

To the Lord Mayor and
Members of Dublin City Council

Report No. 271/2016
Report of the Executive Manager



Dublin City Council Social Housing Supply & Delivery Monthly Update Report

Dublin City Council, at its meeting on the 25th July 2016, requested that a monthly report would be presented to the City Council detailing the progress made each month in the supply of social housing in the City.

I attach herewith the first of these monthly reports setting out in tabular form the current position under each of the various categories/headings.

This report is presented to the Members of the City Council for noting.

Anthony Flynn
Executive Manager &
Director of Housing Delivery

Dated : 21st September 2016

COLOUR CODE	
BLUE	WITH COUNCIL
YELLOW	WITH AHB

Abbreviations and Definitions:

- AHB – Approved Housing Body
- CALF – Capital Advance Leasing Facility – up to 30% Capital injection to AHB's (SHCEP)
- RAS – Rental Accommodation Scheme
- Leasing – Long term leasing from private landlords or AHB's (SHCEP)
- HAP – Housing Assistance Payment
- Construction/Regeneration – DCC projects funded under SHIP
- CAS – Capital Assistance Scheme (100% grant to AHBs under SHIP)
- Acquisition – Purchase of previously built units (SHIP)

	2015	To September 2016
Units Completed to date	565	314
Voids turned round to date	1012	662
HAP Tenancies	112 (Dublin Region)	357 (Dublin Region)
Outturn	1689	1333

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	1333					3022
Units under construction or currently being acquired		379	213	97			689
Part V		25	26				51
Units at Tender Stage		0	119	194			313
Capital Appraisals Submitted to Department		64	48	318	200		630
Units at Preliminary Planning/Design		22	46	266	359	105	798
Potential Units from Vacant Council Lands						515	515
Sites for Social housing PPP Bundle 1						200	200
Projected Acquisitions			100	100	100		300
Rapid Home Delivery			201	100			301
Total	1689	1823	753	1075	659	820	6819

Schemes completed to date in 2016 – Department of Housing, Planning, Community and Local Government (DHPCLG) Capital Works Management Framework (CWMF) Stage 4

Provider	Schemes	Funding Programme	No of Units
HAIL	2 units at Seven Oaks, D8 and 1 unit at St. Peters Sq, D 7	CAS	3
Dublin City Council	Maxwell Road, D6	Regeneration	9
Dublin City Council	Rapid Home Delivery - Poppintree	LA housing	22
Dublin City Council	Crampton Buildings	Remedial Works	28
Dublin City Council	General Acquisitions	LA housing	97
Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	40
Dublin City Council	RAS Acquisitions	RAS Capital Reserve	7
Cluid	Derrynane Square, Dublin 1	CALF & Leasing	1
Tuath	The Camden, Dublin 2	CALF & Leasing	1
Peter McVerry Trust	Haddington Road, Dublin 4 (Legals to be completed)	Leasing	18
Fold Housing Association	Ballygall Road Phase 2, Dublin 11	CALF & Leasing	11
Tuath	The Westmoreland, Dublin 2	CALF & Leasing	1
Cluid	Clonard Court, Dublin 12	CAS	1
Cluid	Sackville Court, Blessington Street, Dublin 7	CALF & Leasing	1

Tuath	142-143 James Street (Orchid House), Dublin 8	CAS	7
Tuath	An Riasc	CALF & Leasing	14
Tuath	Thornwood, Beaumont, Dublin 9 Phase 1,2, 3, 4 and 5	CALF & Leasing	36
Co-Operative Housing Ireland	Merville Court, Fairview, Dublin 3	CALF & Leasing	10
HAIL	Clonliffe Rd (Apts 2 & 9, No. 182)	CALF & Leasing	2
HAIL	Seven Oaks, Sarsfield Road, D8	CALF & Leasing	1
Cluid	The Steelworks, Dublin 1	CALF & Leasing	1
HAIL	Compass North, Royal Canal, Dublin 15	CALF & Leasing (Congregated Settings)	1
HAIL	Ashbrook, Navan Road, Dublin 7	CALF & Leasing (Congregated Settings)	1
Cluid	Belvedere Court, Dublin 1	CALF	1
Total			314

