



Dublin City Council Housing Delivery Report – November 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	3,488
Tender Stage	1,227
Part V	1,500 (Current Pipeline - 1,811)
Regeneration Projects	1,596
Advanced Planning and Design	746
Pre Planning or Feasibility Stage	2,432
Traveller Housing	71
Long Term Leasing	1,465 (Current Pipeline – 133)
Affordable Purchase	1,844
Cost Rental	3,250
Adaptive Reuse	125
TOTAL	17,744

Mick Mulhern
Assistant Chief Executive
22nd October 2024

Social 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	Q4 2024
Central	D.C.C.	194-198 Clonliffe Road	S.H.I.P. Turnkey Acquisition	33	On site	Completion of Scheme	Q4 2024
Central	A.H.B. (Co-operative Housing Ireland)	Daneswell Place, Botanic Road, Dublin 9	C.A.L.F.	140 (+ see Part V page)	On site	Funding Approval	2025/2026
Central	D.C.C.	Dorset Street Flats, D.1	L.A. Housing Regeneration	163	On site	Completion of Scheme	Q4 2026
Central	A.H.B. (CABHRU)	James Mc Sweeney House, Berkeley St, D.7	C.A.S.	35	On site	Completion of Scheme	Q4 2025
Central	A.H.B. (Clúid)	North Great Charles St., D.1	C.A.L.F.	52	On site	Completion of Scheme	Q4 2025
Central	D.C.C. Housing Land Initiative	O'Devaney Gardens	Joint Venture	283	On site	Phase 1	2027
Central	A.H.B. (Respond)	Rathborne Wharf, Dublin 15	C.A.L.F.	253 (+ see Part V and Cost Rental page)	On site	Completion of Scheme	2 phases 2026/2027
Central	D.C.C.	St. Finbar's Court, D.7	L.A. Housing-Regeneration	46	On site	Completion of Scheme	Q1 2025
North Central	A.H.B. (Tuath)	Belmayne	C.A.L.F.	25 (+ see Part V page)	On site	Completion of Scheme	Q3 2025

Social 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)	Chanel Manor, Coolock D.5	C.A.L.F.	78 (+ see Part V page)	On site	Completion of Scheme	Q4 2024
North Central	A.H.B. (iCare)	Edenmore Avenue/ Edenmore Park	C.A.L.F.	4	On site	Completion of Scheme	Q4 2024
North Central	D.C.C.	Glin Court, D.17	L.A. Housing Regeneration	32	On site	Completion of Project	Q4 2024
North Central	A.H.B. (Respond)	Griffin Hall, Hole in the Wall Road, D.13 (Blocks A+B)	C.A.L.F.	80 (+ see Cost Rental and Part V page)	On Site	Completion of Scheme	Q1 2026
North Central	A.H.B. (Respond)	Griffin Court Hole in the Wall Road, D.13 (Blocks C+D)	C.A.L.F.	125 (+see Cost Rental and Part V page)	On site	Completion of Scheme	Q1 2025
North Central	A.H.B. (FOLD)	Millwood Court, D.5	C.A.L.F.	52	On site	Completion of scheme	Q3 2025
North Central	A.H.B. (Clúid)	Oscar Traynor Road	C.A.L.F.	181	Turnkey Delivery in phases	Completion of Scheme	2025/2026
North Central	A.H.B. (Cluid)	Oscar Traynor Road	C.A.L.F.	162	On site	Completion of Scheme	Q2 2026
North Central	A.H.B. (Clúid)	Parkside Block 1	C.A.L.F.	122 (+ see Cost Rental page)	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

Social Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
North Central	A.H.B. (Focus)	15 Richmond Avenue, Fairview, D.3	C.A.L.F.	35	On site	Completion of Scheme	Q1 2025
North Central	A.H.B. (Oaklee)	9/9A Richmond Avenue	C.A.L.F.	28	Commenced on site March 2024	Completion of Scheme	Q2 2025
North West	A.H.B. (Respond)	Merville Finglas Road	C. A.L.F.	180 (+ see Part V page)	On site	Completion of Scheme	Q4 2025
North West	A.H.B. (Co-operative Housing)	90 Shanliss Way, Dublin 9	C.A.L.F.	5	On site	Funding Approval	Q2 2025
South East	A.H.B. (The Iveagh Trust)	7 Adelaide Road, Dublin 2	C.A.L.F.	8	On site	Funding Approval	Q4 2024
South East	A.H.B. (Clúid)	Bethany House, D.4	C.A.L.F.	62	On site	Completion of Scheme	Q1 2025
South East	A.H.B. (Circle)	Brickfield Drive, Crumlin, Dublin 12	C.A.L.F.	12 (+ see Part V page)	On site	Completion of Scheme	Q4 2024
South East	D.C.C.	39-42 Clanbrassil Street Upper	S.H.I.P. Turnkey Acquisition	27	On site	Completion of Scheme	Q4 2024
South East	A.H.B. (Co-operative Housing)	The Gardens, Elm Park, Dublin 4	C.A.L.F.	15 (+see Part V page)	Completed	Completed	Q4 2024
South East	A.H.B. (Co-operative Housing)	126-128 Harold's Cross Road, Dublin 6	C.A.L.F.	36 (+ see Part V page)	On site	Funding Approval	Q3 2025
South East	A.H.B. (Co-operative Housing)	153-155 Harold's Cross Road, Dublin 6	C.A.L.F.	35	On site	Funding Approval	Q4 2024
South East	A.H.B. (Co-operative Housing)	Kenilworth, 348 Harold's CrossRoad, Dublin 6	C.A.L.F.	45 (+ see Part V page)	On site	Funding Approval	Q1 2025

