



Presentation to Housing SPC

Date: Friday 19th June 2023

Item No. 4 – Housing Supply



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Public Private Partnership Social Housing Programme



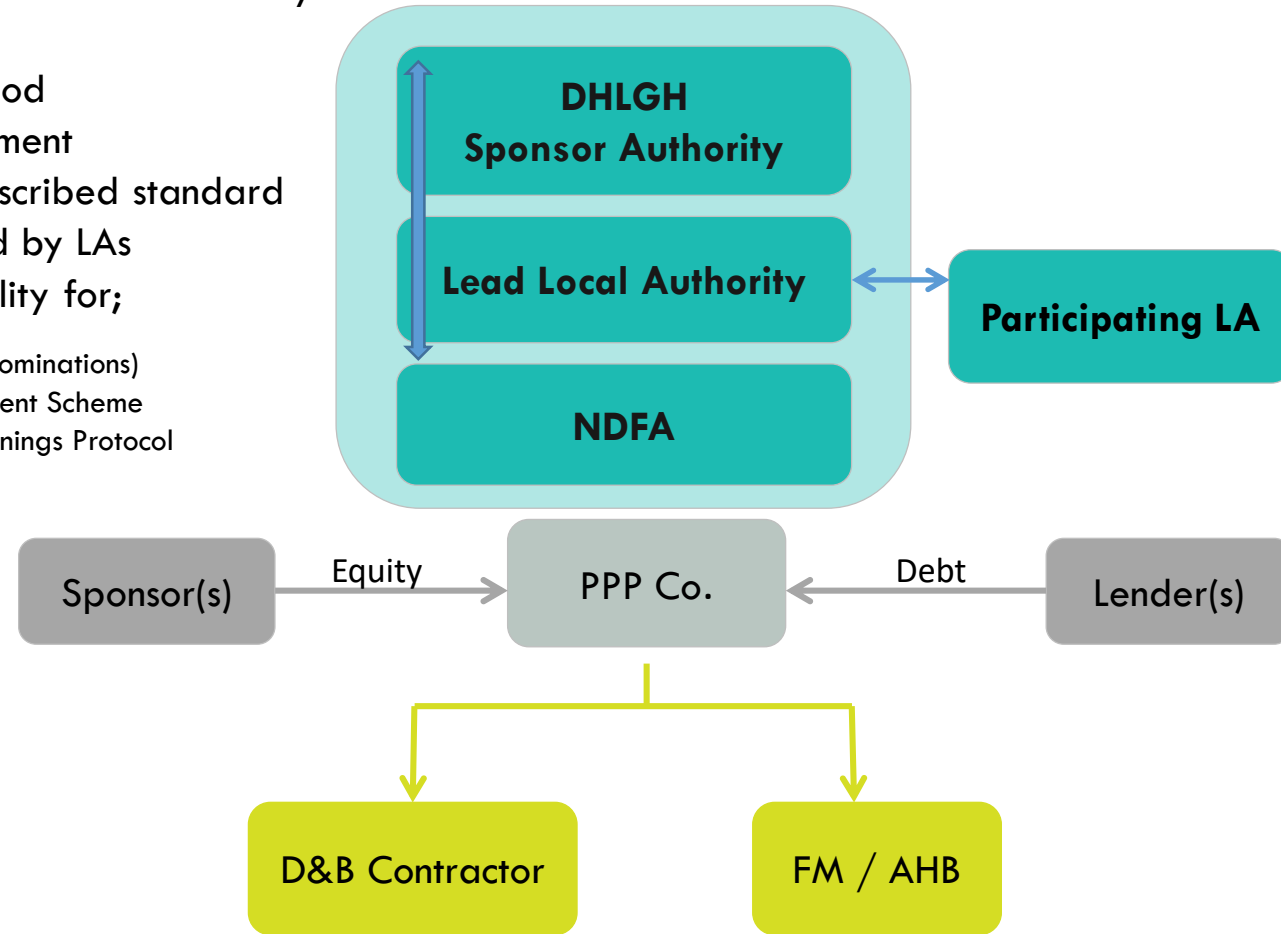
Gareth Rowan
PPP Project Manager



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Social Housing PPP Project Structure

- Design, Build, Finance & Maintained by PPP Company.
- 25-year service period
- Monthly unitary payment
- Handed back to prescribed standard
- Developments owned by LAs
- LA retains responsibility for;
 - Allocations (nominations)
 - Differential Rent Scheme
 - Tenancy Warnings Protocol



PPP Project Bundle 1 & 2 – Operational Phase

- Bundles 1 delivered 534 homes across 6 sites.
- Bundle 2 delivered 465 homes across 8 sites.
- Design, Build, Finance & Maintained for 25 year licence agreement.
- Churchwell Gardens CIH Award (Best Housing Story) & community event held on 23 May.
- Management by AHB of all sites with strong oversight & monthly performance meetings with DCC.



Bundles 1 and 2	Social Housing
Clare	51
Cork County – 3 sites	152
Dublin City – 2 sites	220
Galway City	74
Kildare – 2 sites	151
Louth	80
Roscommon	53
South Dublin	109
Waterford	58
Wicklow	51
14 sites/10 LA's	999 units



Social Housing PPP Pipeline



Bundle 3 Procurement

**6 Sites
(485 Homes)
4 Local Authorities
DCC Lead Authority
Q4 2025 Delivery**

Dublin CC
Kildare CC
Wicklow CC
Sligo CC

Bundle 4 & 5 Pre Planning

**18 Sites
(c. 1800 Homes)
6 Local Authorities
DCC Lead Authority
Q4 2026 Delivery**

Dublin CC
Dun Laoghaire RCC
South Dublin CC
Louth CC
Kildare CC
Wicklow CC

Bundle 6

**8 Sites
(c. 600 Homes)
4 Local Authorities
CCC Lead Authority**

Cork CC
Kildare CC
Sligo CC
Wicklow CC

Future Bundles

Government's
Housing Plan to 2030

Objective 4.3

Increase the use of
PPPs to deliver social
housing



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council Sites

➤ Bundles 4 and 5 (c. 920 homes)

- ❑ Croke Villas & Sackville Avenue
- ❑ Stanley Street DFB Depot
- ❑ Collins Avenue (Depot)
- ❑ Ballymun LAP Sites
- ❑ Church of Annunciation
- ❑ Wellmount Road
- ❑ Barry Avenue/Road
- ❑ Forbes Lane Depot
- ❑ Basin View Complex
- ❑ Cherry Orchard (LAP 2 Site)



➤ Design Team finalising preferred options for each site.

➤ Site Surveys & Investigations ongoing.

