To the Lord Mayor and
Members of Dublin City Council

Report No. 63/2018
Report of A/City Planner,
Planning & Property
Development Department

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing Strategy Update 2015-2017

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1. Executive Summary:

This report gives a summary overview of the scale and extent of both public housing and accommodation delivery by Dublin City Council as well as private housing development over the period 2015 to 2017. In doing so it includes data on <u>all</u> categories of social housing option delivered by Dublin City Council over this period that resulted in new tenancies for households assessed as being in housing need and placed accordingly on the DCC social housing waiting lists. It also includes data on new housing supply from Dublin City Council planning permissions granted within the same period.

Data from two general sources in DCC for the period 2015 to 2017 is presented. Firstly, data on the delivery and use of new DCC public housing units and on the establishment of new tenancies in both public and privately owned housing units for eligible persons on DCC's social housing waiting lists is sourced from DCC Housing and Community Services Department. Secondly, data on the extent and nature of DCC planning permissions granted for development, including residential development is sourced from DCC Planning Department.

Available data confirms a year-on-year increase over the period 2015 to 2017 in DCC's provision of housing options that have resulted in lettings to eligible households on DCC's social housing waiting list. The provision of lettings rose from 1,689 (in 2015) to 2,415 (in 2016) and to 4,373 (in 2017). **The total for lettings over the period is 8,477 households.**

The primary source of new lettings is private rental housing registered under the Housing Assistance Payment Scheme. This represents 42 percent of all lettings over the period. The remain balance comprises 34.5 percent of lettings being social tenancies in renovated and retrofitted public housing units restored to use and 23 percent of lettings being social tenancies in new build public housing units arising from Part V agreements, Rapid Build programme and completions of new developments in each respective year over the period.

Over the period, a total of 1,228 housing units and 3,211 apartments have been granted permission in DCC. 455 new residential units have been permitted under the provisions of Part 8 and 7,055 student bedspaces have been permitted.

2 Social Housing Provision

2.1 Overview of the categories of social housing options enumerated:

There are seven distinct categories of social housing options enumerated in this data. They are as follows:

1. New build housing for public rental and use as social tenancies by DCC (i.e. including the Rapid Build housing programme and new housing delivered *via* Approved Housing Bodies developments (AHB) to which DCC has full nomination rights for social tenancies);
2. New build housing delivered to DCC for public rental use and letting as social tenancies under Part V arrangements (Planning and Development Act, 2000) (as amended);
3. Existing DCC public housing units renovated, retrofitted and returned for use and letting as social tenancies by DCC;
4. Existing private housing units purchased for use and letting as social tenancies by DCC (including units acquired under the Buy and Renew Scheme);
5. Existing private housing units repaired and leased for use and new letting as social tenancies by DCC;
6. Existing private housing units and established private tenancies registered with DCC under the Housing Assistance Payment (HAP) scheme; and
7. Existing private housing units and new private tenancies registered with DCC for formerly homeless households under the Homeless HAP scheme.

2.2 The distinction between new housing and new tenancies

It is important to understand the clear distinction made here between new housing supply for use and letting as social tenancies and new tenancies (social and private) supplied under DCC's social housing options in existing housing stock in both public and private ownership.
New housing supply refers here to all newly constructed dwellings in public ownership (i.e. DCC and Approved Housing Bodies) and provided as social tenancies. This includes all new dwelling units provided by Approved Housing Bodies in DCC's area to which DCC retains full nomination rights for households assessed as being in housing need and placed accordingly on the DCC social housing waiting lists.

New tenancies supplied in existing housing stock in both public and private ownership result from the additional social housing options delivered by DCC as per national housing policy and refers to the following tenant households:

a) Public housing tenant households with social tenancies resident in newly renovated/ retrofitted public housing units that have been returned to use by DCC;
b) Private housing tenant households in receipt of long-term income maintenance support (under the Supplementary Welfare Assistance rent supplement payment) who transfer to DCC for registration under the Housing Assistance Payment (HAP) scheme.

c) Private tenant households who have exited homeless emergency accommodation and are supported under the terms of the Homeless HAP operated by DCC for the Dublin region[1]

2.3 Summary data on DCC housing provision, 2015 to 2017

Table 1 below confirms a year-on-year increase over the period 2015 to 2017 in DCC's provision of housing options that have resulted in lettings to eligible households on DCC's social housing waiting list.

Available data confirms a year-on-year increase over the period in DCC's provision of housing options from 1,689 lettings (in 2015) to 2,415 lettings (in 2016) and to 4,373 lettings (in 2017). The total for lettings over the period is 8, 477 households.