Schemes Under Construction – DHPCLG CWMF Stage 4

Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City	Buttercup Darndale, D 17	LA Housing	35	Under Construction	Under Construction	Q4 2016

Council					Phase 1 completion (8 unit)	
Dublin City Council	Priory Hall, D 13	LA Housing	35 (180)	Under Construction. Revised Programme Approval to proceed to tender for Phase 2 July 2016	<ol style="list-style-type: none"> 1. Phased handover, 1st Phase 2. Blocks 2 – 5 & 7 – handed over Q3 2016. 3. Block 6 due Q3 2016 4. Block Q3 2016 5. 2nd phase to be tendered 6. Documents to be submitted for review. 	Q3 2016 Q4 2017
Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Development Agreement signed with Developer 14th Dec 2015. On site	Handover of units	Q3 - 2017
AHB	Harolds Cross D6 (Focus)	CALF & Leasing	28	On site November 2015. Department approved revised funding.	Completion of works	Q4 2016
AHB	Annamore Court (Canon Troy) D10 (The Iveagh Trust)	CALF & Leasing	70	On site November 2015	Completion of works	Q3 2017
AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	2014 CAS (10 units) & CALF and Leasing (33 units)	43	Contractor started on site 7 th March 2016.	Completion of works	Q2 2017
AHB	St. Agathas Court (Peter McVerry Trust)	2014 CAS	11	Department issued revised budget approval.	Completion of works	2017

				On site.		
Sub total			301			

Units Currently Being Acquired – DHPCLG CWMF Stage 4						
Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	79	With Law Department	Closing of Acquisitions ongoing	2016
Private Landlords	RAS and Long Term Leasing		27 (Pim St)			2016
AHB	An Riasc, Farnham Drive, Finglas, Dublin 11 (Tuath)	CALF & Leasing	35	1 st and 2 nd phase complete (14 units), Phase 3 to complete September 2016, Phase 4 October 2016 and Phase 5 November 2016	1 st and 2 nd phase complete. Phases 3, 4 & 5 to be acquired 2016	Q3/Q4 2016
AHB	Armagh Road D 12 (FOLD)	CALF & Leasing	97	Approved for CALF & Leasing	Contractor to commence on site Nov 2016	Q1 2018
AHB	Thornwood, Beaumont, Dublin 9 (Tuath)	CALF & Leasing	32	Approved by Department for CALF & Leasing March 2016	Tuath to acquire units over 7 phases. 36 units acquired to date	Q4 2016

AHB	Saul Road, D12 (Peter McVerry Trust)	Leasing	1	Approved by Department 12/02/2016	Peter McVerry Trust to complete lease with Landlord	2016
AHB	Prior Hall, Bow Lane, Dublin 8 (Tuath)	Leasing	19	Approved by Department under Leasing	Tuath to enter into Lease arrangements with Landlord	Q4 2016
AHB	Moss Hall (Dublin Simon)	Leasing	1	Approved by Department March 2016.	Finalise lease	Q3 2016
DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	Department have approved proposal	Authorisation finalised with Department, progressing with completing agreements. To be delivered as units become vacant	2017
AHB	St. Pauls Court, Ard na Greine, Dublin 13 (Co-Operative Housing Ireland)	CALF & Leasing	11	Approved by Department June 2016.	to be acquired	2016
AHB	Castleforbes Square (Tuath)	CALF & Leasing	21	Contracts stage (this is separate to DCC acquisition). Revised funding approved by Department	to be acquired	Q4 2016
AHB	James Street 48-50 (Cluid)	CALF & Leasing (NAMA)	12	Approved by Department January 2016. Planning permission granted 30/05/2016. Contractor went on site 8/8/16.	Units to be completed	Q4 2016
AHB	New Row Place,	CAS	1	Application submitted to Dept	Legal documentation to be	Q4 2016