➤ Planning expected Q4 2023



PPP Project – Key Deliverables

- **Bundle 3** navigate the procurement phases through 2023.
 - ☐ PQQ assessment of bids commenced.
 - ☐ Procurement process circa. 18 months.
 - ☐ Finalise Public Sector Benchmark & Shadow Bid Model.
 - ☐ Service commencement Q4 2025.

- **Bundle 4 & 5** scheme design initiated February 2023.
 - ☐ Section 85 for all Local Authorities completed.
 - ☐ Planning Q4 2023.
 - ☐ Mixed tenure sites (Cherry Orchard, Kildare, Wicklow, Louth).
 - ☐ Standardisation within scheme designs versus specific site constraints.
 - ☐ Stakeholder Engagement ongoing.
 - ☐ Service commencement Q4 2026



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing Land Initiative

Martin Donlon
Senior Architect



Tionscadal Éireann
Project Ireland
2040



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

HLI Programme

Housing Lands Initiative (O'Devaney Gardens & Oscar Traynor Road)

Development Summary

1900	Total residential units
616	Social housing
340	Cost Rental
420	Affordable Purchase
524	Private

HLI Programme – O’Devaney Gardens

Status Update

Development Summary:
1047 Residential Units

Density c. 204 units per hectare

Social Housing 30%	275
Affordable Purchase 20%	248
Private 50%	524
	1,047

Mix of Tenures and unit types
1 Bed, 2 Bed (3p), 2 Bed (4p), 3 bed apartments
3 Bed Duplexes
3 Bed Houses

Commenced Feb. 2023
Phased completion to 2026



Site Location	No of units	Target Delivery Year	Stage
O`Devaney Gardens	1047 275 - Social 248 - Affordable 524 - Private	Q1 2027	Q1 2023 Bartra on site enabling works Q3 2023 – Oct. 25: Phase 1 (379 total units. 164 Social, 140 Affordable) Q2 2024 – Nov. 25: Phase 2 commence (369 total units. 12 Social, 93 Affordable) Q4 2024 – Feb. 26: Phase 3 commence (299 total units. 107 Social, 0 Affordable)

HLI Programme – O'Devaney Gardens

Status Update & Challenges

Enabling works

- February 2023 – Dec 2023

Main Contract

- Mid July – Q4 2026

Funding

- SHIP & AHF approved

Cost Rental

- Blocks 5a & 9 offered – Examining possibilities (advanced)

Loan Application

- Modelling based on HFA Term sheet; exact terms TBA
- Combined Borrowing requirements (HLI, ER & LDA, etc.)

Affordable Purchase

- Administration of scheme

Consultation

- Ongoing Consultative Forum



HLI Programme – Oscar Traynor Road

Status Update

Development Summary:
853 Residential Units

Density c. 71 units per hectare

Social Housing 40%	343
Affordable Purchase 20%	170
Cost Rental 40%	340
	853

Mix of Tenures and unit types
1 Bed Maisonette
1, 2 & 3 Bed Duplexes
2 & 3 Bed Houses

Commencing Q4 2023
Phased completion to 2027



Site Location	No of units	Target Delivery Year	Stage
Oscar Traynor Road	853 343 – Social 340 – Cost rental 170 – Affordable Purchase	Q1 2027	Currently in appeal to ABP. Q4 2023- Final Grant date

HLI Programme – Oscar Traynor Road

Status Update & Challenges

Planning Challenge ongoing

- Residents to ABP (potential delay 16 weeks + JR)

Funding

- Social (CALF & P&A approved)
- AHF approval imminent

Cost Rental

- Forward funding 178 units in BA02 block (HFA application)

Loan Application (only CR FF)

- Modelling based on HFA Term sheet; exact terms TBA
- Combined Borrowing requirements (HLI, ER & LDA, etc.)

Affordable Purchase

- Administration of scheme

Cultural & Community Provision

- Funding / use



Site Location	No of units	Target Delivery Year	Stage
Oscar Traynor Road	853 343 – Social 340 – Cost rental 170 – Affordable Purchase	Q1 2027	Currently in appeal to ABP. Q4 2023- Final Grant date

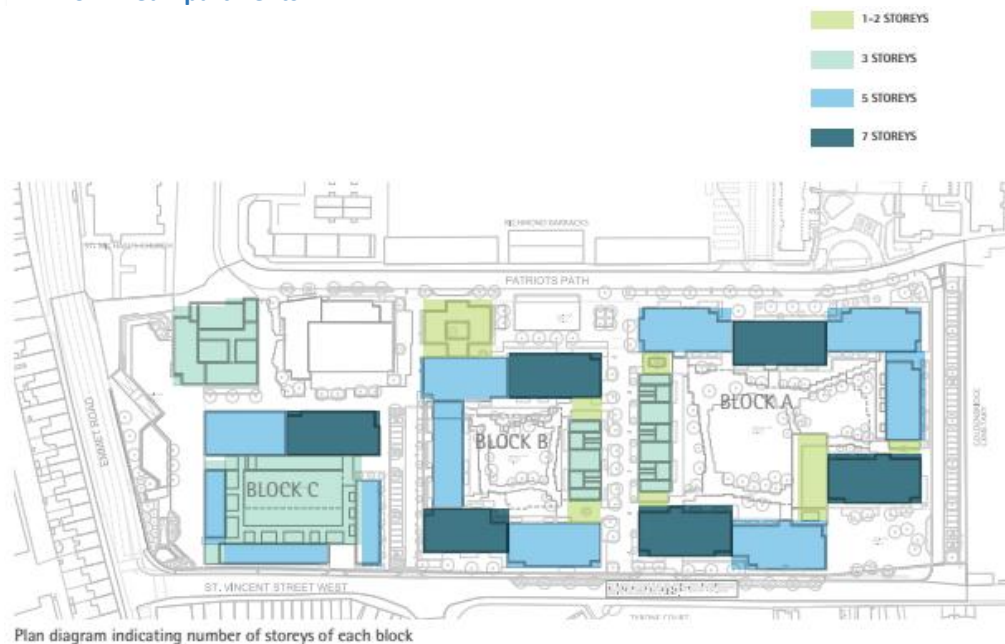
Emmet Road

Status Update

Development Summary:
578 Residential Units

Library
Community Hub
Childcare Facility
Supermarket
5 No. Retail units
2 No. Café/Restaurant units

Mix of Tenures and unit types
11 Studio Apartments
172 No. 1 Bed Apartments



EMMET ROAD – June 2023 UPDATE



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Tionscadal Éireann
Project Ireland
2040