The primary source of new lettings is private rental housing registered under the Housing Assistance Payment Scheme. This represents 42 percent of all lettings over the period.

The remaining balance comprises 34.5 percent of lettings being social tenancies in renovated and retrofitted public housing units restored to use and 23 percent of lettings being social tenancies in new build public housing units arising from Part V agreements, Rapid Build programme and completions of new developments in each respective year over the period.

Table 1: DCC housing provision resulting in lettings to eligible households, 2015 to 2017

Year	2015	2016	2017	Total for Period
1. New Build incl. Part V & Rapid Build	565	558	820	1,943
2. Renovation/ Retrofit of Existing Public and Private Housing[1]	1,012	975	934	2,921
3. Leasing/ Letting of Existing Private Housing for HAP[2]	112	882	2,619	3,613
Summary Total	1,689	2,415	4,373	**8,477**

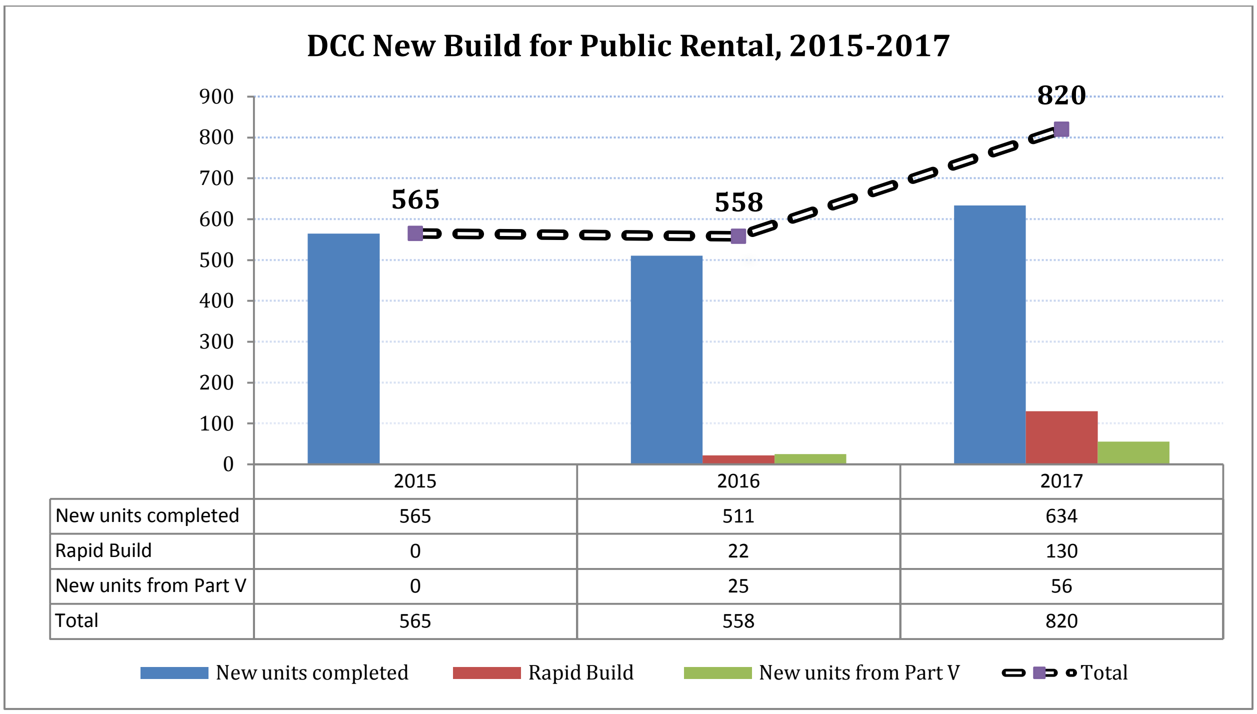
[1] Includes 3 private properties in 2017 under the *Buy and Renew* Scheme. The balance remaining are all DCC properties brought back into use.

[2] Includes new tenancies for formerly homeless households: 112 tenancies in 2015; 934 tenancies in 2016 and 1,579 tenancies in 2017.

Figure 1 (below) gives data on all DCC's new build housing for public rental and use as social tenancies[2]. The Rapid Build programme was initiated by DCC and from initial delivery of 22 units in 2016, supply rose to 130 units in 2017. New supply under Part V arrangements rose from 25 units in 2016 to 56 in 2017. The rate of completions arising from schemes in development has increased from 565 in 2016 to 634 in 2017.