	Dublin 8 (HAIL)			for approval	completed	
AHB	St. Peters Square, Dublin 7 (HAIL)	CAS	1	Application submitted to Dept for approval	Legal documentation to be completed	Q4 2016
AHB	St. Mark's Alley, Francis Street, D.8 (HAIL)	CAS	1	Application submitted to Dept for approval	Legal documentation to be completed	Q4 2016
AHB	5/6 Sherrard St, Dublin 1 (PMcVT)	Leasing	17	Approved by Department July 2016	Lease to be finalised with owner	2016
AHB	Gloucester Square, Dublin 1 (Cluid)	CALF & Leasing	3	Approved by Department 24.08.16	to be acquired	Q4 2016
AHB	The Steelworks, Dublin 1 (Cluid)	CALF & Leasing	3	Approved by Department 24.08.16	To be acquired	Q4 2016
AHB	Mourne Road, Dublin 12 (Walkinstown Housing Association)	Leasing	1	Approved by Department 24.08.16	Lease to be finalised with owner	Q3 2016
AHB	Marlborough Court, Dublin 1 (Cluid)	CALF & Leasing	1	Approved by Department 29.08.16	To be acquired	Q4 2016
AHB	Shandon Mills, Dn 7 (HAIL)	CAS	1	CAS application submitted to Dept	Legal documentation to be completed	Q4 2016

AHB	Kimmage Rd Lower, Dublin 6W (HAIL)	CAS	1	CAS application submitted to Dept	Legal documentation to be completed	Q4 2016
AHB	Spencer Dock (Tuath)	CAS	12	AHB has made offer to Receiver	AHB to reach agreement on purchase price	Q4 2016
AHB	Willie Bermingham Place (ALONE)	CALF & Leasing	1	Approved by Department	Agreements to be completed	Q3 2016
Sub –total			388			
GRAND TOTAL	Units under construction or being acquired		689			

Part V

Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City Council	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Met with Receiver January 2016. Receiver to submit schedule of works	DCC to finalise legal agreement when received	Q1 2017
Dublin City council	Hampton Wood, Dublin 11	LA Housing (Acquisitions)	25	Agree purchase of units	DCC to agree costs to purchase units	Q4 2016
TOTAL			51			

Schemes at Tender Stage – DHPCLG CWMF Stage 3						
Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City Council	Ballybough Road	LA Housing	7	Tenders being assessed	Contractor appointed	Q4 – 2017
Dublin City Council	St. Teresa's Gardens	Regeneration	50	Approval received from DECLG 19/01/16 re demolition tender. Tenders being prepared by DCC for the following: 1. Demolitions 2. Services diversions 3. Boundary & Drainage works 4. Main Contract	1. Contractor on site to demolish 1 block 2. Services diversions on site 4/04/2016 3. Boundary & drainage works – tender issued Q1 2016. Will have to be retendered due to soil contamination issue 4. Main contract – tender to issue Q42016 5. Linear Park design agreed 6. Precinct Improvement to commence at end of summer.	Q4 – 2018
Dublin City Council	Dolphin House, D8 Phase 1	Regeneration	100	Tender for the main contract prepared. Approved 8 th April 2016. Tenders issued 11 th April, 2016. Tenders returned 25 th May –sent to DECLG 29/06/16. Demolitions complete.	1. Contractor on Site 2. Phase 2 design to be completed	Q4 - 2017
AHB	Richmond Road (Co-operative Housing)	CALF & Leasing	39	Expect to go on site September 2016	Commence construction	2018

	Ireland)					
AHB	Orchard Lawns, Blackditch Road D10 (Co-operative Housing Ireland)	CALF & Leasing	72	Expect to go on site September 2016	Commence construction	2018
AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	Tuath to retender. Closing date for tenders 9/9/16. Expect to go on site early Oct 2016	Appointment of Contractor	2018
AHB	Killarney Court, Dublin 1 (Cluid)	CALF & Leasing	4	Change of use office to residential. Approved by Department 22.08.2016	Design Team to be appointed	2017
AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	Accelerated funding approved by Department 18/08/2016. Planning approval received.	To complete tender process	Q3 2017
GRAND TOTAL			313			