PLANNING

- Planning Lodged 7th October 2022 - <https://www.pleanala.ie/en-ie/case/314791>
- ABP indicated decision date 11th April 2023 (18 weeks)
- 5th April ABP confirmed Inspector reviewing application before submitting for board approval
- Decision date expired – Anticipated later in Summer

DESIGN TEAM PROCUREMENT

- Establishment of Single Party Framework
- 12 individual competitions
- 2 Stage restricted procedure
- Stage 1: Pre–qualification to shortlist max. 5 consultants per discipline
- Stage 1 evaluation completed for: Architects, Mechanical/Electrical & Civil/Structural Engineer
- Appointments early July

FUNDING

- MMD undertaking cash-flow exercise to support funding application to the HFA
- Modelling a number of scenarios to determine the most favourable funding option

MAIN CHALLENGES

- PLANNING DELAY
 - Impacts programme
 - Impacts costs
 - Impacts viability of scheme

Land Development Agency

Laura O`Gorman
Project Manager

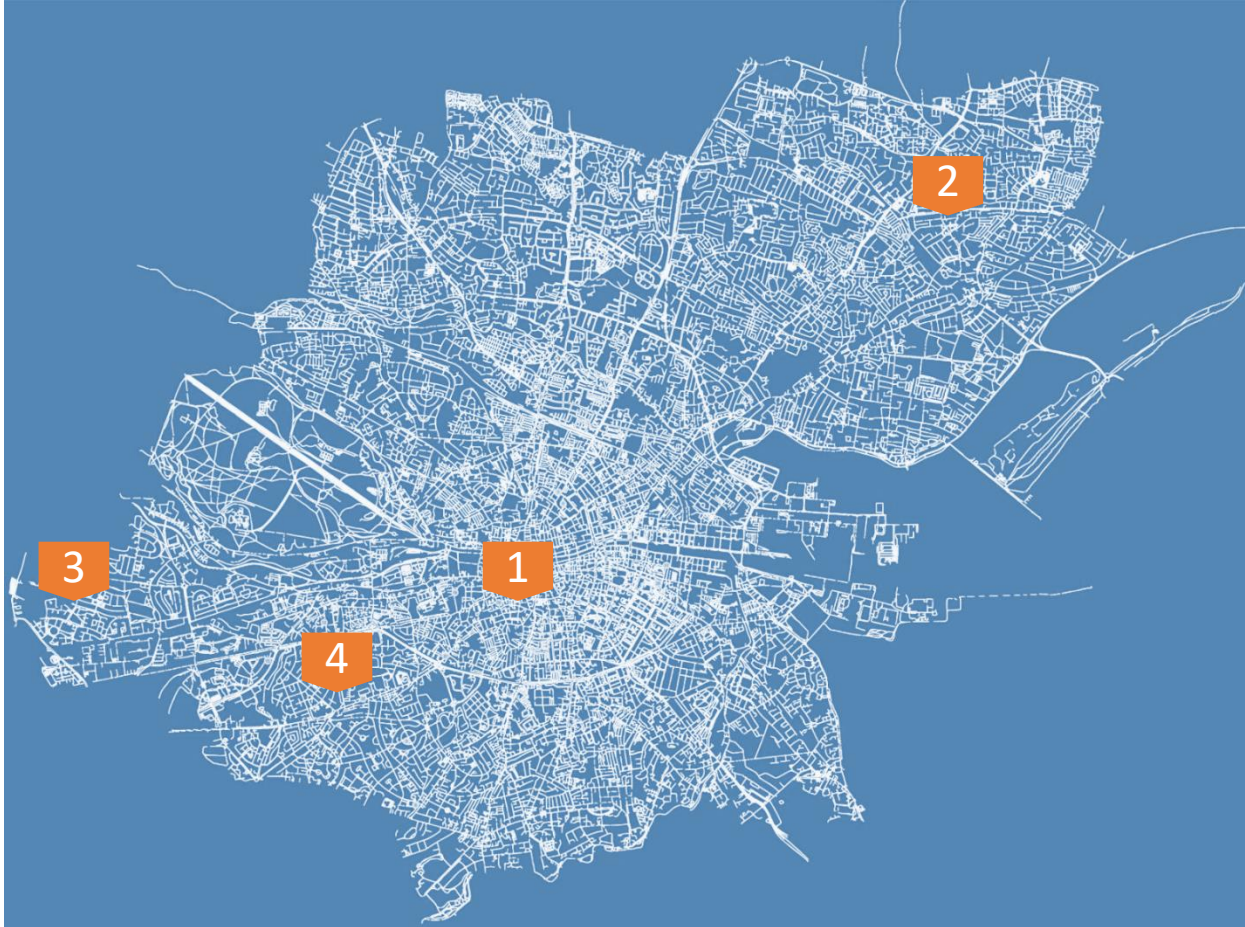


Tionscadal Éireann
Project Ireland
2040



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

LDA Programme Overview



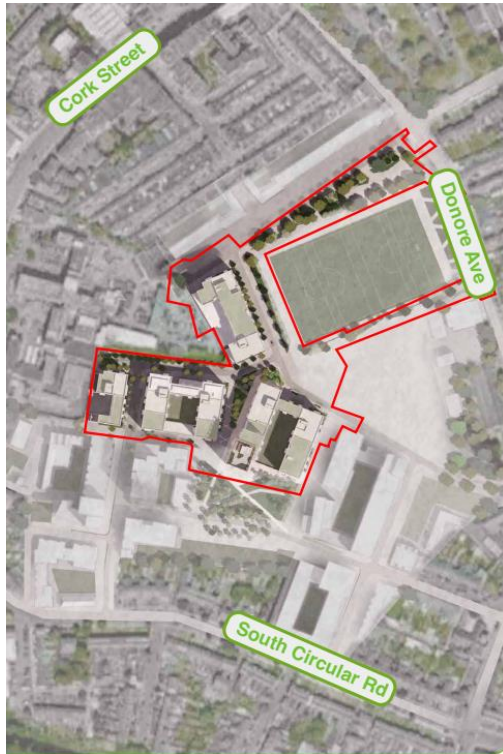
DCC- LDA LIVE PROJECTS

Development Summary 2023-2029

2173	Total residential units
526	Social housing
1479	Cost Rental
168	Affordable Purchase

1. Donore Project
2. Cromcastle Underpass
3. Cherry Orchard Point
4. Bluebell Lands

LDA Programme Donore Project



Development Summary

543- total residential units

154 (28%)- social housing

389 (72%)- cost rental

Site Area: 3.26 Hectares

Density: 265 Units per Hectare

Height: Typical 7 storeys, max 15 storeys

TGDC for Social: €79,908,339

Planning Route: Part 10 to ABP

Status: Planning application lodged Dec 2022.

