



Dublin City Council Housing Delivery Report – April 2024

The table below captures Dublin City Council's current pipeline across all of our delivery streams.

Summary of unit numbers in pipeline	Units
Under Construction	2,107
Tender Stage	1,660
Part V	1,500 (Current Pipeline - 1,079)
Regeneration Projects	1,951
Advanced Planning and Design	941
Pre Planning or Feasibility Stage	2,205
Traveller Housing	71
Long Term Leasing	1,465 (Current Pipeline – 305)
Affordable Purchase	1,706
Cost Rental	3,362
Adaptive Reuse	120
TOTAL	17,088

Frank d’Arcy
A/Assistant Chief Executive
27th March 2024

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
Central	A.H.B. (Dublin Simon)	Arbour Hill, Dublin 7	C.A.S.	14	On site	Completion of Scheme	Q2 2024
Central	A.H.B. C.H.I.	Belvedere Court	C.A.L.F.	13	Completed	Completed	Q1 2024
Central	A.H.B. (Co-operative Housing Ireland)	Daneswell Place, Botanic Road, Dublin 9	C.A.L.F.	140 (also 20 Part V) 12 x studio 58x 1 bed 59 x 2 bed 11 x 3 bed	C.A.L.F. funding application received from CHI Works commenced on site	Completion of scheme	2025/2026
Central	A.H.B. (CABHRU)	James Mc Sweeney House, Berkeley St, D.7	L.A. Housing	35 35 x 1 bed	Demolition & enabling works phase commenced	Completion of scheme	Q4 2025
Central	A.H.B. (Clúid)	North Great Charles St., D.1	C.A.L.F.	52	Enabling works completed. Main Contractor to commence on site mid-April	Completion of Scheme	Q4 2025
Central	A.H.B. (C.H.I.)	North King St.	C.A.L.F.	30 11 x 1 bed 15 x 2 bed 4 x 3 bed	Revised Funding assessment	Completion of Scheme	T.B.C.
Central	D.C.C. Housing Land Initiative	O'Devaney Gardens	Joint Venture	283 (Social units)	Commencement of Enabling Works	Completion of Enabling Works	2027
Central	A.H.B. (Focus)	Prussia Street	C.A.L.F.	5	On Site	Completion of Scheme	Q2 2024

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
Central	A.H.B. (Circle)	Railway Street, D.1	C.A.L.F.	47 10 x 1 bed 27 x 2 bed 10 x 3 bed	On site	Completion of Scheme	Q2 2024
Central	D.C.C.	St. Finbar's Court, D.7	L.A. Housing-Regeneration	46	On site	Completion of Scheme	Q4 2024
<p>Update:</p> <p>The contactor commenced work on site in June 2023 The new older person development consists of 46 homes plus a community room.</p>							
Central	A.H.B. C.H.I.	Wellington Street	C.A.L.F.	24	On site	Completion of Scheme	Q2 2024
North Central	A.H.B. (Tuath)	Belmayne	C.A.L.F.	25 (+ 25 Part V)	On site	Completion of Scheme	Q3 2025
North Central	A.H.B. (Respond)	Chanel Manor, Coolock D.5	C.A.L.F.	78 (+ Part V) 20 x 1 bed 43 x 2 bed 15 x 3 bed	On site	Completion of Scheme	Q4 2024
North Central	D.C.C.	Glin Court, D.17	L.A. Housing Regeneration	32	Contractor on site	Completion of Project	2024
<p>Update:</p> <p>The project received stage 4 approval from the DHLGH in March 2023. The contractor commenced on site at the end of June 2023.</p> <p>The project is for the full demolition of the existing two housing blocks and the construction of 32 new homes for Older Persons and a new community room. The site is due for completion by end of 2024.</p> <p>The community kitchen, which provides Meals on Wheels to the elderly in the area, was successfully relocated to a temporary kitchen in the Glin Centre and continues to operate.</p>							

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
North Central	A.H.B. (Respond)	Griffin Point, Hole in the Wall Road, D.13 (Blocks A+B)	C.A.L.F.	98 (+89 Cost Rental)	On Site	Funding Approval	Q1 2026
North Central	A.H.B. (Respond)	Hole in Wall (Griffin Court) (Blocks C+D)	C.A.L.F.	210 (+64 Cost Rental)	On site	Completion of Scheme	Q4 2024
North Central	A.H.B. (FOLD)	Millwood Court, D.5	C.A.L.F.	52	Site transfer complete, enabling works commenced	Completion of scheme	Q3 2025
North Central	A.H.B. (Clúid)	Parkside Block 1	C.A.L.F.	122 (+ 73 Cost Rental)	On site	Completion of Scheme	Q4 2024
North Central	A.H.B. (Clúid)	Parkside Block 2	C.A.L.F.	173	On site	Completion of Scheme	Q3 2025
North Central	A.H.B. (Focus)	15 Richmond Avenue, Fairview, D.3	C.A.L.F.	35 19 x 1 bed 16 x 2 bed	Construction commenced	Completion of Scheme	Q1 2025
North Central	A.H.B. (Oaklee)	9/9A Richmond Avenue	C.A.L.F.	28 25 x 1 bed 3 x 2 bed	Commenced on site March 2024	Completion of Scheme	Q2 2025
North West	D.C.C.	Prospect Hill Turnkey, D.11	L.A. Housing	58	Substantial completion	Finalise allocations of the new homes	Q2 2024
South East	A.H.B. (Clúid)	Bethany House, D.4	C.A.L.F.	62 45 x 1 bed 17 x 2 bed	On site	Completion of Scheme	Q3 2024
South East	A.H.B. (P.M.V.T.)	Townsend Street 180-187, D.4	C.A.S.	20 20 x 1 bed	On Site	Completion of Scheme	Q3 2024
South Central	A.H.B. (Focus)	25-27 Bow Lane West, Dublin 8	C.A.L.F.	27 4 x studio 16 x 1 bed 7 x 2 bed	On Site	Completion of Scheme	Q2 2025

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South Central	A.H.B. (Tuath)	James St. – Steelworks	C.A.L.F.	171 +Pv 149x1 bed 32 x 2 bed 4x 3 bed	(enabling works) Funding application submitted	Completion of Scheme	Q4 2025
South Central	A.H.B. Depaul	South Circular Road	C.A.L.F	4	On site	Completion of scheme	Q2 2024
South Central	D.C.C. (Rapid build)	Springvale, Chapelizod D.20	L.A. Housing	71 21 x 1 bed 30 x 2 bed 20 x 3 bed	Substantial completion has been achieved	Allocating of new homes	Q1 2024
Update:							
Substantial completion has been achieved and the contractor has handed over the new housing scheme to D.C.C. The Local Area Office are in the process of signing new tenancies							
South Central	A.H.B. (Alone/Circle)	1b St. Michael's Estate, D.10 (Richmond Place)	C.A.S.	52	On site	Completion of Scheme	Q4 2024
South Central	A.H.B. (Dublin Simon)	25/26 Ushers Island, D.8	C.A.S.	100 100 x 1 bed	On site	Completion of Scheme	Q4 2024
			TOTAL	2,107			

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Focus)	Dominican Convent, Cabra	C.A.L.F.	95	Tender complete	Commence on site	2026 (2 phases)
Central	D.C.C.	Dorset Street Flats, D.1	L.A. Housing Regeneration	163 65 x 1 Bed 77 x 2 Bed 21 x 3 Bed	Part 8 granted Stage 4 application submitted to the D.H.L.G.H. for approval	Receive Stage 4 approval and appoint contractor to the project	2026
<p>Update:</p> <p>The redevelopment of Dorset Street received Stage 3 approval from the DHLGH in July 2023 The project is now at tender stage for the appointment of a contractor to the project. The scheme will be completed in one phase and will provide 163 new social homes , which will be a mix of one, two and three bedroom homes Also included in the new scheme is the provision of a multi-use community space (crèche/karate/community facility), a boxing club, a commercial unit and a café space. It is anticipated that a contractor will be onsite by Spring 2024.</p>							
Central	A.H.B. (Tuath Housing)	Infirmary Road Dublin 8	A.H.B.	80 - 100	Expressions of Interest complete, A.H.B. assigned	Feasibility for mixed tenure development under way	T.B.C.
Central	A.H.B. (Respond)	Rathborne Wharf, Dublin 15	C.A.L.F.	253 (also 73 Part V and 399 CREL)	C.A.L.F. funding approved by D.H.L.G.H.	To commence on site	Q1 2026

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C. P.P.P. Bundle 3	Ready Mix Site, East Wall Road, D.3	Social Housing P.P.P. Bundle 3	68	Procurement Phase	Commencement on site Q4 2024	Q1 2026

Update:

The former ready mix site located on East Wall Road is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing PPP Programme. Site location is accessible via this link <https://www.google.ie/maps/@53.3597734,-6.2385626,176m/data=!3m1!1e3>

The scheme will deliver 67 units comprising of 17no. One bed homes, 27no. Two bed homes and 23no. Three bed homes with 10% of the apartments being designed to Universal Design standards. The Project will deliver landscaped public/private open space and community facility, as part of the overall development. There have been a series of community consultations with local residents, Cllrs & Area Office officials.