Social Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South East	A.H.B. (P.M.V.T.)	Townsend Street 180-187, D.4	C.A.S.	20	On site	Completion of Scheme	Q4 2024
South Central	A.H.B. (Focus)	25-27 Bow Lane West, Dublin 8	C.A.L.F.	27	On site	Completion of Scheme	Q2 2025
South Central	A.H.B. (Co-operative Housing)	Brookfield, Kilmainham	C.A.L.F.	64 (+ see Part V page)	On site	Funding Approval and Completion of Scheme	Q4 2024
South Central	A.H.B. (Dublin Simon)	Camac Park, Bluebell, Dublin 12	C.A.L.F.	4	On site	Funding Approval	Q4 2024
South Central	A.H.B. (Circle)	15-16 Camac Park, Bluebell, Dublin 12	C.A.L.F.	17 (+ see Part V page)	On site	Funding Approval	Q4 2025
South Central	A.H.B. (Circle)	Coruba/Glebe House, D.12	C.A.L.F.	132 (+ see Part V page)	On site	Completion of Scheme	Q2 2025
South Central	A.H.B. (Focus)	Hollybrook House, 55 Naas Road	C.A.L.F.	14 (+ see Part V page)	On site	Completion of Scheme	Q4 2024
South Central	A.H.B. (Tuath)	James St. – Steelworks	C.A.L.F.	171 (+see Part V page)	(enabling works) Funding approved	Completion of Scheme	Q4 2026
South Central	A.H.B. Depaul	South Circular Road	C.A.L.F.	4	On site	Completion of Scheme	Q4 2024
South Central	A.H.B. (Circle)	St. James Place, Inchicore, Dublin 8	C.A.L.F.	7	Funding Approved	Completion of Scheme	Q4 2024

Social Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South Central	A.H.B. (Iveagh Trust)	Stonemount Park, De La Salle Lands, Ballyfermot, Dublin 10	C.A.L.F.	128	On site	Funding Approval and Completion of Scheme	Q4 2024
South Central (new)	A.H.B. (Iveagh Trust)	Stonemount Park, De La Salle Lands, Ballyfermot, Dublin 10 (phase 2)	C.A.L.F.	101	On site	Funding Approval and completion of Scheme	Q2 2025
South Central	A.H.B. (Iveagh Trust)	Stonemount Park, Ballyfermot, Dublin 10 (Phase 3)	C.A.L.F.	106 (+ see Part V Page)	On Site	Funding approval and completion of scheme	Q4 2025
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	On site	Completion of Scheme	Q4 2024
			TOTAL	3,488			

Social Schemes at Tender Stage							
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 3 D.H.L.G.H. approval for Phase 1 Part 8 Granted for both Phases	Complete tender process & appoint contractor to Phase 1	Q4 2026 Phase 1
Central	A.H.B. (Focus)	Dominican Convent, Cabra	C.A.L.F.	95	Tender complete	Commence on site	2026 (2 phases)
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	D.C.C.	Matt Talbot Court D.1	L.A. Housing-Regeneration	92	Stage 3 D.H.L.G.H. approval received	Complete tender process & appoint contractor	2027
Central	D.C.C. P.P.P. Bundle 3	Ready Mix Site, East Wall Road, D.3	Social Housing P.P.P. Bundle 3	67	Procurement Phase	Commencement on site Q1 2025	Q1 2026
Central	A.H.B. (Dublin Simon)	Sean McDermott Street	C.A.S.	8 x 1 bed	Stage 3 under review	Final Approval	Q1 2026
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 Q1 2025	Q1 2026