Stage 2 funding approved by DHLGH

Next Milestone:

Planning Decision August 2023 (estimated)

Estimated Delivery: 2027

Public Consultation: Donore Project Consultative Forum- meetings suspended due to JR on DCDP

LDA Programme Cromcastle Underpass Project



Development Summary

146- total residential units

13 (9%)- social housing

133 (91%)- cost rental

Density: 201 Units per Hectare

5% Cultural & Community: 479 sqm internal space. 440sqm Public Plaza

Mobility: 103 parking spaces, 319 bicycle spaces

TGDC for Social: €7,502,688

Planning Route: S179a

Status: DT appointment led by ALTU. Pre-planning stage. Stage 1 application is with the DHLGH.

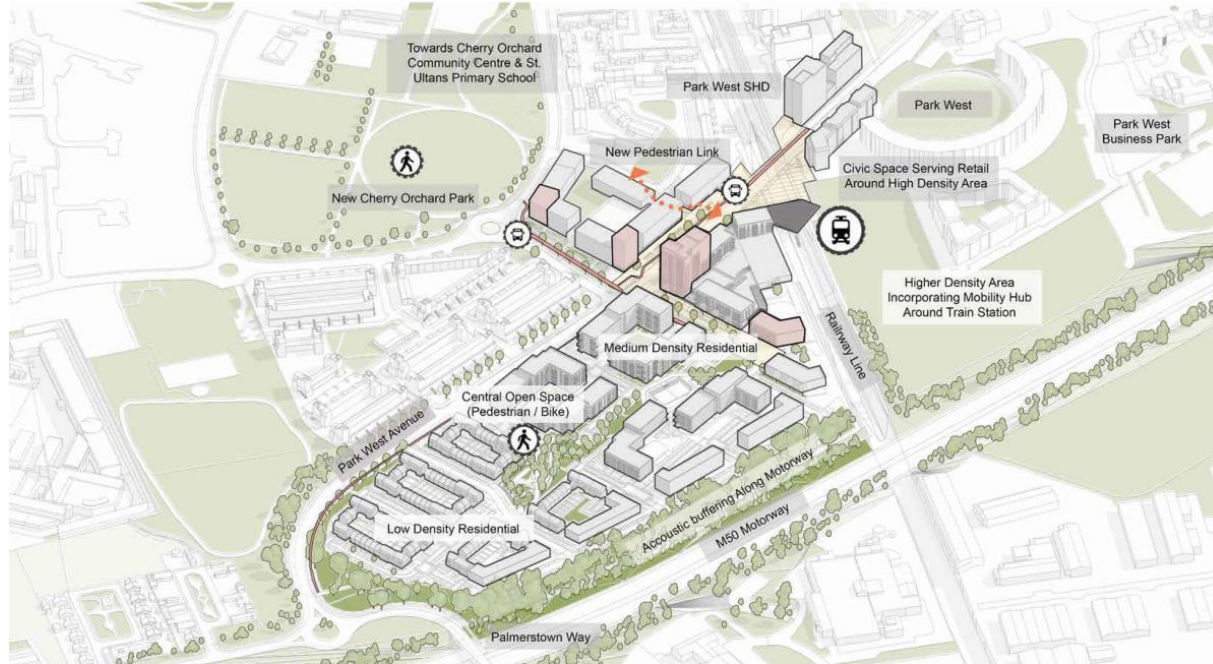
Next Milestone: Planning Notification Sept 2023

Phasing: one phase

Estimated Delivery: 2026

Public Consultation: Two stages completed. Ongoing.

LDA Programme Cherry Orchard Point



Development Summary

1072- total residential units

219 (20%)- social housing

685 (64%)- cost rental

168 (16%)- affordable purchase

Nett Developable Site Area: 12.1 Hectares

Density: 90.5 Units per Hectare

Planning Route: Part 10 to ABP

Status: DT Appointment led by Van Dijk Architects.
Pre-planning stage. Stage 1 application is with the DHLGH.

Phasing: Delivered over 4 Phases

Next Milestone: Phase 1 Planning Submission
September 2023 (709 units)

Estimated Delivery: 2029

Public Consultation: Commenced on the 14th June



LDA Programme Bluebell Lands



Development Summary

410- total residential dwellings

140 (34%)- social housing

270 (66%)- affordable rental

Nett Developable Site Area: 2.63 Hectares

Density: 156 Units per Hectare

TGDC for Social: €62,571,150

Status: Stage 1 Approved by DHLGH for 140 social homes. DT procurement in progress

Phasing: Delivered over 2 Phases

Phase 1: 241 dwellings,

Phase 2: 169 dwellings

Next Milestone: Estimated Planning Submission
June 2024

Estimated Delivery: Programme pending

Public Consultation: Ongoing with the Bluebell
Community Council.

Regeneration (Estate Renewal)

Alice Simington
Senior Executive Officer



Tionscadal Éireann
Project Ireland
2040



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Current Projects – Delivered 2023



Current Projects/Pipeline

Project Name	Units	Project Status	Completion
Sean Foster Place (Nth King Street), D.7	30	Completed	
Dominick Hall (East)	72	Completed	
O'Devaney Gardens - Phase 1A	56	Completed	
Cornamona, D.12	61	Completed	
Bunratty Road, D.17	78	On-site	Q3, 2023
Bonham Street, D.8	57	On-site	Q3/Q4, 2023
Cork Street/Chamber Street, D.8	55	On-site	Q3, 2023
Springvale, Chapelizod, D.8	71	On-site	Q3, 2023
St. Finbar's Court, D.7	46	On-site	Q4, 2024
Glin Court, D.7	32	Due to go on-site	Q4, 2024
Infirmity Road, D.7	38	Stage 3 Approved	Q4,. 2024
Dorset Street, D.7	163	Stage 2 Approved	Q2, 2026
Constitution Hill, D.7	149 (45/79)	Stage 2 Approved	2025/2027

Current Projects

Project Name	Units	Project Status	Commencement
Matt Talbot Court D.7	92 (54/38)	Stage 2 Approved	2026/2028
Dolphin House Phase 1b, D.8	28	Stage 1 Approved	2026
St. Anne's Court, D.5	102	Stage 1 Approved	2026
St. Andrews Court, D. 2	32	Stage 1 Approved	2026
Crumlin Road/Rafters Lane	39	Stage 1 Approved	2026
Cromcastle/Woodville	149	Stage 1 Approved	2026
Glover's Court, D.2	51	Stage 1 Approved	2028*
School Street/Thomas Bawn	115	Stage 1 Approved	2027/2028*
Pearse House D. 2	75	Stage 1 Approved	2027*
Oliver Bond House (Phase 1), D.8	58	Stage 1 Approved	TBC
Grand Canal Basin	108	Proposal	TBC
Dominic Street (West)	90	Proposal	TBC