The programme is now in the procurement phase, which can take up to 18 months. Construction is expected to commence on site in Q4 2024.

Central	A.H.B. (Dublin Simon)	Sean McDermott Street	C.A.S.	8 x 1 bed	Stage 3 under review	Final Approval	Q1 2025
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Update:

There has been a cost increase on this development, this is under assessment

Schemes at Tender Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C. P.P.P. Bundle 3	Collins Avenue Junction of Swords Road	Social Housing P.P.P. Bundle 3	83	Procurement Phase	Commencement On Site Q4 2024	Q1 2026

Update:

This site, located on the junction of Collins Avenue and Swords Road is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing PPP Programme. Site location is accessible via this link: <https://www.google.ie/maps/@53.3813979,-6.2432866,270m/data=!3m1!1e3>

The scheme will deliver 83 homes comprising of 41no. One bed homes, 30no. Two bed homes and 12no. Three bed homes with 10% of the apartments being designed to Universal Design standards. The Project will deliver landscaped public/private open space and community facility, as part of the overall development. The Dublin Port Tunnel is located under the site and represented a significant constraint on the design of the scheme. There has been community consultations with local residents, Cllrs & Area Office officials.

The programme is now in the procurement phase, which can take up to 18 months. Construction is expected to commence on site in Q4 2024.

North Central	A.H.B. (Respond)	Hampton, Gracepark Rd.	C.A.L.F.	T.B.C.	Redesign	Prepare for Planning	T.B.C.
North Central	A.H.B. (DePaul)	Moorehaven	C.A.S.	8	Re-tender required	Commence Refurbishment	Q3 2025
North Central	A.H.B. (Clúid)	Oscar Traynor Road	C.A.L.F.	181 4 x Studio 25 x 1 bed 56 x 2 bed 82 x 3 bed 14 x 4 bed	Turnkey Delivery in phases	Partial commencement on site	2025/2026
North Central	A.H.B. (Cluid)	Oscar Traynor Road	C.A.L.F.	162 6 x studio 38 x 1 bed 88 x 2 bed 30 x 3 bed	Construction delivery	To commence on site	Q3 2026

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	A.H.B. (Cabhru)	Philipsburg Avenue	C.A.L.F.	48	Planning Permission Granted	Commence on site	2025
North Central	A.H.B. (Oaklee)	9 & 9 A Richmond Ave	C.A.L.F.	28	Funding Approved	Commence on site	Q2 2025
North West	A.H.B. (Respond)	Merville Finglas Road	C. A.L.F.	180	Funding Approved	Commence on site	Q4 2025
North West	D.C.C. P.P.P. Bundle 3	Shangan Road, Ballymun (L.A.P Site 10)	Social Housing P.P.P. (Bundle 3)	93	Procurement Phase	Commencement On Site Q4 2024	Q1 2026
<p>Update:</p> <p>This site, located on Shangan Road east of the Ballymun Civic Centre and is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing PPP Programme. https://goo.gl/maps/Gq24Ay8guGm99Xfr9</p> <p>The scheme will deliver 93 units comprising of 73 senior citizen apartments of which 67 are one bed and 6 are two bed apartments. The remaining 20 homes will comprise of 10 general need homes (5 x 2 bed; 4 x 3 bed and 1 x 4 bed) and 10 medical need homes (5 x 2 bed; 4 x 3 bed and 1 x 4 bed). The Project will deliver a new link road, landscaped public/private open space and community facility, as part of the overall development. There have been community consultations with local residents, Cllrs & Area Office officials.</p> <p>The programme is now in the procurement phase, which can take up to 18 months. Construction is expected to commence on site in Q4 2024.</p>							
South East	A.H.B.	Shaw Street, D.8	C.A.S.	12 11 x 1 bed 1 x 2 bed	Assign Alternative A.H.B.	Award contract	2025

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	A.H.B. (Focus)	Braithwaithe St.	C.A.L.F.	49	Section 183 approved Sale agreed on remainder of site	Commence on site	2025
Update:							
Site part owned by D.C.C. Planning Permission granted., Acquisition of remaining 77% of this site complete using Site Acquisitions fund, led by the Housing Agency							
South Central	A.H.B. (Circle)	Coruba House, D.12	C.A.L.F.	75	Judicial Review	Achieve Planning	T.B.C.
South Central	A.H.B.	Kilmainham (junction of Old Kilmainham and South Circular Road) D.8	C.A.L.F.	11	Tender evaluation	Secure Contractor	T.B.C.
South Central	A.H.B. (Oaklee)	Moeran Rd.	C.A.L.F.	43	Funding approved	Commence on site	2026
			TOTAL	1,660			

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	A.H.B.	Blackhorse Avenue, D.7	C.A.L.F.	6	In Negotiations	Units to be agreed	Q4 2025
Central	D.C.C.	Castleforbes, D.1	L.A. Housing	70	In Negotiations	Units to be agreed	Q3 2025
Central	D.C.C.	East Road, D.1	L.A. Housing/Leasing	55	Back in Negotiations	Units to be leased (new owner)	Q1 2025
Central	A.H.B.	Northbank, Dublin 1 (off-site for City Blk 3, D1)	C.A.L.F.	15	Agreement in place	Units to be acquired	Q2 2024
Central	A.H.B.	Rathborne Wharf	C.A.L.F.	73	Agreement in place	Units to be acquired	Q1 2026
Central	D.C.C.	1-4 Shamrock Place, D.1	L.A. Housing/Leasing	4	Agreement in place	Units to be leased	Q1 2026
North Central	D.C.C.	Ashbrook, Clontarf, Dublin 3	L.A. Housing	4	Agreement in place	Units to be acquired	Q1 2024
North Central	A.H.B.	Belmayne, P4, Dublin 13	C.A.L.F.	25	Agreement in place	Units to be agreed	Q3 2025
North Central	A.H.B.	Chanel Manor, Coolock, D.5	C.A.L.F.	9	Funding Approved	Units to be acquired	Q4 2024

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	D.C.C.	194, 196, 198 Clonliffe Road, D.3	L.A. Housing	3	Agreement in place	Units to be acquired	Q4 2024
North Central	A.H.B.	Clonshaugh House, D.17	C.A.L.F.	2	Back in Negotiations	Units to be agreed	Q1 2025
North Central	D.C.C.	63-67 Collins Avenue, Dublin 5	L. A. Housing/Leasing	6	Agreement in place	Units to be agreed	Q4 2025
North Central	A.H.B.	Daneswell Place, Botanic Rd., D3	C.A.L.F.	20	Agreement in place	Units to be acquired	Q4 2025
North Central	D.C.C.	Fairview Strand, Esmond Avenue	L. A. Housing/Leasing	22	In Negotiations	Units to be agreed	Q4 2025
North Central	D.C.C.	Former Canavan Ford Garage, East Wall	L.A. Housing	8	In Negotiations	Units to be agreed	Q4 2024
North Central	D.C.C.	Hampton, Grace Park Rd, D.9	L.A. Housing	8	Agreement in place	Units to be acquired	Q1 2025
North Central	A.H.B.	Hartfield Place, Dublin 9	C.A.L.F.	44	Agreement in place	Units to be acquired	Q4 2025
North Central	A.H.B.	Hole in the Wall Road, Dublin 13 (Phase 1 – Block C & D)	C.A.L.F.	21	Agreement in place	Units to be acquired	Q4 2024
North Central	A.H.B.	Hole in the Wall Road, Dublin 13 (Phase 2 – Block A & B)	C.A.L.F.	18	Agreement in place	Units to be acquired	Q1 2026
North Central	D.C.C.	Rosemount Place, Elm Mount, D.5	L.A. Housing	1	In Negotiations	Units to be agreed	Q1 2025
North Central	A.H.B.	Parkside, Phase 5B Dublin 13	C.A.L.F.	6	Agreement in place	Units to be acquired	Q4 2024