Social Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	L.D.A. & D.C.C.	Cromcastle Underpass	S.H.I.P. funding	13	Tender Assessment concluded	Site Commencement December 2024	Q4 2026
South Central	D.C.C.	Cherry Orchard Point Phase 1	S.H.I.P. funding	161	Planning granted by Part 10 to ABP in Sept 2024. Tendering Process- Phase 1A PQQ assessment is underway	Stage 2 tender for phase 1a to be issued Nov 2024 - Phase 1a construction commencement Q3 2025	Q3 2028
South Central	A.H.B. (Circle)	Columban Missionary Site, Hole in the Wall Road, Dublin 13	C.A.L.F.	37 (+ see Part V page)	Awaiting Funding Approval	Funding Approval and Commence on Site	Q4 2026
South Central	L.D.A.	Donore Avenue- (Former Teresa's Gardens)	S.H.I.P.	154	Tender Stage 2b concluding	Commence on site December 2024	Q4 2027
North Central	A.H.B. (DePaul)	Moorehaven	C.A.S.	8	Re-tender required	Commence Refurbishment	Q4 2025
North Central	A.H.B. (Cabhrú)	Philipsburg Avenue	C.A.L.F.	42	Planning Permission Granted	Commence on site	Q2 2026

Social Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
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 Q1 2025	Q1 2026
South East	A.H.B.	Shaw Street, D.8	C.A.S.	12	Assign Alternative A.H.B.	Award contract	2025
South Central	A.H.B. (Focus)	Braithwaite St.	C.A.L.F.	49	Section 183 approved Sale agreed on remainder of site	Commence on site	2026
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. (Circle)	72 Marrowbone Lane, Dublin 8	C.A.L.F.	35 35 x 1bed Older Persons	Funding approval received	Commence on site	Q2 2026
South Central	A.H.B. (Oaklee)	Moeran road, Walkinstown, Dublin 12	C.A.L.F.	43	Funding approved	Commence on site	Q4 2026
			TOTAL	1,227			

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	Agreement in place	Units to be acquired	Q4 2025
Central	D.C.C.	9 Blackhorse Avenue, Cabra, Dublin 7	L.A. Housing	1	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 2026
Central	D.C.C.	East Road, D.1	L.A. Housing	55	In Negotiations	Units to be acquired	Q1 2025
Central	A.H.B. (Tuath)	Northbank, Dublin 1 (off-site for City Blk 3, D1)	C.A.L.F.	8	Agreement in place	Units to be acquired - 7 units completed April 2024	Q1 2025
Central	A.H.B.	Rathborne Wharf	C.A.L.F.	73	Agreement in place	Units to be acquired	Q3 2026
Central	A.H.B.	1-4 Shamrock Place, D.1	C.A.L.F.	4	Agreement in place	Units to be acquired	Q1 2026
North Central	A.H.B. (Tuath)	Belmayne, P4, Dublin 13	C.A.L.F.	25	Agreement in place	Units to be agreed	Q3 2025
North Central	A.H.B. (Respond)	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	Funding Approved	Units to be acquired	Q4 2024
North Central	A.H.B.	Clonshaugh House, D.17	C.A.L.F.	8	Agreement in place	Units to be acquired	Q1 2025
North Central	D.C.C.	63-67 Collins Avenue, Dublin 5	L. A. Housing/Leasing	6	Agreement in place	Units to be leased	Q4 2025
North Central	A.H.B. (C.H.I.)	Daneswell Place, Botanic Rd., D3	C.A.L.F.	20	Agreement in place	Units to be acquired	Q3 2026
North Central	D.C.C.	Fairview Strand, Esmond Avenue	L. A. Housing/Leasing	22	In Negotiations	Units to be agreed	Q1 2026
North Central	D.C.C.	Former Canavan Ford Garage, East Wall	L.A. Housing/Leasing	8	In Negotiations	Units to be agreed	Q4 2024
North Central	A.H.B.	Hampton, Grace Park Rd, D.9	C.A.L.F.	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. (Respond)	Hole in the Wall Road, Dublin 13 (Phase 1 – Block C & D)	C.A.L.F.	21	Agreement in place	Units to be acquired	Q1 2025
North Central	A.H.B. (Respond)	Hole in the Wall Road, Dublin 13 (Phase 2 – Block A & B)	C.A.L.F.	21	Agreement in place	Units to be acquired	Q1 2026
North Central	A.H.B.	Northern Cross, Block 5	C.A.L.F.	5	In Negotiations	Units to be agreed	Q1 2026
North Central	D.C.C.	Rosemount Place, Elm Mount, D.5	L.A. Housing	2	Agreement in place	Units to be acquired	Q1 2025
North Central	A.H.B. (Cluid)	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	D.C.C.	Prospect Bay, D.3	L.A. Housing	3	Agreement in place	Units to be acquired	Q4 2024
North Central	A.H.B.	R139 Clarehall/Hole in the Wall Rd., Dublin 13	C.A.L.F.	4	Agreement in place	Units to be leased	Q4 2026
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	Funding Approved	Units to be acquired	Q1 2025
North West	A.H.B.	54 Glasnevin Hill, D.9	C.A.L.F.	10	In Negotiations	Units to be agreed	Q2 2025
North West	A.H.B.	Merville, Finglas, D.11	C.A.L.F.	20	Agreement in place	Units to be acquired	Q1 2026
North West	D.C.C.	Raven House, Ballygall, D.11	L.A. Housing/Leasing	1	In Negotiations	Units to be leased	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