Scale of the Programme

- Complexes (multi-unit) fully owned and managed Dublin City Council
- 212 multi-unit complexes of this type
- 10,000+ units
- 45% over 50yrs old (in or approaching service life)

Age of Multi-Unit Complexes		C	NC	NW	SC	SE
0-25 years old (1997-2022)	49	11	5	7	21	5
26-50 years old (1971-1996)	67	24	12	3	14	14
51-75 years old (1945-1970)	68	19	6	8	20	15
76-100 years old (1919-1944)	22	9	0	0	7	6
100-128 years old (1890-1918)	6	0	0	0	0	6
TOTAL	212	63	23	18	62	46

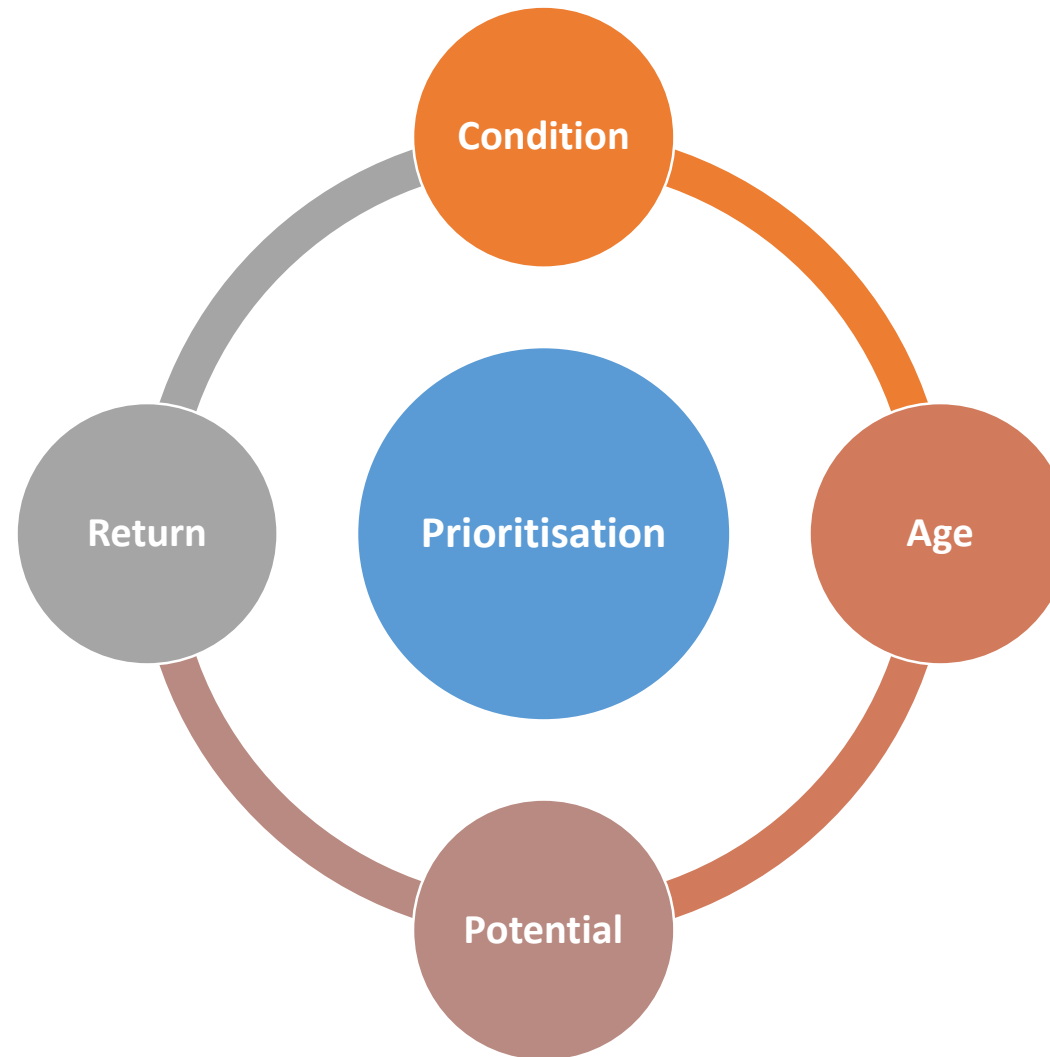
Obligations

- Housing (Standards for Rented Houses) Regulation, S.I. No. 137 of 2019
- The Climate Action + Low Carbon Development (Amendment) Act 2021
- Energy Performance of Buildings Directive 2010
- Energy Efficiency Directive 2012
- Climate Action Plan 2023
- Delivering Effective Climate Action 2030
- Social Housing National Retrofitting Programme
- Building Standards & Regulations, Space Standards & Sizes