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	A.H.B.	Parkside, Phase 5B Dublin 13	C.A.L.F.	67	Closed	Closed	Q1 2024
North Central	D.C.C.	Prospect Bay, D.3	L.A. Housing	3	In Negotiations	Units to be agreed	Q4 2024
North Central	D.C.C.	Station Road, Raheny, D.5	L.A. Housing	10	In Negotiations	Units to be agreed	Q4 2024
North Central	D.C.C.	158a The Former Leydens Wholesalers & Distributors, Richmond Road, D.3	L.A. Housing	20	In Negotiations	Units to be agreed	Q4 2026
North West	D.C.C.	Addison Lodge, Botanic Road	L.A. Housing	2	Agreement in place	Units to be acquired	Q2 2024
North West	D.C.C.	54 Glasnevin Hill, D.9	L.A. Housing	10	Back in Negotiations	Units to be agreed	Q2 2025
North West	D.C.C.	Merville, Finglas, D.11	L. A. Housing	20	Agreement in place	Units to be acquired	Q4 2025
North West	D.C.C.	Raven House, Ballygall, D.11	L.A. Housing	1	In Negotiations	Units to be agreed	Q4 2025
South East	D.C.C.	Beach Rd., Sandymount, D4	L.A. Housing	11	In Negotiations	Units to be agreed	Q2 2025
South East	A.H.B.	Brickfield Drive, Crumlin, D.12	C.A.L.F.	28	Agreement in place	Units to be acquired	Q4 2024
South East	A.H.B.	Eglinton Road, Dublin 4	C.A.L.F.	14	Agreement in place	Units to be acquired	Q1 2024

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South East	A.H.B.	Elm Park Green, Merrion Road, Dublin 4	C.A.L.F.	7	Agreement in place	Units to be acquired	Q2 2024
South East	D.C.C.	Glass Bottle, Pembroke Quarter, D.4	D.C.C.	57	In Negotiations	Units to be agreed	Q4 2025
South East	A.H.B.	126 – 128 Harold’s Cross Road, D.6	C.A.L.F.	3	Agreement in place	Units to be acquired	Q2 2024
South East	A.H.B. (Focus)	Harold’s Cross Classic Cinema, D.6	C.A.L.F.	9	Closed	Closed	Q4 2023
South East	A.H.B.	47-51 Keeper Road, D.12	C.A.L.F.	4	Agreement in place	Units to be acquired	Q4 2024
South East	A.H.B.	143 Merrion Road, Dublin 4	C.A.L.F.	6	In Negotiations	Units to be agreed	Q2 2024
South East	D.C.C.	169-177 Merrion Road, Dublin 4	L.A. Housing	4	Planning Approved	Units to be agreed	Q4 2024
South East	D.C.C.	South Dock (rear of), Dublin 4	L.A. Housing	1	In Negotiations	Units to be acquired	Q2 2024
South East	D.C.C.	85 Templeogue Road, Dublin 6	L.A. Housing	5	In Negotiations	Units to be agreed	Q1 2026
South Central	A.H.B.	Ballyfermot Road, D.8	C.A.L.F.	6	In Negotiations	Units to be agreed	Q2 2025

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	A.H.B.	Ballyfermot Sports Club	C.A.L.F.	2	In Negotiations	Units to be agreed	Q2 2025
South Central	D.C.C.	Blackhorse Inn Pub, Inchicore, D.8	L.A. Housing/Leasing	5	Agreement in place	Units to be leased	Q1 2026
South Central	D.C.C.	Brookfield Road, D8	L.A. Housing	15	In Negotiations	Units to be agreed	Q4 2024
South Central	D.C.C.	Camac Park, Dublin 12	L.A. Housing	4	Agreement in place	Units to be acquired	Q1 2026
South Central	A.H.B. (The Iveagh Trust)	Carriglea, Naas Road, D.12	C.A.L.F.	38	Agreement in place	Units to be acquired	Q2 2024
South Central	D.C.C.	Clanbrassil Street, Dublin 8	L.A. Housing	2	Agreement in place	Units to be acquired	Q4 2024
South Central	D.C.C.	Former Faulkners Site, Chapelizod Hill Road, D.20	L.A. Housing/Leasing	18	Agreement in place	Units to be leased	Q3 2024
South Central	A.H.B.	Glebe House, Crumlin, D.12	C.A.L.F.	20	In Negotiations	Units to be agreed	Q4 2025
South Central	D.C.C.	Grand Canal Harbour, D.8	L. A. Housing/Leasing	55	In Negotiations	Units to be agreed	Q2 2024
South Central	A.H.B.	Hanlons factory, 75-78 Cork Street. D.8	C.A.L.F.	5	Back in Negotiations	Units to be agreed	Q2 2025
South Central	D.C.C.	Heidelberg Building, South Circular Road, D.12	L.A. Housing	18	In Negotiations	Units to be agreed	Q4 2025

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	D.C.C.	86 & 90 Jamestown Rd, Inchicore, D.8	L.A. Housing	24	In Negotiations	Units to be agreed	Q1 2026
South Central	D.C.C.	Kenilworth Garage, 348 Harold's Cross Road, D. 6W	L.A. Housing	5	In Negotiations	Units to be agreed	Q1 2025
South Central	D.C.C.	55/57 Naas Rd. D.12	L. A. Housing	1	Agreement in place	Units to be agreed	Q2 2024
South Central	D.C.C.	42a Parkgate Street, D.8	L.A. Housing/Leasing	51	Agreement in place	Units to be leased	Q4 2025
South Central	D.C.C.	Pembroke Row, Lad Lane, Dublin 2	L.A. Housing	1	Agreement in place	Units to be acquired	Q2 2024
South Central	A.H.B.	Steelworks Site, James St., D.8	C.A.L.F.	18	Agreement in place	Units to be acquired	Q2 2026
South Central	A.H.B.	Stonemount Park, Ballyfermot Road, Dublin 10	C.A.L.F.	83	In Negotiations	Units to be agreed	Q4 2025
South Central	A.H.B.	Thomas Moore Road, Walkinstown, D.12	C.A.L.F.	6	Back in Negotiations	Units to be acquired	Q1 2026
			TOTAL	1,079			
			Delivery Target	1,500			

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	Constitution Hill, D.7	L.A. Housing-Regeneration	46 Phase 1 78 Phase 2	Stage 2 approval Part 8 Granted	Submit Stage 3 Application to DHLGH	2026 Phase 1

Update:

The redevelopment of Constitution Hill achieved Part 8 planning permission at the April 2023 Council meeting.

The project proposal is for a mixture of deep retrofit, amalgamation and infill of the three existing housing blocks and for the provision of new housing blocks on the site. It is proposed that the project will be completed in two phases. The first phase involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot) and a new apartment block on the northern end of the site. A multi-use childcare space will be provided as part of Phase 1. The second phase will provide for the redevelopment of the two other housing blocks, along with a new apartment block to the south of the site and a row of mews houses along the boundary wall at the rear of the site. The new scheme will provide 100% social housing, with a mix of one, two and three bedroom homes. The Area Housing Manager and her staff are continuing to update the residents on an ongoing basis.

A soft strip survey of Block 1 has completed onsite. The results of these works will provide relevant information required for the tendering process. It is anticipated following the necessary design, procurement and DHLGH approvals that a contractor will start Phase 1 in Q4 2024

Central	D.C.C.	Dominick Street West	L.A. Housing-Regeneration	90	Stage 1 approval received from the D.H.L.G.H	Design development	2028
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Update:

The approach for redeveloping the existing housing scheme is to retain the buildings and carry out a deep retrofit to provide quality housing. Stage 1 project and funding approval was received from the D.H.L.G.H. in mid-January 2024.

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	Dunne Street	L.A. Housing-Regeneration	130	Proposal ongoing engagement with Local Area Office	Determine brief and delivery mechanism	TBC
<p>Update:</p> <p>A feasibility study has been completed for the redevelopment of Dunne Street. The options are due to be being examined with the local Area Office in order to decide upon the best option and delivery mechanism.</p>							
Central	D.C.C.	Matt Talbot Court D.1	L.A. Housing-Regeneration	92	Stage 2 Approval Planning Approval	Prepare tender documentation and submit Stage 3 application to the D.H.L.G.H.	2027
<p>Update:</p> <p>The regeneration of Matt Talbot Court has received Stage 2 project and budget approval from the D.H.L.G.H. Elected members were informed of the plans at the City Council July meeting and the planning application was lodged on the 10th August 2023. The public notification period ended after 8 weeks on the 5th October 2023.</p> <p>The proposal is for the demolition of the existing three housing blocks and for the construction of a new social housing scheme providing a mix of one, two and three bedroom homes. The project will be completed in one phase. The Area Housing Manager and his staff are continuing to update the residents on an ongoing basis.</p>							
Central	A.H.B. Tuath Housing	Portland Row, D.1	C.A.L.F.	50	Design Team Appointed, Design work commenced, community information event held	Complete detail design	T.B.C.

