



**Meeting of Dublin City Councils Housing SPC**

**“Rebuilding Ireland -**

**Friday 29<sup>th</sup> July 2016**



# Rebuilding Ireland Action Plan Overview

# Action Plan on Housing and Homelessness

## 1. Addressing homelessness

Providing early solutions to address the unacceptable level of families in emergency accommodation; deliver inter-agency supports for people who are currently homeless, with a particular emphasis on minimising the incidence of rough sleeping, and maximise State supports to keep people in their own homes.

## 2. Accelerating social housing

Increase the level and speed of delivery of social housing and other State supported housing with funding of €5.35 billion to support the delivery of 47,000 by 2021.

# The Five Key Pillars

## 5. Utilise existing housing

Ensure that existing housing stock is used to the maximum degree possible – focusing on measures to utilise vacant stock to renew urban and rural areas.

## 4. Improve the rental sector

Addressing the obstacles to greater private rented sector delivery, to improve the supply of units at affordable rents.

## 3. Build more homes

Increase the output of private housing to meet demand at affordable prices.



# What is the plan trying to address?

- ◆ Unacceptable levels of homelessness
- ◆ Moderating rental and purchase inflation
- ◆ Attempting to achieve a “secure” and “quality” rental sector that offers choice
- ◆ Housing system that contributes to sustainable economic growth in Ireland
- ◆ Housing that supports sustainable urban and rural development

# Key Action Areas (snap shot – see pg 11 & 12 of Action Plan)

## ◆ Financing/ Viability

- ◆ €5.35 billion available for housing initiatives - (47,000 units)
- ◆ €200m local infrastructure fund - potential to develop 15,000-20,000 new homes
- ◆ Increase in limits on HAP and SWA Rent Allowance

## ◆ Regulatory Reform

- ◆ Large scale housing applications can go directly to An Bord Pleanála
- ◆ Strategy for the rental sector by end 2016
- ◆ National Planning Framework on a Statutory footing
- ◆ Will examine potential for further legislative measures re mortgage arrears

# Key Action Areas, continued

## ◆ Delivery

- ◆ New Housing Delivery office in Dept of Housing
- ◆ Housing Agency to set up a “procurement” one stop shop
- ◆ NAMA to deliver 20,000 homes
- ◆ Rapid Build to expand to 1,500 units
- ◆ New NTMA Special Purpose Vehicle to be established – as part of “mixed tenure” housing delivery
- ◆ Overhaul social housing design, approval and delivery
- ◆ Triple Housing First targets (300) for homeless households with high / complex needs (targets long-term rough sleeping and persons with significant periods in temp accommodation)
- ◆ Accelerated HAP targets
- ◆ Facilitate greater Mortgage to Rent
- ◆ Meet Resourcing needs of LAs and An Bord Pleanála



# Context

Key challenges facing the City



# The challenges which *'Rebuilding Ireland'* will respond to in Dublin City

- ◆ The supply of affordable, quality and secure public housing
- ◆ Over 22,500 on DCCs Social Housing Waiting List
- ◆ Substantial need for improvement to DCC's housing stock
- ◆ A growing homeless crisis in the Region
  - ◆ 939 families in emergency accommodation with 1,894 child dependents
  - ◆ Minimum of 102 persons sleeping rough
  - ◆ On the night of 31<sup>st</sup> March- there were 2,577 adults in emergency accommodation
- ◆ The cost of responding to impact of homelessness is substantial - c.€102m in 2016



# Stock Profile

- ◆ Over 25000 units
- ◆ Over 12,200 Houses
- ◆ Over 9100 flats
- ◆ Over 3500 Older persons
- ◆ Over 200 Traveller units
- ◆ Large proportion of flats over 50 years old
- ◆ Issues with size, building regulations, energy rating, accessibility
- ◆ Majority of older person units 26m<sup>2</sup>

## Stock and Waiting list Numbers

<b>Bedroom Size</b>	<b>Stock</b>	<b>Waiting list</b>
	<b>Approx Numbers</b>	<b>Approx Numbers</b>
Zero beds	2300	
One bed	4350	12630
Two bed	9000	7450
Three bed	8400	2300
Over three bed	1220	270

# Key Actions Relating to Homelessness

*(See Pillar 1 –actions 1.1 to 1.21 – pgs. 88-92)*

## Housing Related

- ◆ By mid-2017 - hotels only to be used in limited circumstances
  - ◆ Expand Rapid Build -1,500 units
  - ◆ Housing Agency to Acquire 1,600 units
  - ◆ Homeless HAP target of 1,200 tenancies in 2017
  - ◆ Additional Housing First tenancies (i.e. for complex needs with extensive wrap around supports) - 300