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
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.	4	Agreement in place	Units to be acquired	Q3 2025
South East	A.H.B.	47-51 Keeper Road, D.12	C.A.L.F.	4	Agreement in place	Units to be acquired	Q1 2026
South East	A.H.B.	Kenilworth Garage, 348 Harold’s Cross Road, D. 6W	C.A.L.F.	5	Agreement in Place	Units to be acquired	Q1 2025
South East	D.C.C.	143 Merrion Road, Dublin 4	L.A. Housing	6	In Negotiations	Units to be agreed	Q4 2024
South East	D.C.C.	44-46 South Dock, Dublin 4	L.A. Housing	1	Agreement in place	Units to be acquired	Q4 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.	4	Agreement in place	Units to be acquired	Q2 2025

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	D.C.C.	Ballyfermot Sports Club	L.A. Housing/Leasing	2	Agreement in place	Units to be leased	Q4 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	A.H.B.	Brookfield Road, D8	C.A.L.F.	15	Agreement in place	Units to be acquired	Q4 2024
South Central	A.H.B.	Camac Park, Dublin 12	C.A.L.F.	4	Agreement in place	Units to be acquired	Q4 2025
South Central	D.C.C.	Camden Yard, D.I.T./T.U.D., D.8	L.A. Housing/Leasing	29	In Negotiations	Units to be agreed	Q4 2025
South Central	D.C.C.	Clanbrassil Street, Dublin 8	L.A. Housing	2	Funding Approved	Units to be acquired	Q4 2024
South Central	A.H.B. (Circle)	Coruba/Glebe House, Crumlin, D.12	C.A.L.F.	20	Agreement in place	Units to be acquired	Q2 2026

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	A.H.B.	Hanlons factory, 75-78 Cork Street. D.8	C.A.L.F.	5	Agreement in Place	Units to be acquired	Q2 2025
South Central	A.H.B.	Heidelberg Building, South Circular Road, D.12	C.A.L.F.	18	Agreement in Place	Units to be acquired	Q4 2025
South Central	A.H.B.	86 & 90 Jamestown Rd, Inchicore, D.8	C.A.L.F.	24	In Negotiations	Units to be agreed	Q1 2026
South Central	D.C.C.	Naas Rd., Walkinstown Ave, D.12	L.A. Housing	111	In Negotiations	Units to be acquired	Q1 2026
South Central	A.H.B. (Focus)	55/57 Naas Rd. D.12	C.A.L.F.	1	Agreement in place	Units to be agreed	Q4 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.	Park West Avenue + Park West Road, D.12	L.A., Housing	75	In Negotiations	Units to be agreed	Q1 2026
South Central	D.C.C.	Pembroke Row, Lad Lane, Dublin 2	L.A. Housing	1	Funding Approved	Units to be acquired	Q4 2024
South Central	A.H.B. (Tuath)	Steelworks Site, James St., D.8	C.A.L.F.	18	Agreement in place	Units to be acquired	Q4 2026

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	A.H.B.	Stonemount Park, Ballyfermot Road, Dublin 10	C.A.L.F.	83	Agreement in place	Units to be acquired	Q4 2025
South Central	A.H.B.	Thomas Moore Road, Walkinstown, D.12	C.A.L.F.	6	Agreement in place	Units to be acquired	Q1 2026
2024-2026			TOTAL	1,090	In Negotiations –520 Agreement in Place – 553 Funding Approved – 17		
Closed in 2022				277			
Closed in 2023				310			
Closed in 2024 to date				134			
Total				1,811			
Delivery Target (2022 – 2026)				1,500			

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	Dominick Street West	L.A. Housing-Regeneration	90	Stage 1 approval received from the D.H.L.G.H & appointment of consultant design team members	Design development ahead of commencing the Part 8 planning process	2029
Central	D.C.C.	Dunne Street	L.A. Housing-Regeneration	130	Proposal ongoing engagement with Local Area Office	Determine brief and delivery mechanism	T.B.C.
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.
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.
North Central	D.C.C. (Rapid build)	Cromcastle & Old Coalyard site, Dublin 5	L.A. Housing-Regeneration	149	Stage 2 Approval Design development ongoing	Commence the Part 8 planning process	2029

Update:

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 118 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 Community Consultation event was held on 9th October 2024, where the community & elected representatives were invited to view the proposals & give their feedback. Future Community Consultation events will be organised through the Area Housing Manager & their team as we progress with the project.