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	St. Bricin's Park	L.A. Housing-Regeneration	10	In-house single stage process being pursued	Achieve initial approval from D.H.L.G.H.	T.B.C.
<p>Update:</p> <p>The provision of ten older person homes is being proposed to complete the housing scheme at St Bricin's Park. Further consultation with the community will be arranged when definite project timelines are available.</p>							
North Central	D.C.C. (Rapid build)	Cromcastle & Old Coalyard site, D.17	L.A. Housing-Regeneration	149	Stage 2 Approval Design development ongoing	Commence the Part 8 planning process	T.B.C.
<p>Update:</p> <p>The regeneration of the first phase of Cromcastle Court and the Coalyard site received Stage 2 approval in August 2023. The proposal is for the demolition of the existing three housing blocks on the Cromcastle Court site; the construction of a new social housing scheme in its place and the development of the Coalyard site. The current proposals show for 115 homes on the Cromcastle Court site, a mix of one, two and three bedroom homes, while it is planned to provide for 34 older person homes on the Old Coalyard site. An integrated design team has been progressing with design proposals and are preparing to commence the planning process, which will include further community consultation. A newsletter outlining the current proposal was issued to the community & elected representatives in March 2024. A newsletter updating on the proposed plans is due to be issued to the local community & elected representatives this month.</p>							
North Central	D.C.C.	Gorsefield Court, D.5	L.A. Housing-Regeneration	44	Proposal Feasibility stage	Determine development options	TBC
<p>Update:</p> <p>DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons scheme.</p> <p>Once the feasibility study has been reviewed, a decision will be made on how best to develop the site.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C.	Mount Dillon Court, D.5	L.A. Housing-Regeneration	45	Proposal Feasibility stage	Determine development options	TBC
<p>Update:</p> <p>DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons scheme.</p> <p>Once completed, a review of the options will take place, which will determine the best development option and delivery mechanism for the site.</p>							
North Central	D.C.C.	St. Anne's Court, D.5	L.A. Housing-Regeneration	102	Stage 2 Approval Lodgement of Planning application 31 st January 2024	Part 8 Planning Approval D.H.L.G.H. Stage 3 submission & approval	2027
<p>Update:</p> <p>D.C.C. received Stage 2 project and funding approval for the redevelopment of St. Anne's Court, Raheny, in November 2023. The Initiation of Part 8 Planning Process was noted at the North Central Area Committee on the 15th January 2024. Part 8 Planning Application was lodged on 31st January 2024. The Public Observation period ended on the 14th March 2024. Following the completion of a planners report the approval will be presented at the April NCAC meeting.</p> <p>The Design Team are progressing through Stage 2 (c) (Detailed design). Site surveys are ongoing. Stage 3 application to the DHLGH due in September 2024.</p> <p>The proposal is for the full demolition of the existing housing blocks, to be replaced with the construction of 102 new build Older Person housing scheme of one bedroom apartments including a community space, to be completed in one phase.</p>							
South East	A.H.B. (FOLD)	Clonmacnoise Grove, D.12	C.A.L.F.	22 - 26	Feasibility stage & Design Development	Community Consultation	2025
<p>Update:</p> <p>Fold have had initial engagement with the tenants and advised of the proposed redevelopment, further information events will be arranged when preliminary designs are available</p>							

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	A.H.B. (FOLD)	Ravensdale Close, D.12	C.A.L.F.	26	Feasibility Stage & Design Development	Community Consultation	2025
<p>Update:</p> <p>Fold have had initial engagement with the tenants and advised of the proposed redevelopment, further information events will be arranged when preliminary designs are available</p>							
South East	D.C.C.	Glover Court, D.2	L.A. Housing-Regeneration	53	Stage 1 project and funding Approval received from D.H.L.G.H. Design development ongoing	Stage 2 approval and proceed with the Part 8 planning process	Q3 2027
<p>Update:</p> <p>Dublin City Council has received Stage 1 approval from the D.H.L.G.H. for initial project approval and funding for the regeneration of Glover Court.</p> <p>An Integrated Design Team has been appointed to redevelop the site ahead of a planning application. They are currently working on design proposals and site surveys.</p> <p>A consultation evening with residents and local elected members took place in February 2024.</p>							
South East	D.C.C.	Grove Road, D.6	L.A. Housing-Regeneration	30	Proposal Feasibility stage	Determine development options and delivery	T.B.C.
<p>Update:</p> <p>The plans for Grove Road are at feasibility stage.</p> <p>DCC City Architects have undertaken a feasibility study to explore the development options available for the site.</p>							

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	D.C.C.	Pearse House, D.2	L.A. Housing-Regeneration	44	Stage 1 project and funding Approval received from D.H.L.G.H. Design development ongoing	Stage 2 approval and commence the Part 8 planning process	Q3 2027

Update:

Pearse House is a Protected Structure - Stage 1 has been received for the first phase of the regeneration.

Stage 1 for the redevelopment of Pearse House has been approved by the DHLGH for the full deep retrofit and amalgamation of existing flats in Blocks L, M, N and P also known as the “Small Flats”. Due to the large size and scope of the complex, it is not possible to carry out the regeneration of the entire scheme at the same time, therefore it will be completed on a phased basis over a number of years

The integrated Design Team have been appointed. The integrated design team includes a conservation architect.

South East	D.C.C.	Rathmines Avenue D.6	L.A. Housing-Regeneration	87	Proposal Feasibility stage	Determine redevelopment options and delivery	T.B.C.
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Update:

The regeneration plans for Rathmines Avenue are at feasibility stage.

DCC City Architects have undertaken a feasibility study to explore the redevelopment options available for the existing housing scheme
Once the feasibility study has been costed and reviewed, a decision will be made on the best redevelopment and delivery option for the project.

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	D.C.C. (Rapid build)	St. Andrew's Court, D.2	L.A. Housing-Regeneration	33	Stage 2 Approval and development design	Proceed with the Part 8 planning process	2027
<p>Update:</p> <p>The regeneration of St Andrews Court received Stage 2 approval from the D.H.L.G.H. in August 2023.</p> <p>The proposal is for the demolition of the existing housing blocks and for the construction of a new social housing scheme. The new homes will be a mix of one, two and three bedroom homes.</p> <p>An integrated design team has been progressing with design proposals and are preparing to commence the planning process in Q2 2024.</p>							
South Central	LDA	Bluebell, Inchicore, D12	L.A. Housing-SHIP Mixed-tenure & LDA funded affordable	80 Phase 1 60 Phase 2	Architect led design team is appointed. Preliminary Design is underway	Public Engagement and Planning Submission	TBC
<p>Update:</p> <p>This project will provide for the delivery of approximately between 358-410 mixed tenure homes in a collaboration between Dublin City Council and the Land Development Agency. Stage 1 initial project and budget funding has been approved for 140 social homes in total. A capacity study for the site has been presented by the LDA to DCC in December 2022. The design team is now appointed. Site surveys and investigations are underway.</p>							

