

# HOUSING SPC PRESENTATION

NOVEMBER 2024

**Mick Mulhern**

**Assistant Chief Executive**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council



# Mary Hayes

## Director of Dublin Regional Homeless Executive

- ❖ Allocations
- ❖ Dublin Region Homeless Executive (DRHE)
- ❖ Housing Assistance Payment (HAP)
- ❖ Social Work Section



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# Housing Allocations

- The Housing Allocations Team is responsible for the processing and assessment of housing and transfer applications, processing of medical priority applications, succession of tenancy, illegal occupier
- Channels of communication: Per Week Citizen Hub = 250 queries responded to; public counter appointments = 250 and calls = 1,500.
- 4 eligibility criteria: Alternative Accommodation Available (e.g. previous home ownership), Previous Support Provided (no rent arrears), Residence (long-term resident in country) and Income. Can't assess further if not met.
- Dublin City Council operates Housing & Transfer lists ( Housing list = 13,971 and Transfer list = 15,846). Priority is determined by two factors; the applicants broad level of housing need and length of time on the waiting list. The broad levels are reflected by Bands contained within the waiting lists. There are 3 Bands within the scheme.
  - Band 1 – Medical & Welfare Priority and other specified priority case,
  - Band 2 – All overcrowded cases and those with previously awarded medical and welfare points,
  - Band 3 – All remaining qualified households.
- Some properties are reserved for categories of letting e.g. Older Persons/Adapted/Homeless
- The lettings team is responsible for allocation of social housing in accordance with the Scheme of Letting Priorities. This includes DCC properties, AHB nominations, social leasing and RAS.
- We have increased the use of Choice Based Lettings. Since the on line portal went live in October 2023 there have been 60,000 applications received and 2,000 lettings via CBL.
- We have **allocated 2,444 properties to date in 2024.**

# Central Placement Services Update

The Central Placement and Family Support Teams primary role is the management of placements of homeless singles and families across the Dublin Region in partnership with the four Dublin Local Authorities and to ensure full optimisation of homeless accommodation (Private Emergency Accommodation and Supported Temporary Accommodation) for 4,726 individuals and 1,499 families. services provided include:-

**Homeless Prevention** - Households can be referred to the homeless prevention teams based in Central placement and Family support who will ensure all appropriate advice and support is given to prevent the household entering Emergency Accommodation e.g. referral to Tenant in Situ or approval for HHAP.

**Assessment and Placement** - All new presentations to homeless services in Dublin must complete a comprehensive assessment with the relevant local authority to determine their need for emergency accommodation. when a household is assessed as requiring placement, specific support needs are reviewed (if applicable), all vacancies are considered and the most appropriate available placement is allocated

**Support provided in EA** – NGO Supported Accommodation, Assertive Case Management Team (PACT) AND Homeless Action Teams in Private Emergency Accommodation and HSE Homeless Healthlink Teams. The Housing Support team works across 120 sites, which accommodate 1200+ families and 2900+ singles and couples.

**AVERAGE NEW PRESENTATIONS PER MONTH IN 2024:- 181 NEW SINGLE HOUSEHOLDS & 80 NEW FAMILY HOUSEHOLDS**

# HAP / Homeless Hap

- DCC HAP/HHAP Section processes all DCC mainstream HAP applications & processes the HHAP applications for the Dublin Region
  - Must be on Social Housing list to qualify for HAP
  - HHAP applicants must be assessed as eligible by the relevant LA before applying
- Payments are made directly to Landlords on behalf of tenants
- Tenants are required to pay a differential rent to the Local Authority
- If a top up is required this is paid directly to landlord by the tenant
- Applications are processed within 4 weeks of receipt of a fully completed application form / support documentation
- Delays can happen if incorrect paperwork is submitted
- DCC process HHAP for Dublin region
- Homeless HAP - increased supports to tenants than regular **HAP scheme** through deposits / payments in advance / must be assessed for eligibility by LA Homeless Services
- Placefinder Service
- HHAP arrears pilot

