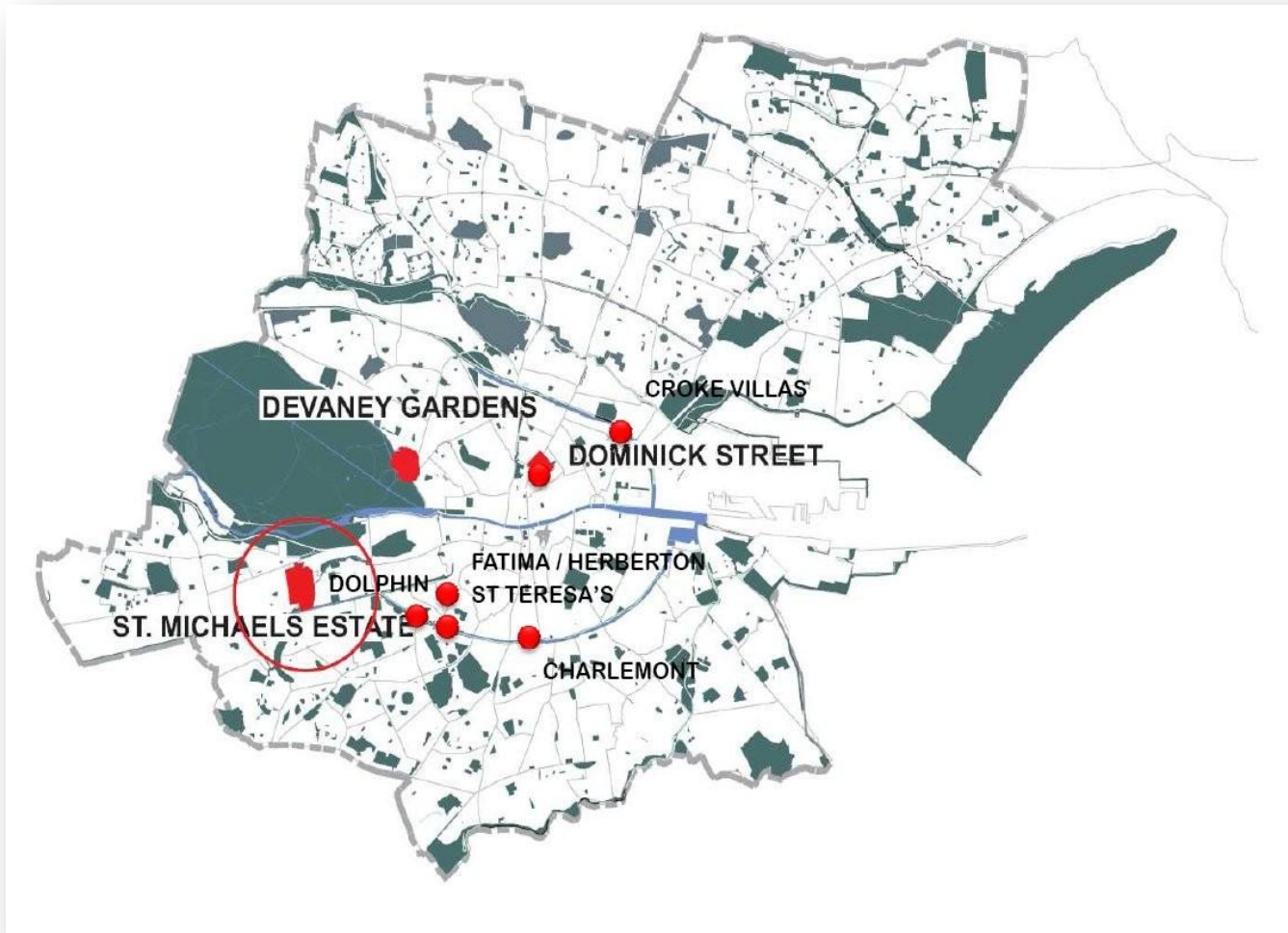


## Housing Regeneration Projects Update to SPC



Evelyn Hanlon 23<sup>rd</sup> February 2015

**New Build:** 50 units (16 apartments & 34 terraced houses) along with new park. One block already demolished, two more underway. None of other blocks vacant – 5 households remain on lands required for new build. Another 13 on other side of the estate aside from units refurbished for interim use. Boundary and access improvements to the interim units will be undertaken when the last of the interim units are refurbished. It is a rolling programme with families moving into refurbished units as they are completed. Expect to go on site late 2015 with completions expected at the end of 2017. These families will be moved to new housing when built. Ongoing discussions with Eugene Street residents about issues they raised during planning process.