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. (In House)	Dolphin 1B D.8	L.A. Housing- Regeneration	28	Stage 1 Approval Stage 2 submitted to the D.H.L.G.H.	Achieve Stage 2 approval and commence Part 8 planning process	2027
<p>Update:</p> <p>Stage 1 project and funding approval has been received for the construction of approximately 28 new homes. Design development is progressing and community consultation is ongoing with the local community and regeneration board. A Stage 2 application was submitted to the D.H.L.G.H. in February 2024. Upon receipt of approval, the Part 8 planning process will commence. Community Consultation is ongoing.</p>							
South Central	D.C.C.	Donore Avenue- (Former Teresa's Gardens)	L.A. Housing- SHIP Funding & LDA funding for the affordable tenure	154 (Social)	Stage 2 Approved. Planning was granted by An Bord Pleanala in September 2023. Detailed design and site investigation works are underway.	Tender the works	2027
<p>Update:</p> <p>This project will provide for the delivery of approximately 543 homes in a collaboration between Dublin City Council and the Land Development Agency, under a working title 'Donore Project'. 28% of the homes provided will be for social housing and 72% for cost rental housing. The breakdown of the social homes include: 41% 1 bed which 50% will be available for Older Person Accommodation 48% 2bed 11% 3 Bed</p> <p>A Part 10 planning application was lodged on 9 December 2022 and was granted planning in September 2023.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. (Rapid build)	Grand Canal Basin, D.8	L.A. Housing	108	Stage 1 Approval Design development ongoing	Complete design development and submit Stage 2 application to the DHLGH	T.B.C.
<p>Update:</p> <p>Stage 1 approval was received from the DHLGH in August 2023 to develop a new housing scheme with 108 new homes which will be a mix of one, two and three bedroom homes.</p>							
South Central	D.C.C.	Lissadell Maisonettes	L.A. Housing-Regeneration	79	Feasibility Stage	Determine redevelopment options and delivery.	T.B.C.
<p>Update:</p> <p>Options regarding redevelopment need to be reviewed. Once a decision has been made further consultation with the community will take place.</p>							
South Central	D.C.C.	Oliver Bond, D.8	L.A. Housing-Regeneration	58 Phase 1	Stage 1 Project Approval for Phase 1 received.	Design Development	T.B.C.
<p>Update:</p> <p>The project proposal for phase 1 is for the regeneration and amalgamation of existing homes in Blocks L; M & N, plus an additional 12 new homes in a newly built block. This proposal has been costed and an application for Stage 1 funding has been approved by D.H.L.G.H. The tender process to appoint an integrated design team is ongoing.</p> <p>Regular meetings are held with the Regeneration Board to update residents of progress.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. (Rapid build)	Rafters Road /Crumlin Rd	L.A. Housing	38	Stage 1 Approval. Design development ongoing	Receive Stage 2 approval and proceed with planning process	T.B.C.
<p>Update:</p> <p>DCC has received Stage 1 initial project and budget approval for the delivery of a social housing scheme on this site.</p> <p>The project proposal is to provide a new social housing scheme with a mix of one, two and three bedroom homes. An integrated design team has been progressing with design development and an updated Stage 2 application is due to be submitted to the D.H.L.G.H. shortly.</p>							
South Central	D.C.C.	School Street, Thomas Court Bawn, D.8	L.A. Housing-Regeneration	115	Stage 1 project and funding Approval received from D.H.L.G.H. Design development ongoing	Finalise the design & submit Stage 2 Application.	2028
<p>Update:</p> <p>DCC received Stage 1 approval from the D.H.L.G.H. for the regeneration of School Street and Thomas Court Bawn. The project proposal is for the demolition of one block and a deep retro fit of the remaining block. The proposed new development will provide a new social housing scheme with a mix of one, two & three bedroom homes. An integrated design team has been progressing with design development.</p>							
South Central	D.C.C.	Tyrone Place, D8	L.A. Housing-Regeneration	96	Proposal Feasibility stage	Determine development options	TBC
<p>Update:</p> <p>A review of the development options for the regeneration of Tyrone Place is currently being undertaken by Housing Management, the Local Area Office and City Architects . All are cognisant that redevelopment options will need to take into consideration the large social and cost rental housing scheme that is planned for the adjacent site at Emmet Road.</p>							
			TOTAL	1,951			

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B.	Crosbie's Yard	C.A.S.	21	Identify alternative delivery mechanism		T.B.C.
Central	A.H.B.	Halston Street, D7	C.A.S.	12 7 x 1 bed 5 x 2 bed	Assign alternative A.H.B.	Planning decision	T.B.C.
Update: Appeal on Planning Permission submitted to An Board Pleanala							
North Central	A.H.B. (Respond)	Belcamp B, D.17	C.A.L.F.	12	A.H.B. appointed	Design development	2025
Update: Site being developed in conjunction with the Spine site, Stakeholder engagement commenced							
North Central	L.D.A.	Cromcastle underpass site	L.A. Housing-SHIP funding	13 (Social)	Public Consultation is concluded. Planning Design	Planning Application was notified November 2023 by S179a Route	Q4 2026.
North Central	A.H.B. (Clúid)	Thatch Road, D.9 Swords Road	C.A.L.F.	57	Pre planning design complete	Lodge Planning	2025
Update: Design ongoing, engagement with Transport Infrastructure Ireland (TII) progressing							

Projects at an Advanced Stage of Planning or Design

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	A.H.B. (O'Cualann)	Ballymun L.A.P Site 19 St Joseph's site	L.A. Housing	51 (34 Affordable and 17 Senior Citizens')	Planning Permission was granted for 34 Affordable Purchase and 17 Sheltered units on 14 th June 2023. Further public consultation is currently ongoing.	Appointment of contractor	2025

Update:

A planning application was lodged following a public consultation process. D.C.C. Housing are have concluded the purchase of land from the parish authorities which will maximise the site potential. A report regarding the disposal of lands to O'Cualann Housing Alliance is currently being prepared.

North West	D.C.C. In House	Kildonan Lands, D.11	L.A. Housing	150 approx. Phase 1	Stage 1 approval for Phase 1	Stage 2 Phase 1 approval	TBC
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Update:

The project is to be delivered in two phases. The first phase will see the construction of mixed tenure housing of approx. 150 housing units. The project team is currently working towards a Stage 2 Funding Approval application, which is expected in Q4 2024.

Site Surveys ongoing.

The provision of affordable homes in Phase 2 is also under consideration

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	A.H.B. (Respond)	LAR Redmond Centre, Keeper Rd., D.12	C.A.L.F.	20	Redesign required	Re-submit Planning	2025
<p>Update:</p> <p>Re design required</p>							
South Central	D.C.C.	Cherry Orchard – Parkwest Phase 1	L.A. Housing	161 (Social)	Planning Design. Public Consultation is ongoing	Planning Application to An Bord Pleanala lodged in December 2023	Q4 2029
South Central	D.C.C.	Cherry Orchard – Parkwest Phase 3	L.A. Housing	51 (Social)	Master planning is in progress.	Planning submission. Programme pending	Q4 2029
South Central	D.C.C.	31 Croftwood Drive	L.A. Housing	2	Single stage process	Detail Design Stage (2c)	TBC
<p>Update:</p> <p>Part 8 Approval received March 2022. Request for Civil and Structural Engineering Services underway to allow for Stage 2c, detail design stage. The project consists of the full refurbishment of 31 Croftwood Drive and the construction of a second property, a new two storey three bedroom house in the side garden.</p>							
South Central	D.C.C.	Emmet Road (former St. Michael's Estate) D.8	D.H.L.G.H.	137 (Social Units)	Detailed Design	Tender Stage	2027 - 2028
<p>Update:</p> <ul style="list-style-type: none"> - This project will provide for the delivery of approximately 578 homes - 24% of the housing provided will be for social homes - The breakdown of social homes include: One-bed homes, Two-bed homes, Three-bed homes - A Part 10 planning application was granted on 6th July 2023. - New design team appointed and detailed design commenced - Please note that this project is also recorded in this document under 'Cost Rental Homes' 							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	A.H.B.	Fishamble St.	C.A.S.	10	Appoint alternative A.H.B.	Funding approval Lodge Planning	Q3 2025
<p>Update:</p> <p>Community Information event held in February for residents of Smock Alley, revision of design underway. Appoint alternative A.H.B.</p>							
South Central	A.H.B. (Alone)	Jamestown Court	C.A.L.F.	43	Planning lodged Appealed to An Board Pleanala	Grant Planning	2025
<p>Update:</p> <p>This is Phase 3 of this development, planning application submitted</p>							
South Central	A.H.B. (Respond)	Sarsfield Road, OLV Centre, D.10	C.A.S.	6	Planning Granted Stage 3 application	Section 183 Disposal Tender for Contractor	2025
South Central	D.C.C./A.H.B.	Sarsfield Road, D.10	L.A. Housing C.A.L.F.	176	Stage 1 Approval	Stage 2 approval	2026
<p>Update:</p> <ul style="list-style-type: none"> • DHLGH granted Stage 1 Approval for the project following assessment of a Strategic Assessment Report • Project Planning has commenced for the Stage 2 Application • On- going engagement with the Sons of Divine Providence in relation to Title and development requirements 							
South Central	A.H.B.	Weir Home	C.A.S.	19	Appoint alternative A.H.B.	Submit revised funding	2025
			TOTAL	941			

