

Action	Description of action No.	Objective	Timeline	Owner	DCC Response
5.1	We will develop a National Vacant Housing Re-Use Strategy, informed by Census 2016 data, to <ul style="list-style-type: none"> • compile a register of vacant units across the country, • identify the number, location and reasons for longerterm vacancies (i.e. over 6 months) in high demand areas, and 	To ascertain the extent of vacant units with a view to informing policy measures to incentivise the bringing into productive use for housing purposes.	Q1 2017	HA , LAs, DHPCLG	DCC will review 2016 vacant units
5.2	We will review the disparate systems of differential rents for social housing across local authorities.	To ensure that housing supports, including the HAP, are fair and sustainable, prioritise those on lowest incomes and avoid creating social welfare	Q2 2017	DHPCLG , LAs	DCC welcomes this objective
5.3	We will work with LAs to speed up the refurbishment and, where possible, the re-letting of vacant social housing units, through: <ul style="list-style-type: none"> • adopting a common national re-letting performance standard across all local authorities; • a preventative maintenance approach to housing stock management; • a greater focus on tenants' role and responsibilities; and • funding mechanisms to incentivise swift turn-around, consistent standards and pro-active approaches. 	To minimise any delays, or indeed perception of delays, in refurbishing and re-letting social houses at a time of considerable need.	Q4 2016	LAs , DHPCLG	Maintenance will continue to turn vacant propeorties around as quickly as possible whilst maintaingi standards. Funding will be sought from the Department for the deep retrofitting of 4 complexes initially.
5.4	We will introduce and implement as early as possible across all local authorities a choice-based or equivalent allocation system, tailored to their specific circumstances.	To allocate social housing in a more efficient manner that offers more choice and involvement for applicant households in selecting a new home, thereby reducing the likelihood of refusals.	Q3 2016	DHPCLG , LAs	Choice based letting has been and will continue to be used in areas of low demand
5.5	We will review the Tenant (Incremental) Purchase Scheme following its first year of operation.	To ensure that local authorities have sufficient discretion to limit the disposal of certain types of social housing in short supply, that the scheme is attractive for social housing tenants, and that it has sufficient potential to raise new funds for housing development.	Q3 2017	DHPCLG, CCMA, Housing Agency	Noted
5.6	The Housing Agency will be directly funded with €70 million in capital Exchequer funding to find and acquire suitable portfolios of vacant properties for social housing directly from financial institutions and investors.	To complement, but not displace, ongoing purchasing activity by local authorities and AHBs.	By 2020 – delivery of 1,600 units.	HA, LAs, AHBs	DCC will facilitate the purchase of homes by AHBs where a housing need is identified
5.7	We will establish a Repair and Leasing Initiative (RLI) for local authorities to identify appropriate vacant privatelyowned properties and provide grant support to prospective landlords to bring properties up to standard in return for entering into long-term lease arrangements.	To immediately increase the supply of social housing options through long-term rental leases.	Q4 2016 - launch of pilot project.	DHPCLG	Dublin City Council welcomes this initiative.

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5.8	We will explore ways to promote the availability of stepdown, specialist housing, for older people and incentivise down-sizing, where appropriate.	To provide older people with appropriate accommodation suited to their needs, while potentially freeing up larger dwellings for use as family homes.	Q2 2017	DHPCLG,	The draft Dublin City Development plan due for adoption November 2016 recognises that there is a need for a particular form of Housing (social and private) for older people. Accordingly, the policy of residential standards have been amended where appropriate, to provide the provision of a new form of residential accommodation specifically designed for older people aged 55 and over.
5.9	We will review planning legislation to allow the change of use of vacant commercial units in urban areas, including vacant or under-utilised areas over ground floor premises, into residential units without having to go through the planning process.	To facilitate the speedy delivery of homes in urban and rural settings.	Q4 2016	DHPCLG,	This review is welcomed. Dublin City Council have already suggested a number of measures to encourage change of use/conversion of upper floors for residential use.
5.1	The Living City Initiative will be reviewed with a view to further enhancing the attractiveness and effectiveness of the Scheme.	To better incentivise private landlords and property owners to bring forward currently vacant residential (including part-commercial) properties for sale and/or private rental.	Q4 2016	DHPCLG,	This review is welcomed. Dublin City Council has established a one stop shop of professional City Council staff for property owners to advise on and encourage more take up of the initiative. Best practice examples for different refurbishment scenarios are also being prepared as a guide to property owners. The City Council have also recommended a number of changes to the initiative which include inter alia: remove the owner occupier rule, change the 10% market value list, increase the total floor area for residential property to 400 square metres, remove the pre 1915 'Relevant House' rule and remove exclusion of new build.
5.11	A Ministerial-led Urban Renewal Working Group will bring forward proposals for new urban regeneration measures which will complement the existing regeneration programme and projects under the Social Housing Capital Programme, and strengthen alignment with Social Inclusion and RAPID programmes across local authorities.	To support existing initiatives and explore potential synergies around the revitalisation and improvement of city, town and village centres, including addressing the problem of dereliction in many urban centres.	Q4 2016	DHPCLG, DHPCLG,	The City Council welcomes this action. The City Council has established and Active Land Management Unit of which addressing the issue of dereliction in its functional area is one of its main focuses.
5.12	DHPCLG and DAHRRGA will work together to provide funding for a range of demonstration projects across the country as part of the €30 million Town and Village Renewal Initiative to support local authorities.	To further support the revitalisation of towns and villages, and increase their attractiveness and sustainability as places to live and work.	Q4 2016	DHPCLG,	The City Council awaits details of this action and its applicability to its functional area.
5.13	We will align the social housing investment programme and ongoing work in resolving unfinished housing developments in order to target opportunities for strategic acquisition and redevelopment of brownfield development sites, drawing on a further 2016 National Housing Development Survey.	To complete the process of resolving the legacy of unfinished housing estates nationally, in conjunction with the Housing Agency and local authorities.	Q1 2017	DHPCLG,	Dublin City Council does not have a legacy of "unfinished housing estates" as presently defined and understood. It does however have developments which are not up to taking in charge standards and engagement takes place with developers to ensure they meet their responsibilities.

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5.14	We will progress a National Taking- In-Charge Initiative with €10 million funding from DHPCLG in 2016 coupled to bond and local authority funding.	To accelerate the taking-in-charge process of over 1,500 estates, supported by wider legislative reform of the TIC process.	Q3 2016	DHPCLG,	Dublin City Council welcomes any initiative that will bring estates up to taking in charge standards.
				DHPCLG,	