Capital Appraisals submitted to the Department – DHPCLG CWMF Stage 1						
Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City	Bunratty Road, Phase 1c	LA Housing	62	Approved in principle by Dept in May 2015. Design being reviewed by DCC.	Tender to procure design team:Q3 2016	Q2 2019

Council						
Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Approved in principle by Dept – May 2015. Project being advanced by DCC.	Agree a design to allow for submission of Part VIII	Q4 2018
Dublin City Council	North King Street	LA Housing	30	Part VII Report to Special meeting of the City Council on 25/7/16, approved.	Approval to go to tender	Q3 2018
Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Tender for design team to be returned 31 st August 2016	Design team in place	Q2 2019
Dublin City Council	Dominick Street (East Side)	Regeneration	73	Outline design finalised. Cost Effectiveness Report submitted to DECLG on 1/6/16. Approval in principle to project – 29/06/16	Initiating of Part 8 Central Area Committee 13/09/16	Q4 2019
Dublin City Council	Belcamp (site B)	LA Housing	12	Approval in principle received from DECLG	Tender to procure design team: Q3 2016	Q2 2018
Dublin City Council	Belcamp (site C)	LA Housing	16	Approval in principle received from DECLG	Tender to procure design team: Q3 2016	Q2 2018
Dublin City Council	Sackville Avenue Cottages/ Croke Villas	Regeneration	12 35	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed	Bring to Part VIII	Q4 2018 2019

AHB	Catherine's Gate, D.8. (Cluid)	CALF & Leasing	22	Cluid to make funding application under CALF and Leasing for all 22 units.	Units to be acquired	Q4 2016
AHB	Moss Street, D.2. (Co-operative Housing Ireland)	CAS	22	Approved under 2015 CAS Programme. Design team appointed Oct 2015 and have met DCC's Architect. On 17/2/16 DCC and AHB's design team inspected building. Commencing design process. DCC in negotiations with Developer of adjoining site.	Conclude negotiations with Developer	2018
AHB	Townsend Street 180-187 (P McVerry Trust)	CAS	18	Approved under 2015 CAS Programme. Peter McVerry Trust in process of procuring design team	Developed design and Cost Plan	2018
AHB	Martanna House, High Park (Respond!)	CAS	8	Approved under 2015 CAS Programme. AHB reviewing costs. Respond retendering for Contractor.	Respond to issue tenders	2017
AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	Approved under 2015 CAS Programme. Design Team Appointed. Design prepared. Cost plan received and reviewed by DCC's QS and submitted to Department (Stage 2). On 4/7/16 Dept approved. Planning application lodged 8/8/16(3490/16)	Decision on planning application	2018
AHB	Ellis Court, D.7. (Túath)	CAS	22	Approved under 2015 CAS Programme. Design team reviewing following DCC's comments. AHB expects to submit for stage 2 approval	Developed design and cost plan	2018

				late Sept 2016. Title rectification underway.		
AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	Approved under 2015 CAS Programme. WALK appointed Design Team off OGP Panel	Developed design and cost plan	2018
AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	Planning permission granted. (2812/16). Cluid seeking further meeting to discuss project.	Issue of tender documents	2018
AHB	John's Lane West D8 (Focus)	CALF & Leasing	31	Focus has revised planning permission for 31 units. Design team appointed. Tender issued for demolition and enabling works contract. Expected start date of December 2016	Completion of tender process	2017
AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Approved for funding. Increase in costs to revert back to Department.	AHB to decide on whether to pursue CALF or CAS funding stream	2017
AHB	Stormanstown Hall, Dublin 11 (Oaklee)	CALF & Leasing	42	Approved by Department for CALF and Leasing	AHB to agree acquisition terms with developer expect to complete December 2017	Q4 2017
AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site provided by Department of Justice in response to Homeless Implementation Calls.	DCC to meet Novas & IPS to discuss viability of project	2018
Grand total			630			