Schemes at Pre Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Cluid Housing)	Bannow Road	C.A.L.F.	144 approx.	Feasibility Stage	Detail Design	2026
<p>Update:</p> <p>Cluid Housing commenced feasibility, including site appraisal and development programme for the site</p>							
Central	A.H.B. (Tuath) (Depot Site)	Broombridge Road, D.7	C.A.L.F.	22	Redesign Required Resubmit Planning	Grant Planning	2025
<p>Update:</p> <p>Redesign commenced</p>							
Central	D.C.C. P.P.P. Bundle 4	Croke Villas + Sackville Avenue D.3	Social Housing P.P.P. Bundle 4	75 61 + 14 x 3 bed houses	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the Central Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains consistent with the current Part 8 approvals. The Design Team conducted a detailed assessment of the current Part 8 approvals and has determined that a new Part 8 application will be brought forward for the apartments.</p> <p>The Project Team & Area Office are arranging a public information session to be held towards end of January and or beginning of February. The Cllrs will be notified by the Area Office when date, time & venue is finalised.</p>							

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. FOLD (Depot Site)	Orchard Road, D.3	C.A.L.F.	37	Detail design complete Pre planning engagement with DCC technical under way	Lodge Planning	2025
<p>Update:</p> <p>Further work on site layout and detailed design under way</p>							
Central	A.H.B.	Russell Street, D.1	L.A. Housing	35	Feasibility Study Stage Further site assessment required	Appoint A.H.B.	2025
Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Stanley Street, D.7	Social Housing P.P.P. Bundle 4	160-175	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>The Depot Site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the Central Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.</p> <p>The Project Team & Area Office are arranging a public information session to be held towards end of January and or beginning of February. The Cllrs will be notified by the Area Office when date, time & venue is finalised.</p>							

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Collins Avenue, D. 9	Social Housing P.P.P. (Bundle 4)	120-130	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>The Depot Site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the North Central Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded. The tenure mix will be for social housing including a proportion of senior citizen homes</p> <p>A public information session took place on 26 September 2023 for local residents with representatives from the Project Team & Area Office in attendance. It has been agreed with the Area Manager & North Central Cllrs that a second public information session will take place in Q1 2024 in advance of the lodgement of planning. The Project Team will illustrate the design changes on foot of feedback from the community and the requirements from DCC Technical Departments at the said event.</p>							
North Central	A.H.B. (Respond)	Darndale Spine D.17	C.A.L.F.	70	Feasibility and site assessment	Community and Councillor Engagement, Detail Design	2025
North Central	A.H.B.	Richmond Road, D 3 (21,27, & 29)	CALF or CAS	75 approx.	Feasibility Stage	Select A.H.B.	2025

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C.	Ballymun L.A.P Site Carton Lands	L.A. Housing	100	Site rezoned for housing and full review of development potential under way	Road realignment works decided and completed	TBC
<p>Update:</p> <p>Road realignment is required for Bus Connects and the Local bus network which will affect Carton Lands site. Design is at an initial stage. D.C.C. Housing are liaising with Roads and O’Cualann in relation to this, housing provision on the site will be ascertained by the road realignment requirements once they are finalised.</p>							
North West	D.C.C. A.H.B.	Ballymun L.A.P Site 8 & 9 Coultry Gardens (NW of Coultry Park)	C.A.L.F.	45 + 30	Joint Expression of Interest with Site 9 currently being prepared	Issue Expression of Interest.	2025
North West	A.H.B. (Clúid)	Ballymun L.A.P Site 11 & 13 Silloogue Avenue	C.A.L.F.	100	Feasibility and Design stage	Complete Design	2025

Schemes at Pre Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. P.P. P. Bundle 4	Ballymun LAP Sites 5, 15, 16, 17 & 18 Santry Cross South Main Street West & Balcurris	Social Housing P.P.P. (Bundle 4)	220-260	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026

Update:

The LAP sites have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.

The Project Team & Area Office are arranging a public information session to be held towards end of January and or beginning of February. The Cllrs will be notified by the Area Office when date, time & venue is finalised.

- Site 5 mixed use development. Ground floor commercial, retail & crèche requirements are part of overall site strategy.
- Sites 15 & 16 will be two/three storey homes.
- Sites 17 and 18 will be apartment homes with commercial & retail requirements specific to Site 17 are part of the overall site strategy.

North West	D.C.C. P.P.P. Bundle 5	Barry Avenue, Finglas	Social Housing P.P.P. Bundle 5	60-75	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
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Update:

The site have been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 5. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded. The PPP Project Team commenced early engagement with the Area Office and stakeholders' due to the specific challenges that need to be considered in the context of the site strategy.

The next steps will involve the Area Office arranging a meeting between the Project Team & Barry Shops businesses. Following this engagement, the Project Team will consider the input from the businesses and finalise the preferred scheme design for public consultation. The Cllrs will be informed of date, time & venue for the public consultation.

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. (P.P.P. Bundle 4)	Church of the Annunciation, Finglas, D.11	Social Housing P.P.P. (Bundle 4)	100-110	Pre Part 8 Planning	Part 8 Q1 2024	Q4 2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.</p> <p>A public information session took place on 21 November 2023 for local residents with representatives from the Project Team & Area Office in attendance. The preferred scheme design was well received. The Project Team are working towards the lodgement of Pre Part 8 planning for Q1 2024. The Area Committee will be notified, as part of the statutory Part 8 process.</p>							
North West	D.C.C.	Mellowes Court, Finglas	L.A. Housing	50	Proposal Feasibility Stage	Determine development options	TBC
<p>Update:</p> <p>DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons scheme. Once completed, a review of the options will take place, which will determine the best development option and delivery mechanism for the site.</p>							

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. P.P.P. Bundle 4	Wellmount Road, Finglas	Social Housing P.P.P. Bundle 4	75-80	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team commenced early engagement with the Area Office and stakeholders' due to the specific challenges that need to be considered in the context of the site strategy.</p> <p>The PPP Project Team presented an update to the North West Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded. The tenure mix for the site will be social housing.</p> <p>Some key site-specific technical surveys have commenced for this site listed below.</p> <ul style="list-style-type: none"> • Landscape Survey for the Z9 zoning public open space • Ecology – Winter Bird Survey • Site Ground Investigations <p>A public information session took place on 21 November 2023 for local residents with representatives from the Project Team & Area Office in attendance. The feedback from the community on the proposed development and the future public open space requirements is being considered and reviewed by the Design Team. The lodgement of Part 8 planning for this development is scheduled for Q2 2024.</p>							
South East	A.H.B. (Clúid) (Depot Site)	Gulistan Terrace, D6	L.A. Housing	60 approx.	Design development and financial assessment	Lodge Planning	2026
<p>Update:</p> <p>This development will also deliver 50% Cost Rental, approx. 60 units. Engagement with H.S.E. and A.H.B. design team has commenced</p>							

Schemes at Pre Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. P.P.P. Bundle 4	Basin View, D.8	Social Housing P.P.P. Bundle 4	150-170	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026

Update:

The PPP Project Team commenced early engagement with the Basin Street Residents Group, Cllrs, Area Office and stakeholders’ due to the specific challenges that need to be considered in the context of the site strategy. The Area Office has established monthly meetings with the Basin Residents Group along with the PPP Project Team attending meetings with programme updates. These meetings serve a dual purpose in relation to day to day housing matters plus keeping the community at the centre of all key project designs, reports and feedback.

The PPP Project Team presented an update to the South Central Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.

A public information session took place on 16 November 2023 for the residents of the complex with representatives from the Project Team & Area Office in attendance. The Project Team will take on board the feedback from the community and move forward to finalising the design in preparation for Pre Part 8 initiation in Q1 2024. The final design will be presented to the Basin View Residents Group before Pre Part 8.

Project Action	Lead DCC Dept	Timeline
Community Engagement	Area Office	Established & Ongoing Monthly.
Site Design & Masterplan	PPP Project Team	Detailed Design being finalised Q1 2024. The final scheme design to be presented to the Residents Group in advance of the lodgement of planning.
Reordering of land zoning	Planning Dept	Approved September 2023 City Council
Lodge Part 8 Planning	PPP Project Team	Q2 2024
Decanting Strategy	Area Office & Project Team	A report to be draft in Q1/Q2 2024 in parallel with the lodgement of planning submission by the Area Office & Project Team with input from Basin View Residents Group.