Regeneration Projects in Development

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C.	Gorsefield Court, D.5	L.A. Housing-Regeneration	44	Proposal Feasibility stage	Determine development options	T.B.C.
North Central	D.C.C.	Mount Dillon Court, D.5	L.A. Housing-Regeneration	45	Proposal Feasibility stage	Determine development options	T.B.C.
North Central	D.C.C.	St. Anne's Court, D.5	L.A. Housing-Regeneration	102	Stage 2 and Part 8 Planning Approval	Stage 3 submission & approval for consent to go out to tender	2027
South East	A.H.B. (FOLD)	Clonmacnoise Grove, D.12	C.A.L.F.	22 - 26	Feasibility stage & Design Development	Community Consultation	2026
South East	A.H.B. (FOLD)	Ravensdale Close, D.12	C.A.L.F.	26	Feasibility Stage & Design Development	Community Consultation	2026
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. Pre Part 8 circulation stage	Q3 2027

Update:

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.

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.

A community information evening took place at the end of September 2024.

The South East Area Committee were given a presentation on the proposals at the September 2024 meeting as part of the initiation of the pre-Part 8 circulation.

Currently at Pre Part 8 circulation stage and working on lodgement of Part 8 Mid November 2024.

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
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.
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 Pre part 8 circulation on-going	Stage 2 approval and Lodge Part 8 Planning Application	Q3 2027
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.
South East	D.C.C. (Rapid build)	St. Andrew's Court, D.2	L.A. Housing-Regeneration	33	Stage 2 Approval and Pre-Part 8 process	Lodge Part 8 Planning Application	2027
South Central	L.D.A.	Bluebell, Inchicore, D12	L.A. Housing-SHIP Mixed-tenure & L.D.A. funded affordable	79 social homes Phase 1 76 social homes Phase 2	Part-8 Pre circulation has commenced.	Part 8 submission in Dec 2024.	Phase 1 September 2028 Phase 2 July 2031
South Central	D.C.C. (In House)	Dolphin 1B D.8	L.A. Housing-Regeneration	28	Stage 2 Approval Received	Reviewing how to incorporate the proposals into the wider masterplan for the estate	T.B.C.
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 D.H.L.G.H.	T.B.C.

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Lissadell Maisonettes	L.A. Housing-Regeneration	79	Feasibility Stage to examine how to incorporate the enhancement works completed into the project	Determine redevelopment options and delivery.	T.B.C.
<p>Update:</p> <p>Options regarding redevelopment need to be reviewed following completion of enhancement works. 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 Team Appointed.	Complete Design Development & submit Stage 2 application to the D.H.L.G.H.	2029
South Central	D.C.C. (Rapid build)	Rafters Road /Crumlin Rd	L.A. Housing	38	Stage 2 D.H.L.G.H. Approval received 26 September 2024	Commence the Part 8 planning process Q1 2025	T.B.C.
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> <p>A consultation event was held on 4th July 2024, a newsletter updating residents of progress was issued in early October 2024.</p>							
South Central	D.C.C.	Tyrone Place, D8	L.A. Housing-Regeneration	96	Proposal Feasibility stage	Determine development options	T.B.C.
			TOTAL	1,596			

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. (Tuath Housing)	Halston Street, D7	C.A.S.	12	Planning Granted	Tender for Contractor	T.B.C.
North Central	A.H.B. (Respond)	Belcamp B, D.17	C.A.L.F.	12	A.H.B. appointed	Design development	2025
North Central	A.H.B. (Clúid)	Thatch Road, D.9 Swords Road	C.A.L.F.	57	Pre planning design complete	Lodge Planning	2026
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
North West	D.C.C. In House	Kildonan Lands, D.11	L.A. Housing	155 approx. Phase 1	Stage 1 approval for Phase 1 Procurement of design team members	D.H.L.G.H. Stage 2 Approval for Phase 1	T.B.C.
<p>Update:</p> <p>The project is to be delivered in two phases. The first phase will see the construction of approx. 155 homes.</p> <p>Work is at finalising stage in the procurement process to appoint consultants to provide a design team which will be led by an architect from D.C.C.'s City Architects division.</p>							
South East	A.H.B. (Respond)	LAR Redmond Centre, Keeper Rd., D.12	C.A.L.F.	18	Planning Grant	Tender for Contractor	2025

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Cherry Orchard Point – 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)	T.B.C.
South Central	D.C.C.	Emmet Road (former St. Michael's Estate) D.8	D.H.L.G.H.	137 (Social Units)	<ul style="list-style-type: none"> - Detailed Design freeze 1st August 2024 - CFT 3601976: Evaluating Tender submissions for Enabling Works Contract - Preparing Tender Pack for Main Construction Contract 	Tender Stage: <ul style="list-style-type: none"> - Award Enabling Works Contract - Publish Stage 1 SAQ: Main Construction Contract Q3 2024 	2027 - 2028
South Central	A.H.B. Iveagh Trust	Fishamble St.	C.A.S.	10	Assessment of scheme	Funding approval Lodge Planning	Q3 2025
South Central	A.H.B. (Alone)	Jamestown Court	C.A.L.F.	40	Planning granted for 40 units	Appoint contractor	2026
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	Q1 2026
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
South Central	A.H.B.	Weir Home	C.A.S.	19	Identify alternative A.H.B.	Submit revised funding	2025
			TOTAL	746			