Interim detenancing to refurbished unit



## REGENERATION OF ST TERESA'S GARDENS

## St Michaels Estate (Thornton Heights)

Phase 1a - 75 new housing units, managed by Circle, includes childcare facility and estate office. Occupied during 2014. The Council needs to consider options for Phase 1b site which adjoins Richmond Barracks in the context of the requirements of that project which is part of the 2016 programme. Council still committed to delivery of new HQ building for Family Resource Centre in former gate-lodge building.

Regeneration board is in transition stage as main social housing element of regeneration has been delivered. The 10 acre site is seen by Council as development lands which needs to deliver a mix of uses and housing tenures i.e. not just social housing.





## Regeneration of Charlemont Street flats (48 occupied units)

This is expected to be delivered via a PPP that is currently at procurement/tender stage. The procurement of developers is complex but a decision is expected by end of March 2015. Discussions about legal, technical and financial issues are taking place between developer, Council and the NTMA. The site has been cleared for first phase of development including replacement social housing for the remaining tenants. If the tender process is successful the project will start on site in 2015. There is also off site provision at Maxwell Road which is due to be completed 2015 (9 units).



## **O Devaney Gardens (19 households)**

Majority of the site is cleared, only 4 blocks remain at the Montpelier end, and 3 of these are occupied. These blocks are currently being considered for refurbishment under Action 9 of the Government Action Plan to Address Homelessness.

The Council in preparing a housing supply programme for 2015-2020 has not included the lands at ODG in its programme but has provided for new housing on the former OPW site at Infirmary Road which adjoins ODG. This housing would be seen as replacement housing for the remaining households in ODG.





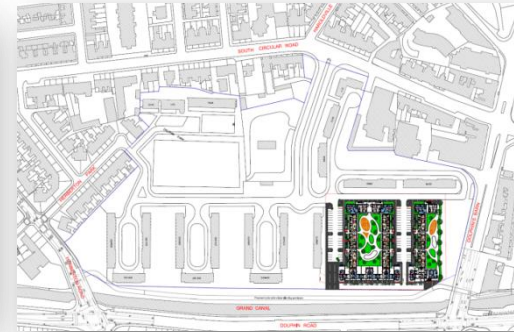
## Redevelopment of Dominick Street

Site is cleared ready for construction. The Council are in discussions with the DOECLG as funders about a revision to the previous scheme. The number of new units has been increased from 52 to 73 and the volume of commercial and community has been reduced accordingly. As soon as approval from the DOECLG is received the Council will apply for Part 8 planning approval with a view to going on site towards the end of 2015 in order to achieve completed units by end of the 2017. Part of the site has been used to realign the road and to provide a site for a new Gaelscoil.



## Regeneration of Dolphin Estate and Park (400 units including senior citizen complex)

The blocks facing the canal are to be demolished and replaced with mainly terraced housing with inner blocks being refurbished. First phase is for 100 units comprising 63 refurbishments & 37 new build. A total of 9 households remain in the blocks to be demolished/refurbished and these need to be relocated prior to work starting in site late 2015 or early 2016. Currently tender documents are being prepared. Once the first phase is at tender stage the Part 8 process for the next phase will commence. Separately Fold AHB are appointing a design team to commence design of replacement senior citizen accommodation and associated community facilities. Later phases will include further refurbishment, demolition and infill housing. The project aims to provide same number of social housing units as currently exist and there is the possibility of additional units.





## Regeneration of Croke Villas ( 9 households remain)

Ballybough Road refurbishment (7 units) is at Part 8 planning stage and is designed to accommodate the majority of remaining households, it is due to go to tender April 2015 and should be completed within a year of going on site. DOECLG have given approval to go to tender. There are ongoing discussions with the GAA in relation to redeveloping this property they have offered €6.4m as a contribution to a new road and replacement social housing. These blocks are also being considered for refurbishment under Action 9 of the Government Action Plan to Address Homelessness with a decision expected shortly.