## Summary

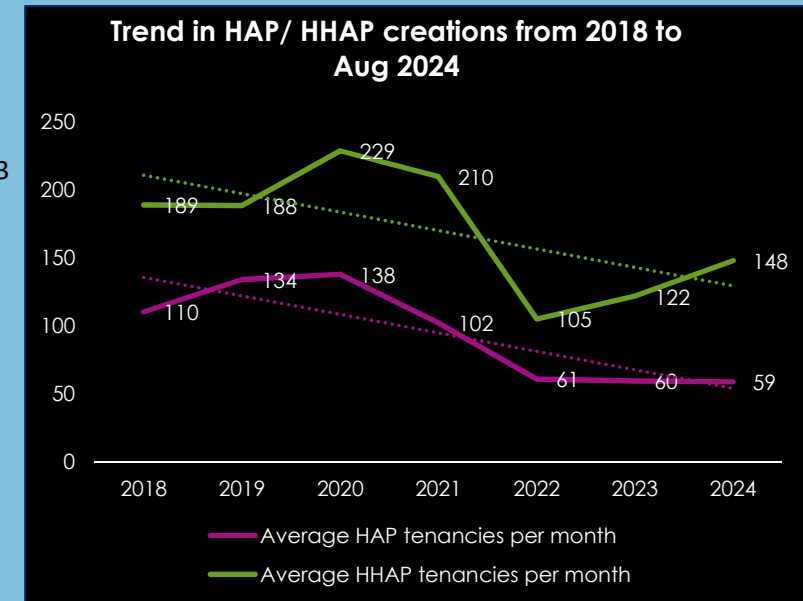
- Critical form of housing support to applicants awaiting social housing
- Homeless Hap – important support to assist those exiting EA & prevention measure (NTQ's)

## Total Tenancy figures

- Total DCC HAP tenancies – 5,408
- Total Dublin Region HHAP tenancies – 17,283

## Average Monthly Tenancies created in 2024

- Mainstream Hap – 61
- Homeless Hap - 150



Hap Rates	Single Adult	Adult Sharing	Couple	Couple Sharing	Single / Couple +1	Single / Couple +2	Single / Couple +3
<b>Mainstream Hap</b>	1215	675	1080	675	1500	1530	1560
<b>Homeless Hap</b>	1215	675	1350	750	1875	1912	1950

# Social Work Section

Social Workers help people to solve problems in their everyday lives, identify and understand sources of stress or difficulty, develop coping skills and find solutions to their problems.

The Social Work Section provides the following services:

Duty Social Work service

Social Work Service

Mediation Service

Exceptional Social Grounds (ESG) Scheme

Any tenant or subtenant of Dublin City Council, a member of the Traveller Community or living in Dublin City Council Homeless Service Provision may avail of our Social Work Service.

The team can assist with accommodation related social issues including:

- Managing rent arrears
- Child and family matters
- Marital and relationship issues
- Addiction
- Young people and education
- Needs of older people
- Needs of vulnerable adults
- Mental health/Medical difficulties

- Disability
- Guidance and advice
- Signposting and referral to relevant Services
- Complex social issues
- Advocacy
- Short term counselling and support
- Domestic Violence / Intimate partner violence
- Difficulties accessing services

# Michelle Robinson

## Director of Housing Operations

- ❖ Affordable Purchase & Cost Rental
- ❖ Animal Welfare
- ❖ Buy & Renew
- ❖ Croí Cónaithe
- ❖ Environmental Health/Private Rented
- ❖ Estate Management and Anti-Social Behaviour Strategy
- ❖ Loans, Sales and Grants
- ❖ Maintenance
- ❖ RAS
- ❖ Traveller Accommodation Unit



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# Environmental Health

## What we do:

- Inspection of private rented dwellings to check for compliance with national minimum standards legislation and rent books legislation.
- Appropriate enforcement actions taken for all non-compliant properties, encompassing the serving of Improvement Letters, Improvement Notices and Prohibition Notices and instituting legal proceedings where appropriate to ensure landlords bring properties into compliance with the housing standards legislation.
- Inspecting rented properties under the Rental Accommodation Scheme and Housing Assistance Payments scheme.
- Responding to all tenant complaints by inspecting the property and taking any appropriate enforcement action necessary.
- Carrying out proactive inspections of private rented dwellings.
- Referring all non-registered tenancies identified by the Section to the Residential Tenancies Board.
- Working with our colleagues to provide a City Council co-ordinated response where appropriate, in relation to Fire, Planning and Waste Management issues.
- Members of the public can contact us directly at: 01 222 6500 or [privaterented@dublincity.ie](mailto:privaterented@dublincity.ie)



# Environmental Health

## Key statistics

	<b><u>2022</u></b>	<b><u>2023</u></b>	<b><u>2024 to end Q3</u></b>
<b>Number of Dwellings inspected</b>	5909	5608	4825
<b>Number of inspections (including re-inspections) carried out</b>	6532	6611	5747
<b>Number of dwellings inspected found to be non-compliant on initial inspection</b>	4070	3015	2616
<b>Compliant (i.e. total number of Dwellings inspected that were deemed COMPLIANT in year, including those where initial inspection was carried out in the previous year but compliance was achieved in the current year)</b>	3259	3235	2691
<b>Improvement Letters issued</b>	3828	3042	2558
<b>Improvement Notices issued</b>	945	946	1059
<b>Prohibition Notices issued</b>	138	106	119
<b>Legal Action recommended</b>	0	4	2

## Rents section

- Dublin City Council has 26,364 Council property rent accounts
- Average weekly rent charge: €79, lowest actual rent is €30
- Rent receipts increased by 7.6% between 2023 and 2024
- Budgeted rental income is €108m in 2024 and projected to be €110m in 2025
- Most popular methods of payment: Bill Pay 52%, Direct Debit 24%, etc.
- Rent chargeable is approx. 15% of highest earner's income, plus
- Limit of €21 for each subsidiary earner to maximum of €84
- Encourage those with rent arrears to engage with Executive Housing Officer and
- Enter into repayment agreements to manage their rent and avoid further action.