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. Split between C.R.E.L. and Social	Lodge Planning	2026
Central	A.H.B. (Tuath) (Depot Site)	Broombridge Road, D.7	C.A.L.F.	22	Redesign Required Resubmit Planning	Grant Planning	2026
Central	D.C.C. P.P.P. Bundle 4	Croke Villas + Sackville Avenue D.3	Social Housing P.P.P. Bundle 4	66	Part 8 Planning	Part 8 Decision Q4 2024	Q4 2026
Central	A.H.B. (C.H.I.)	North King St.	C.A.L.F.	30	Financial Reassessment	Appoint Contractor	T.B.C.
Central	A.H.B. FOLD (Depot Site)	Orchard Road, D.3	C.A.L.F.	37	Planning Lodged	Grant Planning Permission	2026
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	173	Part 8 Planning	Part 8 Decision Q1 2025	Q4 2026
North Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Collins Avenue, D. 9	Social Housing P.P.P. (Bundle 4)	106	Part 8 Planning	Part 8 Decision Q4 2024	Q4 2026

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	A.H.B. (Respond)	Darndale Spine D.17	C.A.L.F.	70	Community Engagement	Complete Detail Design	2026
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.	Richmond Road, D 3 (21,27, & 29)	C.A.L.F. or C.A.S.	75 approx.	Feasibility Stage	Select A.H.B.	2025
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	T.B.C.
North West	A.H.B. (Tuath)	Ballymun L.A.P Site 6, 8 & 9 Coultry Gardens (NW of Coultry Park)	C.A.L.F.	300+ Social & Cost Rental	Design Development , mixed tenure across 3 L.A.P. sites	Lodge Planning	2026
North West	A.H.B. (Clúid)	Ballymun L.A.P Site 11 & 13 Silloogue Avenue	C.A.L.F.	100	Feasibility and Design stage	Lodge Planning	2026
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)	273	Pre – Part 8 Planning	Part 8 Lodgement Q4 2024	Q4 2026

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 5	Barry Avenue, Finglas	Social Housing P.P.P. Bundle 5	73	Pre Planning & Stakeholder Engagement	Part 8 T.B.C. Design Stage	Q4 2026
North West	D.C.C. (P.P.P. Bundle 4)	Church of the Annunciation, Finglas, D.11	Social Housing P.P.P. (Bundle 4)	110	Part 8 Planning	Part 8 Decision Q4 2024	Q4 2026
North West	D.C.C.	Mellowes Court, Finglas	L.A. Housing	50	Proposal Feasibility Stage	Determine development options	T.B.C.
North West	D.C.C. P.P.P. Bundle 4	Wellmount Road, Finglas	Social Housing P.P.P. Bundle 4	77	Pre Planning & Stakeholder Engagement	Part 8 Decision Q4 2024	Q4 2026
South East	A.H.B. (Clúid) (Depot Site)	Gulistan Terrace, D6	L.A. Housing	60 approx.	Design development and financial assessment	Lodge Planning	2026
South Central	D.C.C. P.P.P. Bundle 4	Basin View, D.8	Social Housing P.P.P. Bundle 4	171	Part 8 Planning	Part 8 Decision Q1 2025	Q4 2026
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	Part 8 Planning	Part 8 Decision Q1 2025	Q4 2026

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. (Depot Site)	Davitt Road, D.12	L.A. Housing	70		Determine development options and devise plan	T.B.C.
South Central	Iveagh Trust A.H.B.	Dolphin/S.C.R. Site	C.A.L.F.	22 approx.	Planning Lodged	Disposal Sect 183 Planning Grant	2025
South Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Forbes Lane, D.8	Social Housing P.P.P. Bundle 4	108	Part 8 Planning	Part 8 Decision Q1 2025	Q4 2026
			TOTAL	2,432			

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	Stage 2 funding application granted. Dept have requested review of overall design	Confirm final design with Dept.	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	2025
North West Stage 1	D.C.C.	Redevelopment of St Margaret's	L.A. Housing	30	New consultation has commenced however, there has been minimal response from tenants. Mediator in place to assist with issues on site	Part 8 application	T.B.C.
North West Stage 1	D.C.C.	St. Mary's	L.A. Housing	2	Preliminary design and costings completed to allow for 2 Bays.	Funding application to be submitted to Dept.	2024
South Central	D.C.C.	Labre Park	L.A. Housing	16	New design under review with Dept	Part 8	T.B.C.
South Central Stage 1	D.C.C.	Reuben Street	L.A. Housing	1	Funding approval received	Tender to be published early May 2024	2025
			TOTAL	71			

Leasing

Summary 2024 Long Term Lease D.C.C. Direct Delivery	Units
Closed to date 2024	234
Overall Long Term Leasing Pipeline	133
A.H.B. Leasing (Closed to date 2024)	0