While absolute figures remain below optimum to meet outstanding demand and housing need, the rate of increase in DCC's new housing supply programme is notable over the period and particularly for the Rapid Build programme. The upward inflection in rates of new supply from 2016 is positive and must be maintained and further enhanced under DCC's overall Housing Strategy, 2016 to 2022.

Figure 1: DCC new build housing for public rental and use as social tenancies (including Part V), 2015 to 2017



	2015	2016	2017
New units completed	565	511	634
Rapid Build	0	22	130
New units from Part V	0	25	56
Total	565	558	820

Figure 2 (below) illustrates that over the period to 2017 a total of 2,869 residential properties were made available for social tenancies through renovation and retrofitting[3]. All of these properties bar three (3) are DCC owned stock that had previously been withdrawn from use.

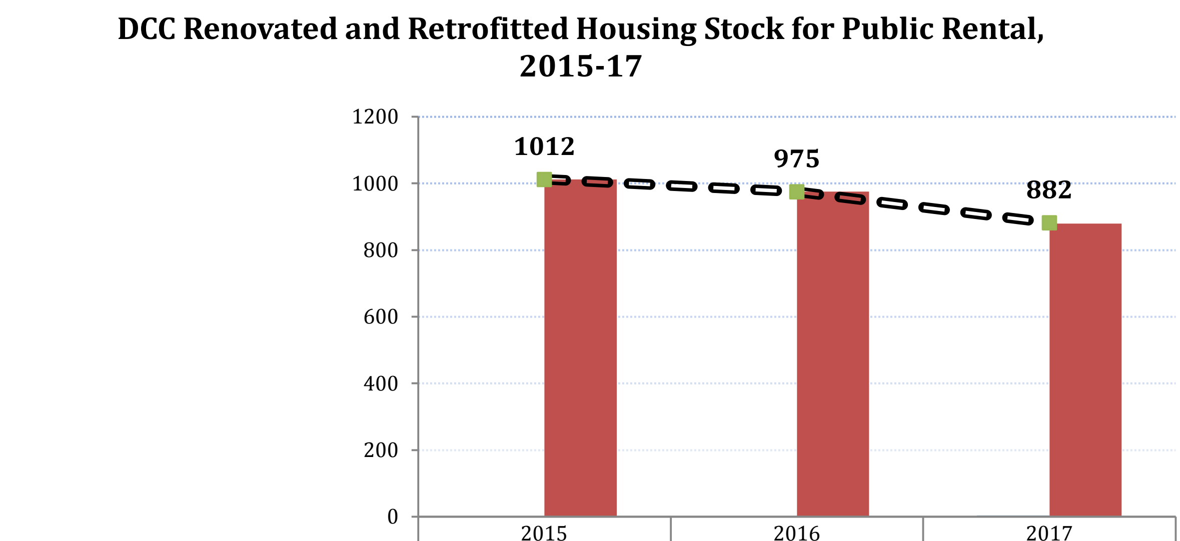
DCC's positive record of renovating and retrofitting its available, suitable and vacant public housing units has produced additional tenancies for households with priority housing needs. Nonetheless, this is not without consequences to DCC's ability to effectively manage its overall housing portfolio, including impacts on decanting options

[2] For social housing option categories 1 and 2 as noted.
[3] For social housing option categories 3, 4 and 5 as noted.

for regeneration programmes and for tenants on DCC's transfer list. As scaled up new build public housing provision is being established from 2018, there are concerns over the short to medium term viability and sustainability of the renovation programme to continue to deliver at high rates. Indeed, as available and suitable stock declines, so too has the number of yearly lettings arising over the period. Lettings have declined from 1,012 units in 2015 to 882 units in 2017.

Notwithstanding the fact that fewer so-called 'void' units remain available and viable for this return to use, DDC maintains ambitious targets for ongoing renovation and retrofitting of these residual vacant public housing units.

Figure 2: DCC renovated and retrofitted housing stock for public rental as social tenancies, 2015 to 2017