# Loans & Grants

- **Sales & Purchase:** 188 Local Authority Home Loan applications received in 2024
- 103 Applications processed by the Loans Section
- 219 Tenant Purchase Loans advanced in total from the 2016 – 2023
- 10 tenants purchased their homes to date in 2024
- **Loan Accounts:** Loan Book – 2,148 loans to the value of €226m
- Shared Ownership Loan – 310 Shared Ownership Loans remaining
- **Mortgage Support:** Engaging borrowers through MARP (Mortgage Arrears Resolution Process)
- Mortgage to Rent (MTR) – 310 unsustainable mortgages through MTR process, now tenants
- **Housing Grants:** Housing Adaptation Grants for Older People and People with a Disability,
- Mobility Aids Grant and Housing Aid for Older People Grant.
- Initial budget for grants - €9.2 m for 2024, but increased to €11.6m
- 1,017 Grants paid to the end of October 2024 to the value of approx. €9.3m.

# Animal Welfare & Control Services

Email: [animalwelfare@dublincity.ie](mailto:animalwelfare@dublincity.ie)  
Facebook : Animal Welfare Unit  
Website: [www.dublincity.ie](http://www.dublincity.ie) – Animal Welfare

“Our mission is to provide a city where our citizens and animals co-exist in harmony and to foster a culture of caring towards all animals. Dublin City Council will strive to encourage and educate all animal owners to embrace the 5 freedoms of animal welfare and endeavour to create a city where we can be proud of our treatment of all animals.”

## Legislation & Governance

- The Unit receives its Authorisation and Mandate from legislation that covers all animals but with particular attention to horses and dogs:
- ❖ Control of Dogs 1986 Act
- ❖ Control of Horses 1996 Act
- ❖ Dog Breeding Establishments 2010 Act
- ❖ Animal Health & Welfare 2013 Act
- ▶ Guidance is also provided by the Animal Welfare Oversight Committee chaired by Cllr Deirdre Heney
- ▶ **Facilities** - AS mandated under the acts the Council currently operates 2 dog shelters with a combined capacity of 45 spaces for large dogs and a stables with shelter for 32 horses.

## Roles & Responsibilities

- ❖ The Unit is currently staffed by 11 dedicated people recruited both internally and from the wider Animal Welfare Community.
- ▶ The team enforces the control acts, issuing fines and notices for breaches of the law. Over 9000 dog licences were issued in 2023.
- ▶ A new education programme of responsible dog ownership has been initiated in a number of schools and the project will be rolled out to community groups in 2025.
- ▶ The introduction of the Ban on XL Bully will require the team to issue Exemption Certificates to all owners before 1<sup>st</sup> March 2025. Wardens will identify dogs that meet the criteria and inspect premises if necessary
- ▶ The warden service plays a crucial role in our communities. The team perform daily patrols in our parks and public spaces.
- ▶ 2025 will see an increase in Warden activities to include weekend patrols and further engagement with community events. The team will increase our education programs in cooperation with Dublin Zoo and continue to liaise with An Garda Síochána on operations where the skills of the wardens are required.

# Central Estate Management Unit

- ❖ Liaise with all Area Housing Offices on issues of Anti-social Behaviour
- ❖ Investigate serious complaints of ASB “Drugs/Criminality”
- ❖ Take direct action against the perpetrators of ASB
- ❖ Serve Legal notices and give evidence in court on all cases
- ❖ Threat to life cases are referred to this unit for decision of transfer
- ❖ Deferred housing applications are appealed to this section
- ❖ We arrange and attend all evictions for Dublin City Council
- ❖ CCTV requests by the Gardaí are referred to this office for approval.
- ❖ **All complaints of ASB can be made directly to the relevant local area housing office for investigation.**
- ❖ **There are a number of options/deterrents open to the investigation team as outlined in our Anti-Social Behaviour Strategy,**

# Maintenance – Repairs

## Maintenance/Improvement of LA Housing Units Revenue Budget 2024 - €94M

### Housing Maintenance - Tenants Repair Requests

**Contacts:** Customer Services 01 222 2222 (incl. out of hours)

- **Housing Maintenance direct 01 222 2191 (office hours)**  
[maintenance@dublincity.ie](mailto:maintenance@dublincity.ie)
- [hmrepresentations@dublincity.ie](mailto:hmrepresentations@dublincity.ie) **(Public Reps. use only)**