Vacant (Void) Property Refurbishments completed in 2024 (year to Date)

Total re-let in 2024 by Area	Central	North Central	North West	South Central	South East	Total
House	80	17	36	51	64	248
Apartment	12	39	60	62	5	178
Senior Citizens	34	33	46	35	34	182
Total	126	89	142	148	103	679

Number of properties refurbished and in our allocations process awaiting re-letting: **205**

These properties can be divided into: Vacant Council Properties: 703 Acquisitions: **129**

Total Number of units re-let or awaiting re-letting in 2024 (year to date): **884**

Current Refurbishment of Voids underway

Status	Central	North Central	North West	South Central	South East	Total
Awaiting Vacant possession	16	5	6	16	7	50
With Contractors	52	23	41	54	33	203
Direct Labour	25	17	37	54	19	152
Total	93	45	84	124	59	405

Buy and Renew Scheme: Derelict/Vacant properties 2024

Status of properties (47) 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.	Refurbishment complete property let.
146 Bunting Road, Dublin 12.	Property being cleared out for Design Stage
146A Bunting Road, Dublin 12.	Property being cleared out for Design Stage
239 Captain's Road, Crumlin, Dublin 12.	Refurbishment complete property let
1 Cherry Orchard Grove, Dublin 10.	Refurbishment complete property let
13 Claddagh Green, Ballyfermot, Dublin 10.	Pre Tender Stage
66 Clonliffe Road, Drumcondra, Dublin 3	Property being cleared out for Design Stage
27A Clune Road, Finglas, Dublin 11.	Awaiting Survey Reports, then going out to Design Stage.
29A Clune Road, Finglas, Dublin 11.	Awaiting Survey Reports, then going out to Design Stage.
19 Connaught Street, Dublin 7.	Refurbishment Works scheduled for Dec 2024 (estimated 6 months)
21 Connaught Street, Dublin 7.	Refurbishment Works scheduled for Dec 2024 (estimated 6 months)
6 Creighton Street, Dublin 2.	Consideration of Use
15 Cromwellsfort Road, Dublin 12.	Property being cleared out for Design Stage
17 Cromwellsfort Road, Dublin 12.	Property being cleared out for Design Stage
8 Ferguson Road, Dublin 9.	Awaiting Survey Reports, then going out to Design Stage.
10 Ferguson Road, Dublin 9.	Awaiting Survey Reports, then going out to Design Stage.
12 Ferguson Road, Dublin 9.	Refurbishment complete, property let
142 Harolds Cross Road, Dublin 6W.	Consideration of Use
144 Harolds Cross Road, Dublin 6W.	Consideration of Use
109 Landen Road, Ballyfermot, Dublin 10.	Refurbishment complete property let.
197 Larkhill Road, Dublin 9.	Refurbishment complete property let.

201 Larkhill Road, Dublin 9.	Refurbishment complete property let.
56 Marigold Grove, Darndale, Dublin 17.	Refurbishment complete property let.
66 Montpelier Hill, Stoneybatter, Dublin 7.	Refurbishment complete property let.
1 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
2 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
5 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
6 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
7 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
10 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
11 Mulberry Cottages, Chapelizod, Dublin 20.	Awaiting Survey Reports, then going out to Design Stage.
15 Ratoath Drive, Finglas, Dublin 11.	Refurbishment complete property let.
15A Ratoath Drive, Finglas, Dublin 11.	Refurbishment complete property let.
15B Ratoath Drive, Finglas, Dublin 11.	Refurbishment complete property let.
11 Rutland Street Lower, Dublin 11.	Awaiting Survey Reports, then going out to Design Stage.
68B St. Brendan's Park, Coolock, Dublin 5.	Refurbishment complete property let.
6 Terrace Place, Dublin 1.	Awaiting Survey Reports, then going out to Design Stage.
7 Terrace Place, Dublin 1.	Awaiting Survey Reports, then going out to Design Stage.
8 Terrace Place, Dublin 1.	Awaiting Survey Reports, then going out to Design Stage.
1 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
2 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
3 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
4 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
5 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
6 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)

7 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)
8 Tyrrells Place, Dublin 1.	Refurbishment Works scheduled for Jan 2025 (estimated 9 months)