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. P.P.P. Bundle 5	Cherry Orchard Avenue, LAP Site 2, D.10	Social Housing P.P.P. Bundle 5	140-160	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>LAP Site 2 has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 5. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the South Central Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.</p> <p>The Area Office is leading on the stakeholder engagement and are being supported by the PPP Project Team.</p> <p>The overall proposal will senior citizen housing, social housing two storey homes, affordable homes, as part of the overall LAP site strategy. The Neighbourhood Centre will be integrated with the senior citizen housing and will include ground floor retails units along with a new public open space. Some key site-specific technical surveys ongoing or will commence in Q3 2023 for this site.</p> <ul style="list-style-type: none"> • Ecology & EU Flood Defence Office for the Blackditch River which runs diagonal underground through the site. • Landscape Survey for public open space • Ecology – Winter Bird Survey • Site Ground Investigations <p>The Project Team & Area Office are arranging a public information engagement with the community to be held during the month of February. The Cllrs will be notified by the Area Office when date, time & venue is finalised.</p>							
South Central	D.C.C. (Depot Site)	Davitt Road, D.12	L.A. Housing	70		Determine development options and devise plan	TBC

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	Iveagh Trust A.H.B.	Dolphin/S.C.R. Site	C.A.L.F.	22 approx.	Feasibility and Design development complete Pre planning engagement underway	Lodge Planning	2025
<p>Update:</p> <p>Feasibility complete, community information meeting held, currently preparing for planning, site clearance and site investigations underway</p>							
South Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Forbes Lane, D.8	Social Housing P.P.P. Bundle 4	100-110	Pre Planning & Stakeholder Engagement	Part 8 Q2 2024	Q4 2026
<p>Update:</p> <p>The Depot site has been approved by the Department of Housing, Local Government & Heritage for inclusion in the National Social Housing PPP Bundle 4. The Minister announced all sites in PPP Bundles 4 & 5 last June 2022. The PPP Project Team presented an update to the South Central Area Councillors members on site scale, density, progress to date & next steps in July of this year. It is important to note that the number of units set out above remains indicative until detailed design has concluded.</p> <p>A public information session took place on 16 November 2023 for local residents with representatives from the Project Team & Area Office in attendance. The Project Team will take on board the feedback from the community and move forward to finalising the design in preparation for Pre Part 8 initiation in Q1 2024</p>							
			TOTAL	2,205			

Traveller Accommodation Programme

Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
North Central Stage 1	D.C.C.	Cara Park	L.A. Housing	9	Design Team in place. Preliminary consultations underway	Part 8 application	2025
North Central Stage 1	D.C.C.	Grove Lane	L.A. Housing	10	Preliminary design and consultation	CENA have had no engagement since 2020. Project stalled.	2025
North West Stage 1	D.C.C.	Avila. Park	L.A. Housing	3	Part 8 approved January 2022. Detailed design has started.	Detailed design	2024
North West Stage 1	D.C.C.	Redevelopment of St Margaret's	L.A. Housing	30	New consultation required as original plans were rejected by tenants on site.	Part 8 application	T.B.C.
North West Stage 1	D.C.C.	St. Mary's	L.A. Housing	2	Preliminary design completed. Copy of plan has been sent to Fingal for approval	Detailed design Needs agreement from Fingal	2024
South Central	D.C.C.	Labre Park	L.A. Housing	16	New design to be agreed	Part 8	2025
South Central Stage 1	D.C.C.	Reuben Street	L.A. Housing	1	Design team to be appointed	Detailed design	2024
			TOTAL	71			

Leasing

Summary 2024 Long Term Lease D.C.C. Direct Delivery	Units
Closed to date 2024	20
Overall Long Term Leasing Pipeline 2024	305
A.H.B. Leasing (Closed to date 2024)	0

Vacant (Void) Property Refurbishments completed in 2023

Total re-let in 2023 by Area	Central	North Central	North West	South Central	South East	Total
House	28	71	85	60	5	249
Apartment	116	25	35	97	100	373
Senior Citizens	41	45	75	51	61	273
Total	185	141	195	208	166	895

Number of properties refurbished and in our allocations process awaiting re-letting: **185**

These properties can be divided into: Vacant Council Properties: **962** Acquisitions: **119**

Total Number of units re-let or awaiting re-letting in 2023 (year to date): **1080**

Current Refurbishment of Voids underway

Status	Central	North Central	North West	South Central	South East	Total
Awaiting Vacant possession	21	9	12	36	26	104
With Contractors	71	30	54	50	28	233
Direct Labour	40	14	42	39	13	148
Total	132	53	108	125	67	485

Buy and Renew Scheme: Derelict/Vacant properties 2024

Status of properties (44) below acquired under the Derelict Sites Act/C.P.O. and Acquisition process under the Buy and Renew Scheme

Property	Position
11 Annamoe Terrace, Dublin 7.	Estimated completion date Q2 2024.
1 Cherry Orchard Grove, Dublin 10.	Appoint design team.
27A Clune Road, Finglas, Dublin 11.	Appoint design team.
29A Clune Road, Finglas, Dublin 11.	Appoint design team.
19 Connaught Street, Dublin 7.	Part 8 Granted. Appoint design team and prepare tender.
21 Connaught Street, Dublin 7.	Part 8 Granted. Appoint design team and prepare tender.
13 Claddagh Green, Ballyfermot, Dublin 10.	Appoint design Team.
66 Clonliffe Road, Drumcondra, Dublin 3	Refurbishment in Progress.
6 Creighton Street, Dublin 2.	Appoint Design Team.

Property	Position
31 Cromcastle Drive, Kilmore, Dublin 5.	Acquired December 2022. Appoint Contractor.
15 Cromwellsfort Road, Dublin 12.	Acquired December 2022.
17 Cromwellsfort Road, Dublin 12.	Acquired December 2022.
8 Ferguson Road, Dublin 9.	Appoint Design Team.
10 Ferguson Road, Dublin 9.	Appoint Design Team.
12 Ferguson Road, Dublin 9.	Refurbishment in Progress.
175 Finglas Park, Finglas, Dublin 11.	Contractor Appointed. Estimated completion Q2 2024.
142 Harolds Cross Road, Dublin 6W.	Appoint Design Team
144 Harolds Cross Road, Dublin 6W.	Appoint Design Team.
197 Larkhill Road, Dublin 9.	Refurbishment in progress. Estimated completion date: Q2 2024.
109 Landen Road, Ballyfermot, Dublin 10.	Refurbishment in Progress.
66 Montpelier Hill, Stoneybatter, Dublin 7.	Refurbishment in progress. Estimated completion date: Q2 2024.
1 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
2 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
5 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
6 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
7 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
10 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
11 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
414 North Circular Road, Dublin 7.	Refurbishment works in progress. Estimated completion date Q4 2024.
8 O'Dwyer Road, Walkinstown, Dublin 12.	Refurbishment Completed.
4 Ravensdale Road, East Wall Dublin 3.	Refurbishment works in progress. Estimated completion date Q2 2024.
6 St. Brendan's Park, Coolock, Dublin 5.	Refurbishment Completed.

Property	Position
68B St. Brendan's Park, Coolock, Dublin 5.	Appoint contractor. Estimated completion date Q2 2024.
6 Terrace Place, Dublin 1.	Appoint design team and prepare tender.
7 Terrace Place, Dublin 1.	Appoint design team and prepare tender.
8 Terrace Place, Dublin 1.	Appoint design team and prepare tender.
1 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
2 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
3 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
4 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
5 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
6 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
7 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.
8 Tyrrells Place, Dublin 1.	Appoint Contractor and prepare tender.

Vacant residential property acquisitions: We are currently negotiating the acquisition of **6** additional vacant residential properties under the buy and renew scheme. **Since this Buy and Renew scheme was introduced in 2018 and up to May 2023, D.C.C. have acquired 104 such properties and through the active engagement with owners of long-term vacant properties has initiated the return of an additional 50 properties to use in the City, with a further 54 currently under refurbishment.** The Housing Department vacant housing register has recorded **1247** residential properties by accessing data from the CSO, Geo-directory, Vacanhomes.ie and internal databases. Dublin City Council, Housing Development has undertaken **1145** site inspections with a further **70** inspections scheduled and **15** title searches currently in progress. The City Council has implemented the Croí Conaithe scheme (November 2022 and revised August 2023) which allows for a grant of €50,000 to be made available to applicants to return a long term vacant/derelict property to use in a timely manner. The grant may be increased up to a maximum of €70,000 if the property is derelict. There are specific terms and conditions attached to the scheme which needs to be monitored into the future. The City Council has to date received 220 applications, which are currently being processed. The City Council continues to administer the RLS and enhanced RLS schemes and to date has received 45 applications for same. 36 number applications are for residential properties (RLS scheme) and 9 are for commercial properties (enhanced RLS scheme).