Employees: **Approx. 380**

Average **18,000 repair requests** per Qtr. 2024 to date

Plumbing; Carpentry; Heating; Electrical; External e.g. Roofing, Gutters

**For clarification and information on Dublin City Council and Tenant responsibility see** Maintenance and Repairs Sec. 4 Pg. 17- [Dublin City Council Tenant Handbook](#)

### Response Categories and Timeframes:

Emergency – immediate; Urgent – 5 working days; Routine – 8 weeks

### Direct Labour Area Maintenance Depots: Divided into 8 geographical areas

**5 Northside** (formerly Ballymun, Cabra, Coleraine St., Newtown, Portland Row) now based at North City Operations Depot – NCOB

**3 Southside** – Ballyfermot, Sundrive, Marks Lane  
Supported by Joinery; Fleet; Paint and Civic Maintenance Workshops

### Multi-Party Framework for Minor Repair and Maintenance Works 2024-2026

21 External Contractors -12 Area Lots

# Maintenance – Caretaking

## Caretaking Service

200 Housing Complexes  
120 Employees

### Housing Complex Type

	No.	No of Units
Flats / Apartment Blocks	117	7,185
Senior Citizens	83	3,213
<b>Total:</b>	200	10,398

### Citywide Area Breakdown

	No. of Complexes	No. of Units
Central	55	2,629
North Central / North West	44	1,817
South Central	51	3,350
South East	50	2,602
<b>Total</b>	200	10,398

### General Caretaking / Housing Attendant Duties:

- Domestic Waste Collection – Bin Presentation and Bin Chamber areas
- Communal Hallways and Stairwells – Sweeping, Washing; Litter
- Courtyard, playground areas, outbuildings
- Garden Areas – Weeds, Scutching, Gullies
- Report / referral of general maintenance issues e.g. lighting, illegal dumping, graffiti, pest control.

### Supplemented by:

Professional **Landscape Maintenance** Service (130 housing sites) – External Contractor  
Grassed Areas; Shrubs / Trees / Hedges; Hard Surfaces; Strimming

# Maintenance – Planned Maintenance Division

- A Technical Team of 8 staff, comprising engineers (6), a building inspector (1), and admin support (1), responsible for coordinating repair and maintenance activities on DCC's social housing stock of approximately 29,000 dwellings
- Providing technical and project management support to Housing Maintenance and Repair Depot Staff, Area Offices, the wider Housing Maintenance Department (Voids/Management Companies, Adaptations, Claims, etc.), and various other departments within DCC (including City Architects Division, Planning and Property Development, etc.)
- PMD budget averages around €9m per annum since 2016 (i.e., just over circa €300 per dwelling available per annum for Planned Maintenance Division administered activities – largest allocation to the Emergency Maintenance Works and Regulatory Building Standards cost codes).
- Additional DHLGH Planned Maintenance funding available for strategic and informed works programmes through completion of Stock Condition Surveys (SCS).
- PMD hope to avail of DHLGH funding to support ongoing large scale window replacement works at two residential flat complexes (Oliver Bond House and Davitt House) in 2024.

## VOIDS MANAGEMENT PROGRAMME

### Vacant (Void) Property Refurbishments completed in 2024 (year to date)

These properties can be divided into:

- Vacant Council Properties - **565**
- Acquisitions - **84**
- Refurbished units awaiting re-let – **198**
- Total - **847**



# Vacancy Management Programme

The Vacancy Management Programme manages and administers Croí Conaithe, Buy and Renew and Repair and Leasing. The Programme's objective is to bring derelict units back into use, either privately or through Public Spending.

Before



After



- The Buy & Renew scheme is an effective intervention in dealing with vacancy and dereliction within DCC, increasing social housing, reducing dereliction and improving cityscapes. Since it was introduced in 2018 DCC has acquired over 100 properties.
- To date, in 2024, Housing Maintenance has completed 11 'Buy & Renew' properties.
- Under the Scheme there are c. 40 properties in various stages of Design & Procurement.
- Associated challenges include structural defects associated with long-term dereliction, security of properties, procurement knowledge required, neighbouring properties.

# Croí Cónaithe/Vacant homes grants

The Vacant Property Refurbishment Grant is a payment you can get if you are turning a vacant property back into residential use.

A grant of up to €50,000 is available.

If the refurbishment costs exceed the standard grant of up to €50,000, an additional top-up grant amount of up to €20,000 is available if the property is structurally unsound / dangerous or on the derelict sites register.