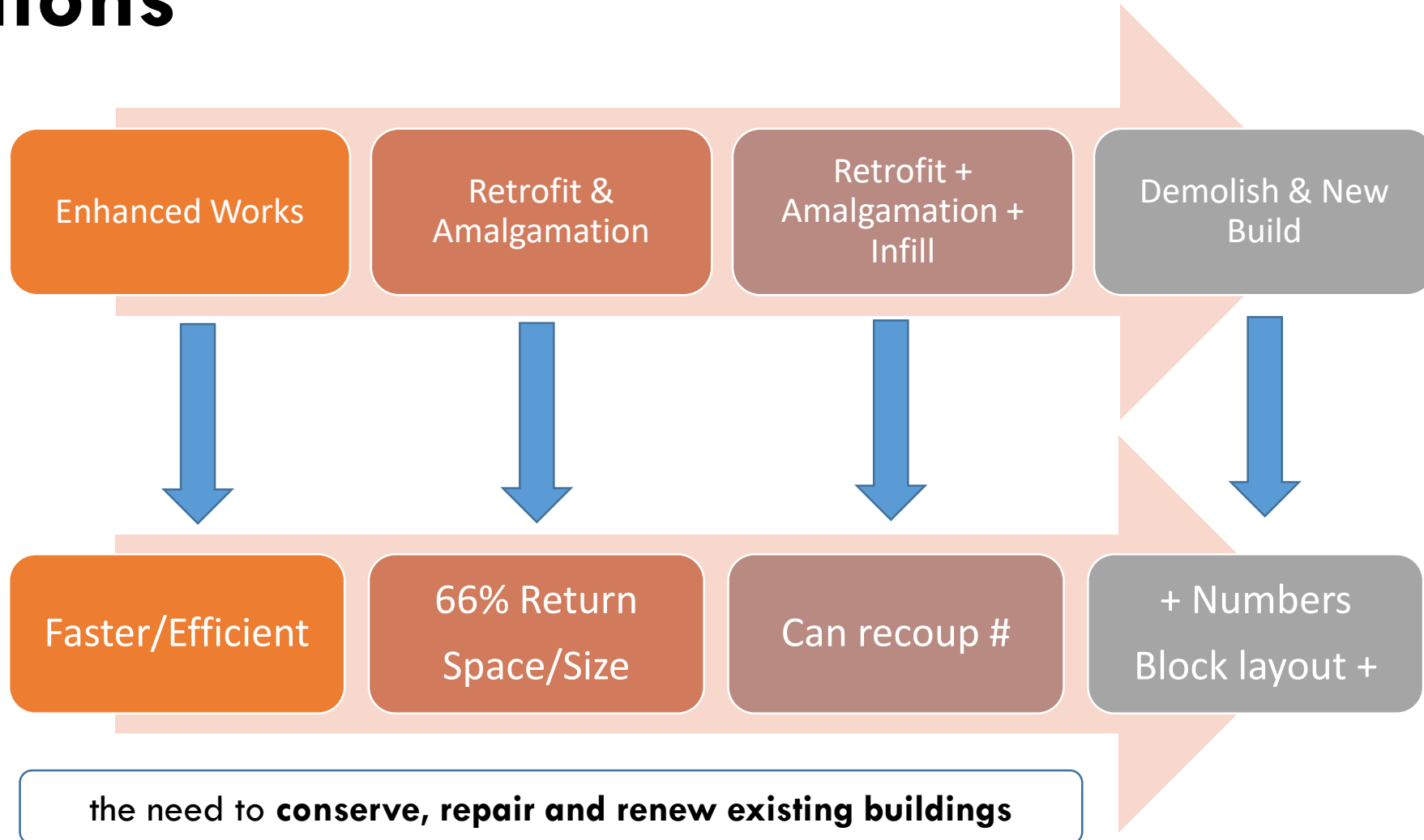
How to Deliver?

Which is: Most Appropriate, proportionate to the need, cost effective & efficient, offers best return (VfM)