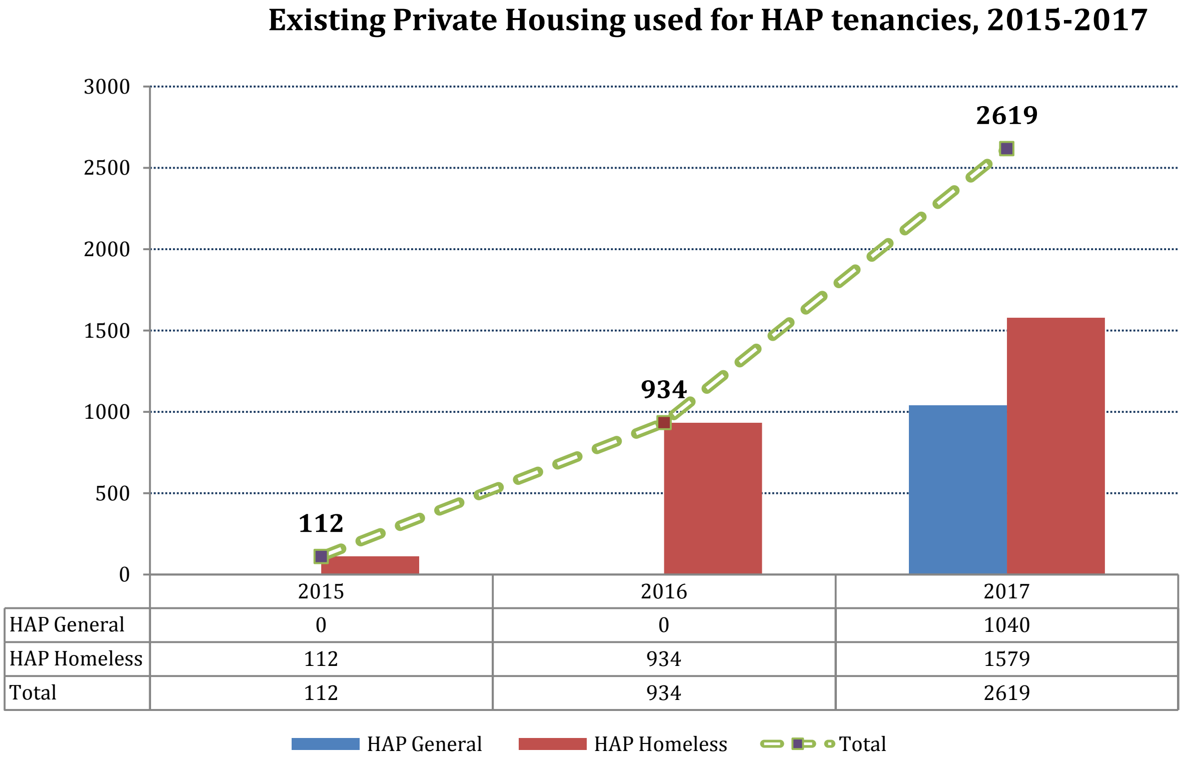


	2015	2016	2017
Buy and Renew Scheme	0	0	3
Renovated/ Retrofitted Public Housing Units	1012	975	879
Total	1012	975	882

As shown in Figure 3 (below), the period 2015 to 2017 saw a large increase in leased properties made available to eligible households through the HAP scheme. DCC led delivery of the Homeless HAP pilot in Dublin from late 2015 and established 112 new tenancies for formerly homeless households. This rose to 934 new tenancies in 2016.

In 2017 DCC became a provider of the mainstream HAP option for private tenants in receipt of income supports for rent. In 2017, DCC's Homeless HAP continued to provide new tenancies at a higher rate of 1,5709 households while 1,040 existing tenancies were registered DCC for HAP. Combined, both the Homeless HAP and mainstream HAP produced 2,619 tenancies in 2017.

Figure 3: Existing private housing used for HAP tenancies, 2015 to 2017



	2015	2016	2017
HAP General	0	0	1040
HAP Homeless	112	934	1579
Total	112	934	2619

3 Residential Planning Permissions 2015 - 2017

The Dublin Housing Taskforce reports on activity relating to large scale residential developments in the Dublin Region. This is a snapshot of activity and Table 2 below shows the level of activity from Q1 2016 to Q4 2017 in the Dublin City Council functional area.

Table 2 Large Scale Residential Developments as returned to the Dublin Housing Taskforce

	Total Number of Permitted Units		Total Number of Units Built to Date		Total Number of Units Under Construction		Total Permitted but not Commenced	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
Q1 2016	1870	3688	104	18	420	675	1346	2995
Q2 2016	1823	3916	383	100	288	820	1152	2996
Q3 2016	2169	4608	438	62	288	901	1443	3645
Q4 2016	2285	5011	421	48	341	843	1523	4120
Q1 2017	2245	5769	439	48	611	1313	1195	4408
Q2 2017	1958	5791	193	48	670	1248	1095	4495
Q3 2017	1976	6196	289	48	682	1643	1005	4505
Q4 2017	1911	7051	365	48	599	2004	947	4999

Source: Returns to the Dublin Housing Taskforce
This data does not include permissions under 10 units, part 8 proposals, voluntary sector or student housing.