To **qualify** for the grant, the applicant(s) must:

- Have proof of ownership or evidence of being in active negotiations to buy a property.
- Live in the property as your principal private residence or make it available for rent.
- Have proof that the property has been vacant for at least 2 years and that it was built before 2007.
- The grant is paid when the approved refurbishment works have been completed and all terms and conditions of the scheme have been met.
  - **380+ applications approved**
  - **Funding issued on 30 (where works completed)**

# Traveller Accommodation Unit

## Is responsible for:

- Provision of housing, oversight of management and maintenance of all existing Traveller specific group housing schemes and halting sites within Dublin City Councils boundary.
- Delivery of capital projects, redevelopment and regeneration of group housing schemes and halting sites as outlined in Traveller Accommodation Programme 2025-2029.
- TAU consult with the Local Traveller Accommodation Consultative Committee in relation to delivery of projects and issues facing the traveller communities within DCC administrative area.
- Core Programme – Traveller Accommodation Programme 2025-2029

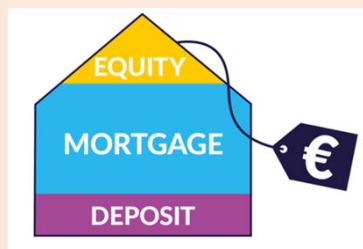
## Breakdown of Traveller

Type Of Accommodation	No. of Sites/Housing Schemes	Total No. of Units/Bays
• Halting Sites	5	92
• Group Housing	7	135
• Basic Services Sites	4	50

TAU contact details: [traveller.accommodation@dublincity.ie](mailto:traveller.accommodation@dublincity.ie) phone: **01 222 5290**

# The Affordable Purchase Unit

The Affordable Purchase Scheme allows Dublin City Council to make homes available to those who need help to bridge the gap between their mortgage, deposit and the market value of the home. We bridge that gap with a monetary contribution which is then represented as an % equity share in the home. The equity share can be redeemed at a time of the buyers choosing.



**Email:** [affordable.purchase@dublincity.ie](mailto:affordable.purchase@dublincity.ie)

## Our Experience so far:

- 1. Oileáin na Crannóige, Ballymun.**  
12 x 3-bedroom houses. Prices started at €264,285. Aimed at households with incomes from €59,464.
- 2. Oscar Traynor Woods – Phase 1.**  
16 Homes. 4 x 1-bed - prices from €254,358 - aimed at households with incomes from €57,231; 8 x 2-bed houses - prices from €325,769 - aimed at households with incomes from €73,298; 4 x 3-bed houses - prices from €360,931 - aimed at households with incomes from €81,209.
- 3. Coming in 2025 –** The launch of further phases at Oscar Traynor Woods and the first affordable purchase homes at O’Devaney Gardens.



**Website:** <https://affordablehomes.dublincity.ie>

# Dave Dinnigan

## Director of Housing Delivery

- ❖ Acquisitions
- ❖ Adaptive Reuse
- ❖ Approved Housing Bodies
- ❖ Housing Land Initiative
- ❖ Housing Turnkey
- ❖ Land Development Agency Delivery Programme
- ❖ Leasing
- ❖ Part V
- ❖ PPP and Housing Turnkey
- ❖ Quantity Surveyors
- ❖ Regeneration Programme



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## Social Housing Delivery DCC, AHB

Year	2022	2023	2024	2025	2026	2027	Total
Total	613	759	1060	2017	3397	3133	10979



2025 Bow Lane - Social Housing,

## Cost Rental Housing DCC, AHB, LDA

Year	2022	2023	2024	2025	2026	2027	Total
Total			157	214	592	2104	3067



2025 – 2026 Griffith Point – Mixed Tenure,  
Cost Rental Homes & Social Housing

## Affordable Purchase Housing

Year	2022	2023	2024	2025	2026	2027	Total
Total			12	480	528	688	1708



2025 – 2027 Oscar Traynor Woods – Mixed Tenure  
Affordable Purchase, Cost Rental, Social

## Acquisitions DCC & AHB

Year	2022	2023	2024	2025	2026	2027	Total
Total	137	394	256				787

# Adaptive Reuse Unit

## Conversion of Commercial Buildings to Residential

Unit Established October 2022

Properties Assessed: 500+  
Feasibility Studies Completed: 15 Projects  
Funding Approval Received: 5 Projects  
Properties Acquired: 2  
Properties to be Acquired: 2  
Projects in Progress: 12  
Progress Report Completed August 2024



## Contacts

[adaptivereuse@dublincity.ie](mailto:adaptivereuse@dublincity.ie)



# Approved Housing Body Acquisitions – Tenant in Situ Long Term Leasing & Rental Accommodation Scheme (RAS)

## ❖ APPROVED HOUSING BODIES

[ahb@dublincity.ie](mailto:ahb@dublincity.ie)

AHBs are required to deliver 50% of DCC new build social “Housing For All” target. 4920 new build homes projected to be delivered by AHBs 2025 – 2027

- Design and Build, e.g. Bethany House, Sandymount. Clúid
- Turnkey Acquisition, e.g. De La Salle Lands, Iveagh Trust
- Construction on LA land. e.g. Spine Site Darndale, Respond

