



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Robert Buckle Senior Engineer

Housing & Community Services



VOIDS MANAGEMENT PROGRAMME

Vacant (Void) Property Refurbishments completed to date in 2023

These properties can be divided into: **843**

- Vacant Council Properties - **567**
- Acquisitions -**64**
- Refurbished units awaiting re-let - **212**

This is a 22% increase from the same period in 2022 (689)

Number of Council properties which became vacant in 2023 - **642**

VOIDS MANAGEMENT PROGRAMME 2022

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	27	47	62	63	11	210
Apartment	93	22	50	89	64	318
Senior Citizens	36	66	55	46	41	244
Total	156	135	167	198	116	772

VOIDS MANAGEMENT PROGRAMME 2023

Status	Central	North Central	North West	South Central	South East	Total
Awaiting Vacant possession	50	11	13	40	25	139
Contractor On-site	61	36	68	68	23	256
Direct Labour	33	9	36	32	16	126
Total	144	76	136	211	107	521

VOIDS STAGES

Vacant Possession Stage

Refurbishment works can not begin until vacant possession has been secured by the Local Area Office. Issues such as time for families to collect belongings, succession cases, abonnement and tenants adhering to exit times when transferring tenancy can delay the securing of vacant possession, there needs to be a balance between giving families enough time to vacate and reducing the time the property is vacant.

Refurbishment Stage

Properties are refurbished by a combination of Contractors and Direct Labour. We have a Framework agreement in place since November 2022 and we have 11 contractors working across the city on over 250 properties.

Ready for re-letting Stage

Once the refurbishment is complete the property is given to the Allocation Section and Area Offices for re-letting. We work very closely with these sections to make them aware of the estimated dates when properties will be ready for re-letting.

VOID MANAGEMENT, DELIVERY AND CHALLENGES

Voids Management

- Working with Area Offices to gain vacant possession,
- Monthly reports to Area's and Allocations on the status of all voids

Delivery

- We have increased the number of units refurbished in 2023 to 843 units compared to 689 in 2022
- We have refurbished 843 units across 2023 while within the same period 642 units became void.
- We are constantly meeting with the framework contractors to increase capacity and focus on turnaround times

Challenges

- Capacity within the construction sector, new framework has given extra capacity but all contractors are stretched at present i.e to staff retention, sub contractors availability etc.
 - Materials delays, there big delays across the sector on items such as windows, doors and internal fire doors, but these items are only replaced when necessary.
 - Void visibility, some units may seem void when the are not i.e units may be have steel on them due to :Anti-social behaviour , Regeneration, awaiting Demolition, while seeking vacant possession or awaiting re-allocation.
-



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

ACQUISITION - BEFORE





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

ACQUISITION - AFTER





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

VOID - BEFORE





Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

VOID - AFTER



BUY AND RENEW SCHEME

Since this Buy and Renew scheme was introduced in 2018 and up to October 2023, D.C.C. have acquired 95 such properties, and through the active engagement with owners of long-term vacant properties has initiated the return of an additional 53 properties to use in the City, with a further 42 currently under refurbishment.

To date in 2023 we have completed 11 properties.

We are currently working on 10 properties and we have 32 properties in various stages of design and procurement.

BUY AND RENEW SCHEME (Long Term Projects)

- Identify Long term vacant projects.
- Discuss Design Brief options for each individual project.
- Appoint Design team (Architects, Engineers, Quantity Surveyor or Other).
- Approve Design Brief for individual project.
- Prepare & issue project appraisal to DHPLG for various stage approvals where deemed necessary (1,2,3 & 4).
- Obtain necessary Departmental approvals to proceed with project.
- Issue instruction to proceed with full design brief/specification and tender drawings.
- Obtain any necessary statutory approvals (Part 8, Planning and Building).
- Appoint Main Contractor (Panel or tender process).
- Issue regular site update reports for senior management.
- Complete construction works and handover to DCC.



Before works



After works

414 North Circular Road, Dublin 7.
Refurbishment works Completed Q4 2023.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Before works



After works

414 North Circular Road, Dublin 7.
Refurbishment works Completed Q4 2023.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council