Figure 4 below illustrates the total number of residential units approved by DCC Planning Department that include residential uses, as per the returns to the CSO.

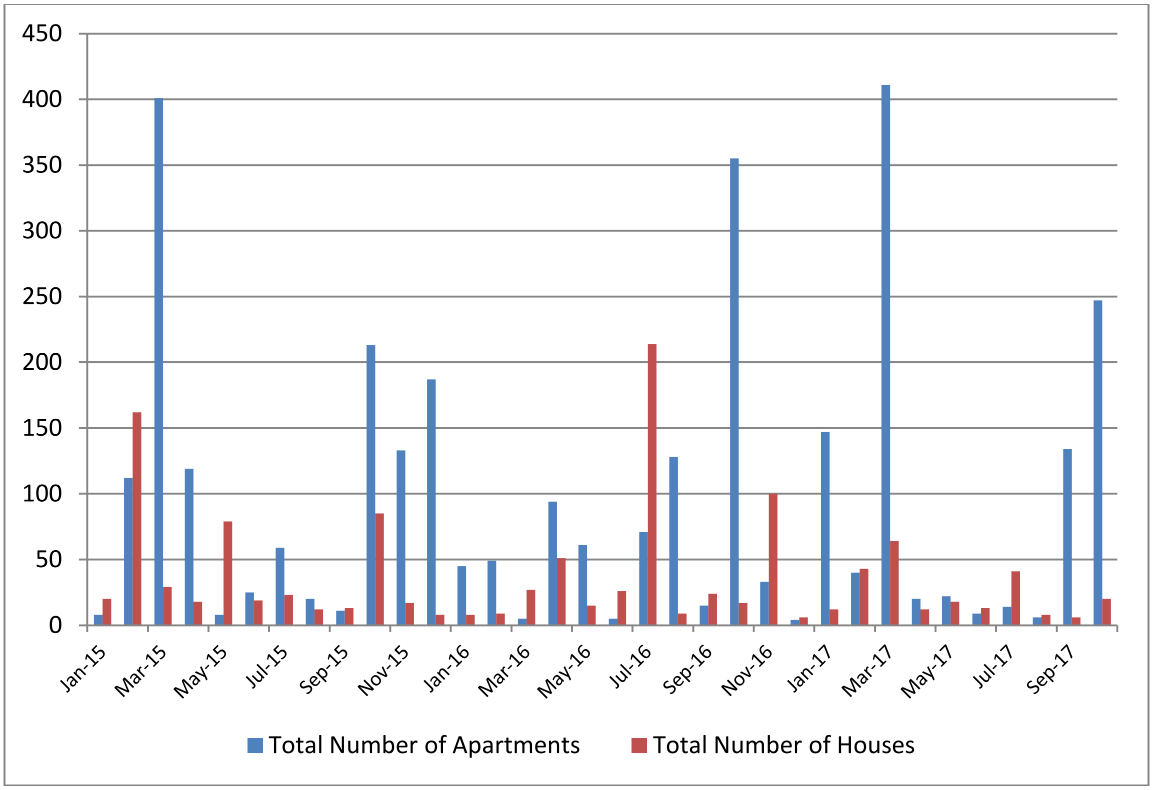


Figure 4: DCC planning permissions for residential development

Over the period 2015 to 2017, a total of 1,228 housing units and 3,211 apartments have been granted permission in the DCC area.

The number of apartment units with planning approval fell from 1,296 in 2015 to 865 in 2016 but rose again to 1,050 in 2017 (up to October of that year). There was a marginal increase in the number of housing units from 485 in 2015 to 506 in 2016. This fell to a total of 237 in 2017 (up to October of that year).

In relation to other residential activity taking place in the DCC area, Table 3 provides an indication of the number of residential units delivered by Part 8 permissions in the period January 2015 to October 2017. Although this can be in the form of both amalgamations of existing de-tenanted units and new build, it can be seen that 455 new units have been permitted in the last two years.

Table 3: Part 8 residential units permitted

2015	89 (0 new, all amalgamations)
2016	112 (102 new)
2017	374 (353 new)

Student accommodation activity is indicated in Table 4 and it can be seen that there are a significant number of bedspaces permitted in Purpose Built Student Accommodation in the period Jan 2015 to October 2017. This represents a significant addition to the student residential offer and is anticipated to have a positive impact on the private rental sector by virtue of movement from private rental into purpose built accommodation.

Table 4: Student Bedspaces Permitted

2015	1378
2016	3934
2017	1743

<u>John O'Hara</u>
A/City Planner
20th February 2018