## ❖ ACQUISITIONS TENANT IN SITU, LEASING & RAS

[acquisitions@dublincity.ie](mailto:acquisitions@dublincity.ie)

[leasing@dublincity.ie](mailto:leasing@dublincity.ie)

[ras@dublincity.ie](mailto:ras@dublincity.ie)

- 639 homes Acquired 2023 – 2024 to date, (incl 465 Tenant in Situ homeless prevention purchases)
- 1700 households allocated from housing waiting lists into LTL units.
- 600 active RAS tenancies

## ❖ PART V Acquisitions

[lorraine.gaughran@dublincity.ie](mailto:lorraine.gaughran@dublincity.ie)

- Negotiations live on **1223 homes, across 28 housing development sites.**



# National Social Housing PPP Programme

## National Social Housing PPP Programme

18 DCC sites in the PPP Programme.

17 National sites across 9 Local Authorities.

1. Scribblestown Rise, Dublin 11
2. Churchwell Gardens, Dublin 17
3. LAP Site 10, Ballymun, Dublin 9
4. Collins Avenue/Swords Road, Dublin 9
5. East Wall Road, Dublin 3
6. Croke Villas, Dublin 3
7. Stanley Street (Depot Site), Dublin 7
8. Collins Avenue (Depot Site), Dublin 9
9. Belcamp Lands, Dublin 17
10. LAP Sites 5, 15 -18, Ballymun, Dublin 11
11. LAP Site 2, Ballymun, Dublin 11
12. Carton Lands, Ballymun, Dublin 11
13. Church of Annunciation, Finglas, Dublin 11
14. Wellmount Road, Dublin 11
15. Barry Road, Dublin 11
16. Forbes Lane (Depot Site), Dublin 8
17. Basin View Complex, Dublin 8
18. LAP Site 2, Cherry Orchard, Dublin 10



03 - View Looking South-West from Grangegoman Lower



# Housing Turnkey Programme

## Housing Turnkey Programme

Five Sites

2024 & 2025 Delivery

1. De Verdon Place, Dublin 17
2. 192-194 Clonliffe Road, Dublin 3
3. Orrs Square, Clanbrassil Street Upper, Dublin 8
4. 11-12 York Road, Dublin 4
5. Park West, Dublin 19





# Housing Land Initiative (ODG & OTR) & DCC Pilot Cost Rental (Emmet Road)

## O'Devaney Gardens



**Density:** 204 Units per Hectare  
**Height:** Typical 7 storeys, max 15 storeys

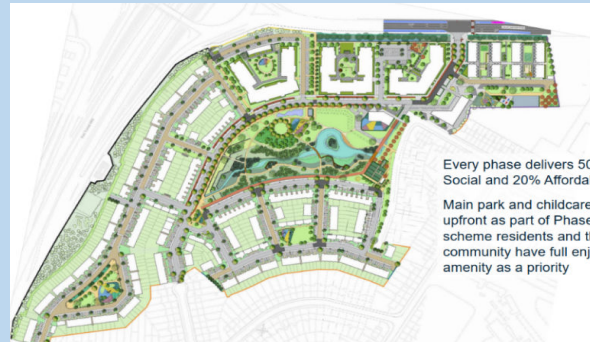
<b>Tenures:</b>	<b>1044 units</b>
<b>Social (30%)</b>	280
<b>Affordable Purchase (20%)</b>	233
<b>Cost Rental</b>	264
<b>Private</b>	267

**Status:** Construction Nov. 23 – Q3 2027

**Delivery:**

Phase 1: November 2026	379 units
Phase 2: July 2027	401 units

## Oscar Traynor Road



**Density:** 71 Units per Hectare  
**Height:** 2-3, Max. 6 storeys

<b>Tenures:</b>	<b>853 units</b>
<b>Social (40%)</b>	343
<b>Affordable Purchase (20%)</b>	170
<b>Cost Rental (40%)</b>	340

**Status:** Construction Dec. 2023 – Q1 2027

**Delivery:**

Phase 1: March 2025	378 units
Phase 2: Sept. 2026	162 units
Phase 3: Dec. 2026	158 units
Phase 4: March 2027	155 units

## Emmet Road



**Density:** 155 Units per Hectare  
**Height:** Max. 7 storeys

<b>Tenures:</b>	<b>578 units</b>
<b>Social (24%)</b>	137
<b>Cost Rental (76%)</b>	441

**Status:** Tender:

- Enabling Works: Successful Tenderer identified: Commence on site Q1 2025
- Main construction contract: SAQ Notice published Sept 2024 – Submission deadline 14<sup>th</sup> Nov 2024

**Delivery:**

Phase 1: March. 2028	181 units
Phase 2: May 2028	232 units*
Phase 3: July 2028	165 units
Phase 4: Aug. 2028	Community developer