Factors to Consider



Options



AHBs / DCC Leasing & Acquisitions / Part V Delivery

Michelle Robinson
Senior Executive Officer

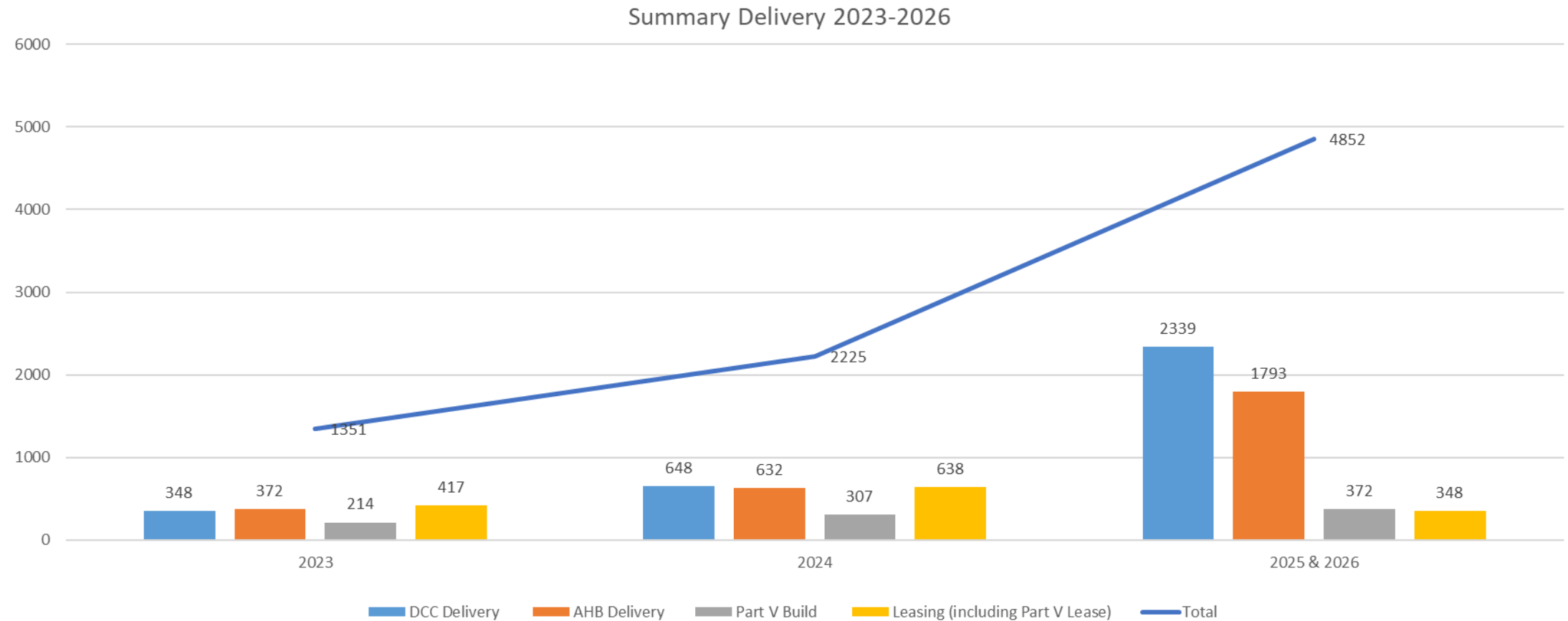


Tionscadal Éireann
Project Ireland
2040



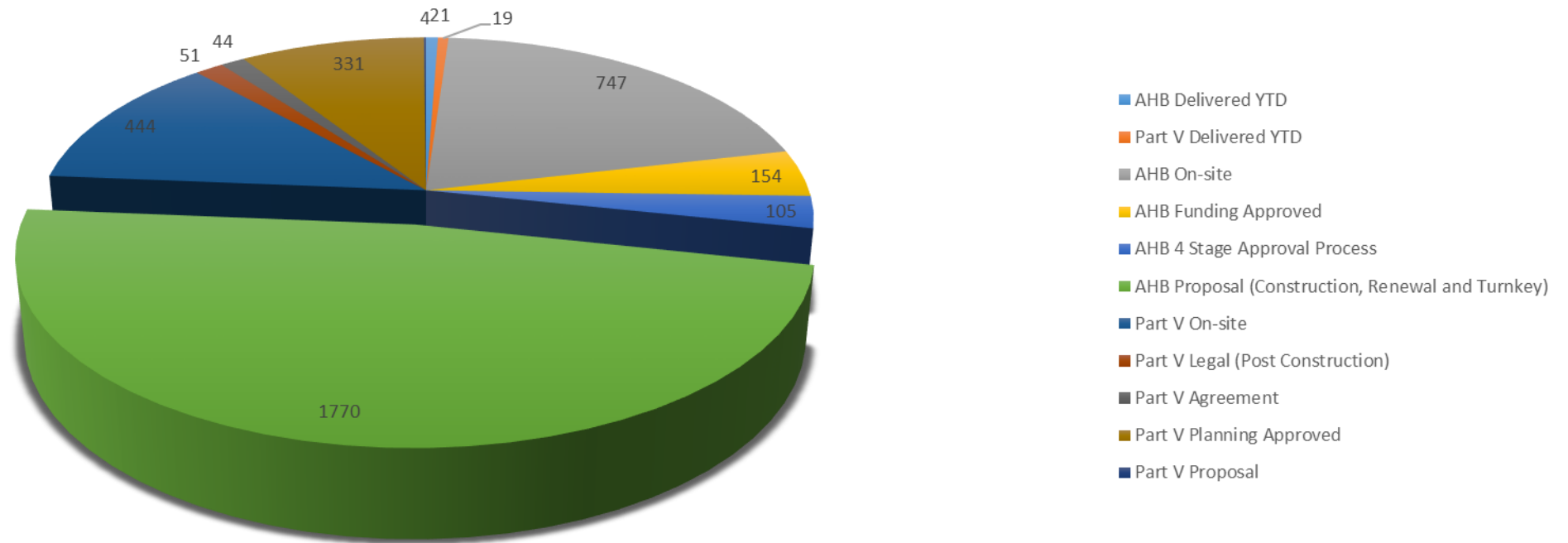
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Summary of Total Social Build and Leasing Delivery Projected (2023-2026)



In-Direct Social Build – Current Stage

Current Stage of In-Direct Social Build Programme



AHB DELIVERY 2023

AHB	LOCATION	UNITS
Respond	Chanel Manor Apartments, Coolock, D 5	58
Respond	Chanel Manor, Coolock, D 5	20
ICare	Edenmore & McAuley Ave	6
Clanmil	Prussia Street, D 7	5
De Paul	The Parnell Centre, D 1 Conversion from Commercial	4
De Paul	South Circular Road, D 8 (CALF)–	4
CHI	Wellington St	21
CHI	Belvedere Court	14
Focus	Hollybrook Nass Rd	15
Respond	Elanora Court, Long Mile Road, Walkinstown,	138

PROPERTY	UNITS	AHB	EDD
Cherr Orchard	1	PMVT	COMPLETED
Aughrim Street	1	Dublin Simon	COMPLETED
Uppr Rathmines Rd, Walkinstown Green; Ballyfremor Rd.	11	HAIL	COMPLETED
Crosbies Yard	16	PMVT	Q3 2024
Aldborough Court, North Strand Road	1	De Paul	Q3 2024
Vintage Court, Cork Street	1	De Paul	Q3 2024
Huband Raod, Bluebell	6	Tiglinn	Q3 2024
1-4, No 10 Fairview Avenue	4	Focus Ireland	Q3 2024



AHB DELIVERY 2024 / 2025

AHB	Location	Delivery	No of Units
Tuath	Belmayne	2024	50
Respond	Hole in the Wall	2024/2025	146
Cluid	Bethany House	2024	62
Circle	Railway St	2024	47
Circle	St Michaels	2024	52
Focus	Richmond Ave	2025	35
Respond	High Park	2025	101
Focus	Bow Lane	2024 - 2025	27
Tuath	James St	2024	185
Cluid	North Great Charles St	2024 - 2025	52
Focus	Dominican Site	2025	95
Oaklee	9 & 9 A Richmond Ave	2025	28

AHB	Locations	Delivery	No of UNITS
PMVT	Block C, Crosbies Yard	2024	5
PMVT	Townsend Street	2024	20
Dublin Simon	35-36 Sean McDermott Street	2024	8
Circle Alone	Site 1B, St Michaels Estate	2024	52
RESPOND	Sarsfield Road	2024	6
Dublin Simon	55B Arbour Hill, Dublin 7	2024	14
PMVT	26 - 28 Sherrard Street, Dublin 1	2024	12
PMVT	Shaw Street	2025	12
Dublin Simon	378a North Circular Road	2025	8
PMVT	Apt 1-11, Bow Lane West, Dublin 8	2025	17
PMVT	29-30 Fishamble Street, Dublin 8	2025	10
PMVT	5,6,7 Halston Street	2025	12



DCC owned sites AHB delivery 2025 to 2026 = 984

LOCATION	AHB	PP	UNITS	CURRENT STATUS
MILLWOOD COURT	FOLD	PP Granted	54	Tender Complete & Demolition due to commence
HALSTON ST	PMVT	PP Granted - Under Appeal	12	Next Stage - Final Funding approval, Disposal
SARSFIELD	RESPOND	PP Granted	6	Tender out , next stage funding approval & Disposal
BRAITHWAITE (DCC STRIP)	FOCUS	PP Granted	49	Acquisition of site
BALLYBOGGIN RD (DCC STRIP)	CLUID	PP Granted	91	Acquisition of site
CORUBA	CIRCLE	PP Granted – Under Appeal	150	Waiting Planning Grant
BROOMBRIDGE -DEPOT	Tuath	Planning Lodged	23	Decision on planning, next stage Disposal and tender for contractor
JAMES MC SWEENEY	CABHRU	PP Granted	35	Tender for demolition imminent, Disposal to Area Committee July
DOLPHINS BARN	IVEAGH	pre planning	22	Lodge PP. Tender for design team live.
KEEPER RD	RESPOND	pre planning	23	Comm information event, design adjustments complete. Planning app imminent
GULISTAN – DEPOT	CLUID	pre planning	150	Public information meetings held, next stage submit planning
ORCHARD RD – DEPOT	FOLD	Pre Planning	50	Design team appointed
PORTLAND ROW –DEPOT	TUATH	Pre Planning	50	Design Team appointed – pre planning engagement
BANNOW ROAD	CLUID	Pre planning	150	Design Development
SPINE & BELCAMP	RESPOND	Pre planning	12 + 82	Site assessment and community engagement to commence
BALLYMUN SITES 11 & 13	CLUID	Pre planning	?	Design and feasibility
RAVENSDALE & CLONMACNOISE	FOLD	Pre planning	35	Community Engagement has commenced Cllrs and tenants have been informed
FISHAMBLE ST	PMVT	pre planning	12	Community consultation and Area Committee engagement
SWORDS RD /COLLINS AVE	CLUID	pre planning	?	Re design ongoing

