

## **REPORT TO Housing & Community SPC – 8<sup>th</sup> MARCH 2018**

### **RE: PART V – DOCKLANDS AREA**

The Dublin Housing Strategy forms part of the Dublin City Development Plan 2016-2022. The strategy has three core principles that inform and guide the overall core strategy of the development plan related to housing. These are:

1. To ensure the provision of good quality housing across owner-occupied and rental housing tenures in sustainable communities
2. To ensure the planning and building of housing and residential space in the city contributes to sustainable and balanced development, and
3. To ensure adequate provision of social rental housing for households unable to afford housing from their own resources.

Under Part V of the Planning and Development Acts 2000 (as amended), developers are required to allocate up to 10% of land zoned for residential use in new housing developments to the local authority for social and affordable housing. Section 96(3) sets out 6 types of Part V agreements that may be made, which include:

1. Transfer of lands
2. Build and transfer of up to 10% of the proposed housing units
3. Transfer of housing units on any other land in the functional area of the planning authority
4. Lease of housing units either on the site subject to the application or in any other area within the functional area of the planning authority
5. Combination of a transfer of land and one of more of the other options; and
6. Combination of options not involving a transfer of the ownership of land

All new proposals for residential development must meet the obligations under Part V legislation. In order to satisfy this statutory requirement, it is the City Council's policy to seek delivery of social housing units on-site in the first instance. Only in exceptional circumstances will the Council default to the alternative options as outlined above.

Circular 33 of 2015 outlines considerations that should be taken by the City Council under Section 96(3)(c) of the Act of 2000 (as amended). One such consideration is to use "the best use of resources to ensure an adequate supply of housing and the financial implications of the agreement" It further notes that the City Council should "consider value for money in the making of an agreement while adhering to the Departments expenditure ceilings."

All units that become available in the Docklands area under Part V of the Planning and Development Acts (as amended) are assessed according to the above.

Dublin City Council's Part V Unit currently has eleven active developments in the Docklands area where Part V applies. Of these, the City Council is currently in negotiations with five developers. Valuations have been agreed with the City Valuers and costings have been submitted and assessed by the Quantity Surveyor's Unit.

Their findings show that the costs will exceed the Department of Planning, Housing, Community and Local Government's cost ceilings and are not deemed "value for money". As a result, the City Council must now consider acquiring units off-site as Part V compliance. Some off-site units have been identified in the electoral area and deposits have been paid to acquire these units. However, the availability of off-site proposals in the South East Area, within the Department's cost ceilings, is minimal.

In order to achieve Part V compliance for developments in the Docklands, where on-site affordability is not possible, the City Council proposes that the entire Docklands Area be taken into consideration when assessing off-site proposals. This will include the South East & Central Area and increase the options available for off-site delivery.

Therefore, I am now informing Dublin City Council's Housing & Community Services Strategic Policy Committee to note:

**All of the Docklands Area will be considered to comply with Part V when negotiating off-site provision.**

Map of the Docklands area is attached.

***Anthony Flynn***  
***Executive Manager***