(\* Incl. 91 units over commercial: 3<sup>rd</sup> party developer)



# DCC – Land Development Agency Programme

## Development Summary 2023-2029

- **2177** Total residential units
- **542** Social housing
- **1498** Cost Rental
- **137** Affordable Purchase

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





# LDA Led Delivery Programme

## Donore Project



**Density:** 265 Units per Hectare  
**Height:** Typically 7 storeys; Max. 15 storeys

<b>Tenures:</b>	<b>543 units</b>
<b>Social</b>	154
<b>Cost Rental</b>	389

**Status:** Contractor Appointed, Construction Commenced

**Delivery:**  
**Completion: Q2 2028** **543 units**



## Cromcastle Underpass

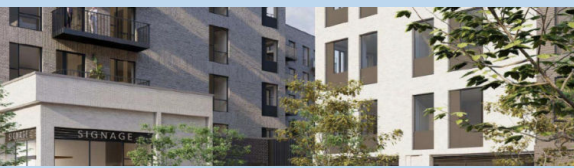


**Density:** 201 Units per Hectare  
**Height:** 2-3, Max. 8 storeys

<b>Tenures:</b>	<b>146 units</b>
<b>Social</b>	13
<b>Cost Rental</b>	133

**Status:** (Section 179a Planning) Contractor Appointed Construction Commencing End Nov. 2024

**Delivery:**  
**2026**



## Cherry Orchard



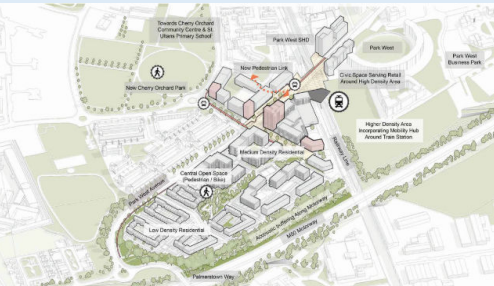
**Density:** 90.5 Units per Hectare  
**Height:** Max. 12 storeys

<b>Tenures:</b>	<b>1100 units</b>
<b>Social</b>	220
<b>Cost Rental</b>	743
<b>Affordable Purchase</b>	137

**Status Phase 1:**  
Contractor Procurement, Appointment Mid 2025

**Delivery:**  
**2025 - 2029**

**Status Phase 2:**  
Planning to be lodged in Jan 2025 (137 no. affordable purchase homes)



## Bluebell



**Density:** 156 Units per Hectare  
**Height:** Typically 7 storeys

<b>Tenures:</b>	<b>388 units</b>
<b>Social</b>	155
<b>Cost Rental</b>	233

**Status:** Pre-part 8 circulation. Part 8 to be lodged in Q1 2025. Stage 2 submitted.

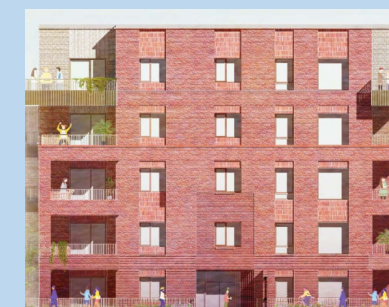
**Delivery:**  
**Completion: phase 1- Q3 2029, Phase 2- Q2 2031**



# Housing Regeneration

## Current Pipeline 2024- 2030

PROJECT	DHLGH STAGE 4 APPROVAL PROCESS	Homes	EXPECTED DELIVERY DATE
Glin Court, Dublin 17	Onsite	32	Q4 2024
St Finbar's Court, Dublin 7	Onsite	46	Q1 2025
Dorset Street, Dublin 1	Onsite	163	Q4 2026
Constitution Hill Phase 1, Dublin 7	Stage 3	46	Q3 2026
Matt Talbot Court, Dublin 1	Stage 3	92	Q3 2027
St Andrews Court, Dublin 2	Stage 2	33	Q4 2027
St Anne's Court, Dublin 5	Stage 2	102	Q4 2027
Constitution Hill Phase 2, Dublin 7	Stage 2	78	Q4 2028
Cromcastle Court & Old Coalyard, Dublin 5	Stage 2	152	Q1 2029
Crumlin Road, Rafters Lane	Stage 2	38	Q1 2028
School Street & Thomas Bawn Court Phase 1, Dublin 8	Stage 1	80	Q4 2027
Pearse House Phase 1, Dublin 2	Stage 1	44	Q4 2027
Glover Court, Dublin 2	Stage 1	53	Q4 2027
Grand Canal Basin, Dublin 8	Stage 1	108	Q4 2028
Oliver Bond House Phase 1, Dublin 8	Stage 1	53	Q4 2030
Kildonan Lands Phase 1, Dublin 11	Stage 1	48	Q1 2029
Dominick Street West, Dublin 1	Stage 1	152	Q2 2029
School Street & Thomas Bawn Court Phase 2, Dublin 8	Stage 1	35	Q1 2029
Dolphin House Masterplan , Dublin 8	Proposal	700+	2030+