Vacant residential property acquisitions: We are currently negotiating the acquisition of 5 additional vacant residential properties under the buy and renew scheme. **Since this Buy and Renew scheme was introduced in 2018 and up to April 2024, D.C.C. have acquired 105 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 55 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 **1047** site inspections with a further **228** inspections scheduled and **99** 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 **421** applications, which are currently being processed. The City Council continues to administer the RLS and enhanced RLS schemes and to date has received 48 applications for same. 42 number applications are for residential properties (RLS scheme) and 6 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
Update:							
Work is progressing well on site and the first homes are due for completion in early 2026.							
The Council is progressing with the drawdown of borrowing to fund the delivery of Dublin City Council's housing O'Devaney Gardens as agreed by resolution at the Council meeting on 02 October 2023 report no 219/2013							
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	16	On-Site. Purchasers Selected	Completion of Homes	2025
North Central	Housing Land Initiative	Oscar Traynor Road Phase 1 & 2	Affordable Housing Fund	68	Planning	Planning Decision	2025
North Central	Housing Land Initiative	Oscar Traynor Road Phase 3	Affordable Housing Fund	42	Planning	Planning Decision	2026
North Central	Housing Land Initiative	Oscar Traynor Road Phase 4	Affordable Housing Fund	42	Planning	Planning Decision	2027
North West	D.C.C.	Silloogue-Site 12	Affordable Housing Fund	101	Part 8 being prepared	Part 8	2025
North West	D.C.C.	Balbutcher – Site 14	Affordable Housing Fund	126	Part 8 being prepared	Part 8	2025
North West	O Cualann	Ballymun-Site 21 (Poppintree Neighbourhood Centre)	Affordable Housing Fund	12	Application portal open on 19 June	Deposits paid. Completion of Scheme.	Q4 2024

Affordable Purchase Homes

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	O Cualann & Tuath Housing	Ballymun-Site 25 Parkview	Affordable Housing Fund	32 (66 units on site 32 Affordable Purchase; 32 Older Persons' and 2 Supported Homes)	Planning Granted	Commence Construction.	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	L.D.A.	Cherry Orchard Point Phase 2	Affordable Housing Fund	150	Public Consultation concluded	Part 10 Application in Q1 2025	2029
South Central	D.C.C	Cherry Orchard	Affordable Housing Fund	172	Planning Secured	Selection of Contractor	2025
			TOTAL	1,844			

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	Completion of Scheme	2026/2027
North Central	L.D.A.	Cromcastle underpass site	Affordable Housing Fund + L.A. Housing	133 (146 units in total)	Tender assessment is completed	Contract award and Construction commencement in Dec 2024	2026
North Central	A.H.B. (Respond)	Griffin Hall, Hole in the Wall Road, D.13	Cost Rental Equity Loan (C.R.E.L.)	89	On Site	Completion of Scheme	Q1 2026
North Central	A.H.B. (Respond)	Griffin Court, Hole in Wall Road, D.13 (Phase 1)	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	L.D.A. funded	233 total Phase 1- 169 Phase 2- 64	Pre-part 8 circulation has commenced	Part 8 submission in Dec 2024	Phase 1 September 2028 Phase 2 July 2031
South Central	L.D.A.	Cherry Orchard-Parkwest Phase 1	L.D.A. funded	547 (708 units in total)	Planning granted in Sept. 2024 Tendering Phase 1A PQQ assessment is underway	- Stage 2 tender for phase 1a to be issued Nov 2024 - Phase 1a construction commencement Q3 2025	Q3 2028
South Central	L.D.A.	Cherry Orchard Point 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	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

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. (Housing Finance Agency) €150k A.H.F. (Affordable Housing fund)	441	<ul style="list-style-type: none"> - Detailed Design freeze 1st August 2024 - Cft 3601976: Evaluating Tenders submissions for Enabling Works Contract - Preparing Tender Pack for Main Construction Contract 	Tender Stage: <ul style="list-style-type: none"> - Award Enabling Works Contract - Publish Stage 1 SAQ: Main Construction Contract Q3 2024 	2027 - 2028
			TOTAL	3,250			

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	61
2	Property inspection	11
3	Valuation and offer	35
4	Sale agreed - Conveyancing Legals	119
	Total	226
	Acquisitions Complete	192

DCC Acquisition of Vacant properties 2024

Stage		No of properties
1	Property inspection	16
2	Valuation and offer	44
3	Sale agreed - Conveyancing Legals	52
	Total	112
	Acquisitions Complete	64

Adaptive Reuse:

Creation of new homes by acquiring and adapting vacant commercial property

Property	No. Apartments	Status
Funding Approved	29	
14-15 Fitzwilliam Quay, D4	15	Funding approved Acquisition complete. Design team to be appointed.
371-373 North Circular Road, D7	4	Funding approved Acquisition in progress
114-116 Capel Street, D1	4	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 - with P&PD Department
Funding Approval Pending	56	
Arran House, Arran Street East, D1	4	DCC Owned Decision to be made on whether to proceed with residential on uppers floors or change of use to commercial on upper floors
Community Training Centre Building St. Laurence's Place East, D3	12	DCC Owned Feasibility study for housing complete Funding Application with DHLGH DCC decision pending on proposed use of building. A number of uses are being considered.
3 No. Properties	40	Feasibility studies complete and proposals developed 3 x Funding Applications with DHLGH Details of properties not provided for commercial reasons
Funding Application In Preparation	40	
5 No. properties	40	Feasibility assessments complete Funding applications complete, business cases prepared Decisions pending on how to proceed Details of properties not provided for commercial reasons
Total	125	