## Support Related

- ◆ Additional Mental Health/ Addiction Supports- increase of budget by €6m
- ◆ On Stop Shop Assessment Centres for Families (Multiagency)
- ◆ Transport initiative
- ◆ Homeless Prevention Public Awareness Campaign
- ◆ Provision of access to independent expert legal advice re serious mortgage arrears



## What are we already doing?

### DCCs Housing Programme 2,585 delivered & Opportunities! 16,541

- ◆ DCC currently has a target to deliver 3,347 Homes and already has approval of €292m
- ◆ As of 25<sup>th</sup> July, 2,585 units or 77% of this target has been delivered
- ◆ DCC and AHBs will provide 1,691 units of housing 2017/18
- ◆ DCC has submitted 20 capital appraisal projects to deliver 595 homes
- ◆ Important Note: All targets will be reviewed and revised in the context of *Rebuilding Ireland!*
- ◆ The Housing Lands Initiative offers opportunities to deliver 2,319 of mixed unit developments:
  - ◆ O' Devaney Gardens 479
  - ◆ Oscar Traynor Road 660
  - ◆ The Valley Site 100
  - ◆ Bridgefort Street 100
  - ◆ Cork Street 40
  - ◆ Ballymun affordable 150
  - ◆ St Michaels Estate 290
  - ◆ St Theresa's Gardens (Phase 2) 500

# DCCs Housing Programme and Opportunities, continued

- ◆ Access the “local infrastructure fund” in order to undertake development works
- ◆ Facilitate New Private Housing Developments that has the potential to provide 10,000 units
- ◆ Bring forward 16 developments to Part 8 to the City Council to provide 589 social homes 2016/17
- ◆ Poolbeg West SDZ
- ◆ Player Wills Site
- ◆ North Fringe
- ◆ Pelletstown
- ◆ Docklands
- ◆ Cherry Orchard
- ◆ €802m DCC housing programme to 2020

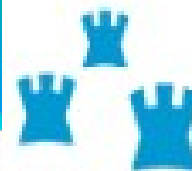
# DCCs Housing Programme and Opportunities, continued

- ◆ Two Sites for social housing PPP bundles 200 homes.
- ◆ Acquisitions programme 150 per annum.
- ◆ Potential leasing from property portfolios 500
- ◆ Part V 87 homes 2017
- ◆ DCC & AHBs P&A agreements 320 homes 2017/18
- ◆ CAS call : 90 homes 2016
- ◆ Housing with Care Pilot for Older Persons



# Proposals for Stock Improvements

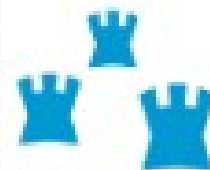
- ◆ Pilot Project :
  - ◆ St Mary's Place
- ◆ Works to include:
  - ◆ BER upgrades
  - ◆ Sizes and layouts to meet current regulation
  - ◆ Flats to be accessible
  - ◆ Common Areas to be improved
- ◆ Follow on Projects:
  - ◆ Constitution Hill;
  - ◆ Dorset St;
  - ◆ Tyrone Place;
  - ◆ Bernard Curtis House
- ◆ Voids Programme:
  - ◆ Over 1000 completed in 2015
  - ◆ Less than 1% void on an ongoing basis
- ◆ Disability Works
  - ◆ Over 300 ramps, bathrooms etc to be completed over the coming year
  - ◆ Over 50 extensions in the system and again expected to be complete over the coming year
- ◆ Energy programme:
  - ◆ Phase 1- over 7000 units upgraded to date
  - ◆ Phase 2 – to commence in coming months
  - ◆ SEAI Schemes:
    - ◆ 15 completed pre 2016
    - ◆ 10 Planned for 2016



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## Further Info available from:

- Dept. of Housing, Planning, Community & Local Government - [www.housing.gov.ie](http://www.housing.gov.ie)
- Rebuilding Ireland [www.rebuildingireland.ie](http://www.rebuildingireland.ie)
- Dublin City Council - [www.dublincity.ie](http://www.dublincity.ie)
- Dublin Region Homeless Executive – [www.homelessdublin.ie](http://www.homelessdublin.ie)



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# SPC Members Debate

What are the: Strengths,  
Weaknesses and Opportunities?