These applications have the potential for the delivery of a total number of 48 residential units.

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	Housing Land Initiative	O 'Devaney Gardens Phase 1 & 2, 3	Affordable Housing Fund	233	Commencement of Enabling Works	Completion of Enabling Works	2026
North Central	D.C.C./A.H.B.	Belmayne	TBC	500	Feasibility	Selection of design team- decision on development options	2026
North Central	Housing Land Initiative	Oscar Traynor Road Phase 1 & 2	Affordable Housing Fund	86	Planning	Planning Decision	2025
North Central	Housing Land Initiative	Oscar Traynor Road Phase 3	Affordable Housing Fund	43	Planning	Planning Decision	2026
North Central	Housing Land Initiative	Oscar Traynor Road Phase 4	Affordable Housing Fund	43	Planning	Planning Decision	2027
North West	D.C.C.	Sillogue-Site 12	Affordable Housing Fund	101	Part 8 being prepared	Part 8	2025
<p>Updates:</p> <p>LAP 12 + Sillogue Road, LA Affordable Housing Scheme</p> <p>101 houses – 66 3bed & 35 2bed</p> <ol style="list-style-type: none"> 1. Part VIII: Q4 2022 2. Procure design and build: Q2 2023 3. Detailed design: Q3 and Q4 2023 4. Construction: 2024 -2025 							
North West	D.C.C.	Balbutcher – Site 14	Affordable Housing Fund	126	Part 8 being prepared	Part 8	2025
<p>Updates:</p> <p>Finalising density requirements with Planning before proceeding to Part VIII Application.</p>							

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	O Cualann	Ballymun-Site 21 (Poppintree Neighbourhood Centre)	Private Co-Op	12	Works commenced	Completion of Scheme.	Q4 2024
North West	O Cualann & Tuath Housing	Ballymun-Site 25 Parkview	Private Co-Op	44 (76 units on site – 32 Senior Citizens' and 44 Affordable Purchase)	Planning decision appealed – decision on appeal pending & expected Q1 2024	Planning Permission granted	2025 for S. C. units T. B. C. for Affordable.
South East	D.C.C./A.H.B.	Poolbeg S.D.Z. Phase 1	T.B.C.	100	Pre-Planning	Submission of Planning application by developer-Phase 1	2024
South East	D.C.C./A.H.B.	Poolbeg S.D.Z. Phase 2	T.B.C.	250			2026
South Central	D.C.C.	Cherry Orchard – Phase 2	Affordable Housing Fund	168	Design Team appointed	Part 10 Application	2029
			TOTAL	1,706			

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Respond)	Rathborne Wharf, Dublin 15	C.R.E.L.	399	Funding approval in principle granted	To commence on site	2026/2027
North Central	L.D.A.	Cromcastle underpass site	Affordable Housing Fund + L.A. Housing	133 (146 units in total)	Public Consultation is concluded. Planning Design	Planning Application was notified November 2023 by S179a Route	2026
North Central	A.H.B. (Respond)	Griffin Point, Hole in the Wall Road, D.13	C.A.L.F.	89	On Site	Funding Approval	Q1 2026
North Central	A.H.B. (Tuath)	Hole in Wall (Griffin Court)	Cost Rental Equity Loan (C.R.E.L.)	64	On site	Completion of Scheme	Q1 2025
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 1 & 2	Cost Rental Equity Loan (C.R.E.L.)	170	Planning	Planning Decision	2027
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 3	Cost Rental Equity Loan (C.R.E.L.)	85	Planning	Planning Decision	2027
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 4	Cost Rental Equity Loan (C.R.E.L.)	85	Planning	Planning Decision	2027
North Central	A.H.B. (Clúid)	Parkside Phase 1	Cost Rental Equity Loan (C.R.E.L.)	73	On site	Completion of Scheme	Q4 2024
North West	A.H.B. (Tuath)	Coultry Road – Main Street, Ballymun, (Site 6), D.11	C.A.L.F.	279	Feasibility & Design	Financial Approval	2026

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	A.H.B. (Clúid)	Gulistan	Cost Rental Equity Loan (C.R.E.L.)	60	Design Development and site assessment	Lodge Planning	2026
South Central	L.D.A.	Bluebell	Affordable Housing Fund + L.A. Housing	270	Stage 1a design	Design Team	T.B.C.
South Central	L.D.A.	Cherry Orchard-Parkwest Phase 1	Affordable Housing Fund + L.A. Housing	547 (708 units in total)	Planning Design. Public Consultation is ongoing	Planning Application to An Bord Pleanala lodged in December 2023	Q4 2029
South Central	L.D.A.	Cherry Orchard/Parkwest Phase 3	Affordable Housing Fund + L.A. Housing	203 (254 units in total)	Master planning in progress	Planning submission. Programme pending	Q4 2029
South Central	A.H.B. (Circle)	Coruba House, Crumlin	Cost Rental Equity Loan (C.R.E.L.)	75	Planning appeal	Grant Planning	T.B.C.
South Central	L.D.A.	Donore Avenue (St. Teresa's)	Affordable Housing Fund + L.A. Housing	389 (543 units in total)	A planning grant was received from An Bord Pleanala in Sept.2023. Detailed design and site investigation works are in progress.	Tender Stage	2027
<p>Update:</p> <p>This project will provide for the delivery of approximately 543 homes in a collaboration between Dublin City Council and the Land Development Agency, under a working title 'Donore Project'.</p> <p>72% of the homes provided will be for Cost Rental housing.</p> <p>The breakdown of cost rental homes include: Studio, One-bed homes, Two-bed homes, Three-bed homes</p> <p>A Part 10 planning application was lodged in Q4 2022 and was granted planning in September 2023</p>							

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Emmet Road	H.F.A.& A.H.F. (Affordable Housing fund)	441	Detailed design	Tender Stage	2027 - 2028
<p>Update:</p> <ul style="list-style-type: none"> - This project will provide for the delivery of approximately 578 homes. - 76% of the homes provided will be for Cost Rental housing. - The breakdown of cost rental homes include: Studio, One-bed homes, Two-bed homes, Three-bed homes - A Part 10 planning application was granted on 6th July 2023 - New design team appointed and detailed design commenced - Please note that this project is also recorded in this document under 'Regeneration Projects in Development' 							
			TOTAL	3,362			

Tenants in Situ Acquisitions

2023 DEPT. TARGET 400 ACQUISITIONS

DCC Acquisitions 2023 = 355 closed

Tenant in Situ - 235 completed in 2023

Vacant Acquisitions - 120 complete in 2023

DCC Acquisition with Tenants remaining in Situ 2024

Stage		No of properties
1	Initial Contact & Tenant checks	73
2	Property inspection	26
3	Valuation and offer	56
4	Sale agreed - Conveyancing Legals	157
	Total	312
	Acquisitions Complete	38

DCC Acquisition of Vacant properties 2024

Stage		No of properties
1	Property inspection	40
2	Valuation and offer	23
3	Sale agreed - Conveyancing Legals	48
	Total	111
	Acquisitions Complete	15

Adaptive Reuse:

Creation of new homes through the refurbishment of commercial property

Property	No. Apartments (Units)	Status
<i>Funding Approved</i>	29	
371-373 North Circular Road, D7	4	Funding approved Acquisition in progress
114-116 Capel Street, D1	4	Funding approved Acquisition in progress
14-15 Fitzwilliam Quay, D4	15	Funding approved Acquisition in progress
38-39 Bolton Street, D1	6	DCC Owned Funding partially approved On hold pending resolution of situation involving partial occupation of property
<i>Funding Approval Pending or On Hold</i>	91	<i>DCC-Owned Property</i>
Arran House	4	On hold pending creation of appropriate funding mechanism and decision regarding use
Community Training Centre Building St. Laurence's Place East, D.3	12	Funding approval pending as above Decision pending on proposed use of building
Married Quarters Building	6	On hold - building to be developed by an AHB as part of development of the adjacent site on Infirmary Road
		<i>Other Property</i>
2 No. Properties	33	Feasibility study complete and proposal developed Pending funding approval and agreements to proceed Details of property not provided for commercial reasons
Feasibility Assessment Stage 5 No. properties under assessment Includes 3 No. PMVT properties	36	Feasibility assessments underway
Total	120	