Acquisition Tenants Remaining in Situ

Stage		No of properties
1	Initial Contact & Tenant checks	
	Contact from either landlord or tenant, file opened. This process includes a verification of the household need, confirmation tenant wants to remain and landlord has issued a Notice intending to sell	132
2	Property inspection	
	Property is inspected by DCC Clerk of Works for suitability to acquire this includes an assessment of what if any works maybe required.	32
3	Valuation and offer	
	Valuers team engage with the vendor and agents on price	59
4	Sale agreed - Conveyancing Legals	
	Law Dept & Contracted Solicitors Legals, title checks etc	164
	TOTAL	387
	TIS ACQUISITIONS COMPLETE	26

Acquisition Vacant Properties

Stage		No of properties
1	Property inspection	48
2	Valuation and offer	24
3	Sale agreed - Conveyancing Legals	75
	TOTAL	147
	GENERAL ACQUISITIONS COMPLETE	45

DCC Housing Delivery – Leasing

Lease Type	2022	2023	2024	2025	2026	Total
DCC Leasing	304	293	275	109	-	981
AHB Direct Leasing	63	24	172	172	-	431
Delivery Pipeline	367	317	447	281	-	1412
HFA Target	480	475	410	100	-	1465

Newtown Malahide



93 units (incl. 33 Part V units) Expected Delivery Date – Q4 2023

Planning permission was granted for 332 units.

Agreement has been reached with the owner subject to legal and technical due diligence to have a standard lease granted for the 93 units for a 25 year lease term.

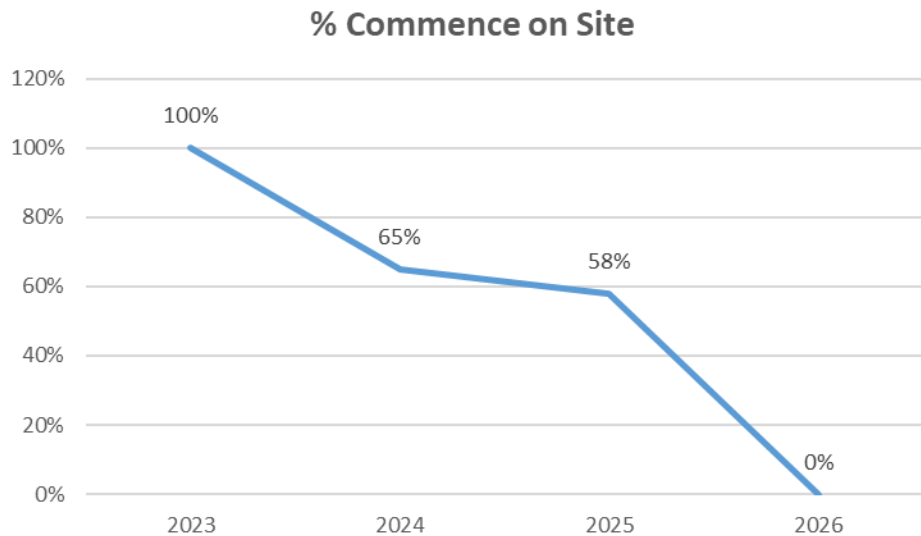
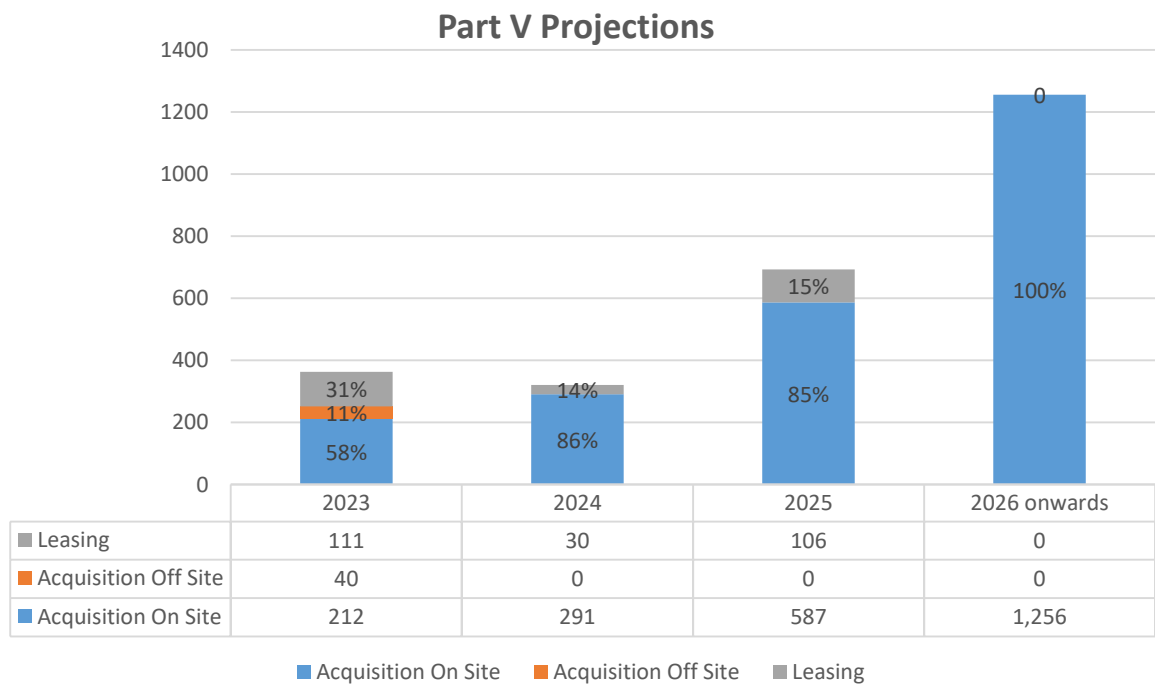


The Bonnington

124 Apts (incl. 12 units Part V) Expected Delivery Date Q2 2023

Agreement has been reached with the owner subject to legal and technical due diligence to have a standard lease granted for the entire scheme for a 25 year lease term.

Part V Projections



Year	Total No. of PV Units	Acquisition on Site		
2023	363	212 (58%)	40(11%)	111 (31%)
2024	321	291 (86%)	0	30 (14%)
2025	693	587 (85%)	0	106 (15%)
2026 onwards	1,256	1,256 (100%)	0	0
Total	2,633	2,346	40	247