# City Architects Division Current Projects

- Housing Regeneration Current Pipeline  
19 schemes / approx. 2,055 homes (as previous slide).
- Sarsfield Road, Ballyfermot; Stage 1 Approval; 175 homes (TBC).
- Traveller Accommodation Programme
- Affordable Housing Schemes

Location	Homes
Ballymun LAP site 14 Balbutcher	138
Ballymun LAP site 12 Sillogue	101
Cherry Orchard LAP site 1	172

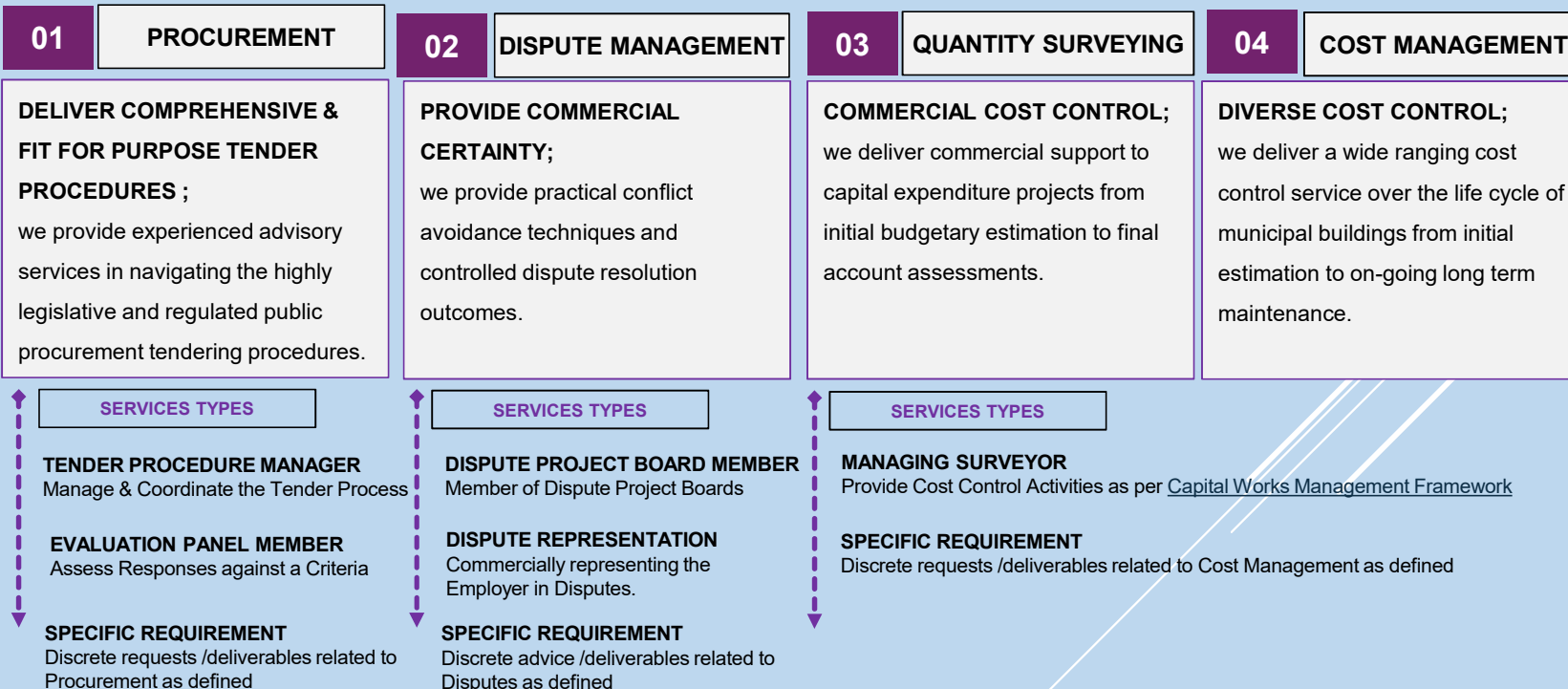


# Quantity Surveying Division

The **QUANTITY SURVEYING DIVISION** provides a comprehensive, best-practice service, which encompasses the following **FUNCTIONS**:

## WHAT WORK WE DO

### FUNCTIONS



## WHERE THAT WORK IS

### DCC's HOUSING DEPARTMENT

Portfolios:

HOUSING DELIVERY

OPERATIONS

HOMELESS SERVICES

Delivery Stream Examples 4 of 21;

Partnership: Part 7 [P1]

Direct: Regeneration [P1]

Housing Maintenance: Term Maintenance [P2]

Emergency Accommodation [P3]





**THANK YOU**

**ANY**

**QUESTIONS?**