribblestown North West DC -0010	Part 8 approved December 2017	Going to tender	70	TBC
Ayrefield North Central DC -0004 (pt)	Part 8 approved October 2017.	Going to tender	150	TBC
Total Homes			220	

Rapid Homes Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
HSE Lands Ballyfermot South Central DC - 0014	53	Contract Awarded	Contractor on site	TBC
Woodbank Drive North West	4	Contract Awarded	Contractor on site	TBC
Rathvilly Park / Virginia Park North West	12	Contract Awarded	Contractor on site	TBC
Total	69			

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 Dates
Woodville House/Kilmore Road	40	Reviewing Draft Design	Tbc
Sladmore, Ayrefield (DC – 0028)	15	Reviewing Feasibility	Tbc
Darndale, Spine Site (DC -0034)	80	Reviewing Designs	Tbc
Valley Site, Finglas South (DCC – 0012)	150	Mix of social and affordable homes. Preparing draft design.	Tbc
Springvale, Chapelizod (DC -0030)	81	Feasibility stage	Tbc
Croftwood, Cherry Orchard	45	Preparing Draft Designs	Tbc
Grand Canal Harbour	80	Preparing Draft Design	Tbc
Weaver Street (DC -0026)	40	Preparing Draft Design	Tbc
Cork Street (DC – 0026)	40	Preparing Draft Design	Tbc
Bridgefoot Street (DC – 0027)	58	Feasibility Study and Design in place	Tbc
TOTAL	629		

Potential Affordable Build Homes (Tentative proposals)			
Scheme/Sites	No. of Units	Status	Expected Completion Date
Ballymun O Cualainn (Site 1)	49	Contractor on site	19 completed-rest 2018
Ballymun O Cualainn (Site 2)	40	Feasibility stage	2019
Ballymun (Other sites) (DC – 0063 – DC – 0075)	200	Feasibility stage	TBC
Cherryorchard	500	Feasibility stage	TBC
Land Initiative sites	329	Procurement process	TBC
Poolbeg SDZ	500	To Bord Pleanala	TBC
Belcamp/Oblate lands, Coolock (DC – 0002/DC- 0003)	300	Feasibility Stage	TBC
Kildonan Road/Abigail lands	150	Feasibility Stage	TBC
St Helena's Finglas (DC – 0012)	50	Feasibility Stage	TBC
TOTAL	2118		

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 13 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: 5th February 2017