Schemes at Preliminary Planning / Design – DHPCLG CMWF Stage 1						
Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	This is an option for DCC - to acquire further units at this location. 15 units at 10% discount of market value	Agree cost of 15 units with Developer and submit to DECLG for funding	2020
Dublin City Council	The Valley Site, St. Helena's Road, Finglas	LA Housing	50	Design drawn up. Proposal to include both private (120 approx) and social (50 approx) units	DCC to review overall plan	2018/2019
Dublin City Council	Slademoore Ayrfield	LA Housing	15	Designs to be reviewed to see how much design work is required to bring to Part 8 planning stage	DCC to review designs and submit to DECLG	2018/2019
Dublin City Council	Shaw Street Pearse St	LA Housing	11	New designs would be required as this site, which was acquired as Part V off site compliance, is no longer compliant with regulations.	Consideration to be given to disposal of this site	2018/2019
Dublin City Council	Springvale Chapelizod	LA Housing	81	Designs to be reviewed to determine extent of work required for Part 8 (off site Part V compliance)	DCC to review designs and submit to DECLG	2018/2019
Dublin City Council	Rathvilly, Woodbank, Virginia Park Finglas	LA Housing	18	Site under consideration for use for Modular Housing	Under review	2018/2019
AHB	26 New Street Coombe (Peter McVerry Trust)	CAS	8	Proposal to be submitted re the development units – potential for 4 units. Pre-planning meeting held. Submission for Stage 1 prelim approval to DCC for 8 units.	Design proposal to be submitted by Peter McVerry Trust	2017

Dublin City Council	Site 1B St. Michaels Estate	LA Housing		Site use under review. Site is now included in the Land Initiative proposal	Report Q2 2016	
Dublin City Council	57a Reuben Street	LA Housing	1	Site for one house, adjoining house refurbished and tenanted recently.	Consideration being given to dispose of site	2018/2019
Dublin City Council	Collins Avenue, Thatch Road	LA Housing	80	Affected by proposals for new high speed bus lane from Swords to City Centre, which will reduce number of units.	DCC to review and consult with Traffic Department	2018/2019
Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area. No of units reduced as modular housing on part of site	DCC to review and consult with the South central Area committee	2018/2019
Dublin City Council	Coruba House lands	LA Housing	20	Site boundary to be reviewed in relation to adjoining plot of land.	DCC to review and submit design to DECLG	2018/2019
Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined	Approval in principle from DECLG	2020
AHB	Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	32	Alone considering CALF & Leasing as alternative funding, but to develop entire complex rather than single block.	Alone to prepare report And present to SCA, members and Local Community	2018
AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	49	Design Team Appointed. Site meeting held 06/09/16 to agree outstanding issues. Consultation meeting with all residents to be held.	Lodgement of Planning Application September 2016	2018
AHB	Merville Ave (Co-operative Housing Ireland)	CALF & Leasing	5	Units to be acquired from developer	DECLG issued approval 03/05/2016	2017

AHB	North King Street 84 (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16)	Granting of Planning	Q4 2017
AHB	Poplar Row D3 (Oaklee)	CALF & Leasing	29	Oaklee may submit revised planning application based on the new planning guidelines. On 2/2/16 planning decision for additional information (4124/15). Additional information submitted on 12/5/16. Decision made to grant pp. Appealed to An Bord Pleanala.	Decision on Appeal to An Bord Pleanala	2018
AHB	Bethany House (Cluid)	CALF & Leasing	64	Proposed redevelopment of existing 38 units and the addition of an extra 26 units. Decanting to commence.	Development of design	2018
AHB	Peadar Kearney House (Circle)	CALF & Leasing	34	Early Planning. Feasibility Study reviewed by DCC. . Pre-planning meeting held. Revised Design submitted. Cost appraisal being carried out by Circle	Agree proposal	2019
AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Early Planning. Part V	AHB to submit funding application	2018
Dublin City Council	7-10 Bow Lane James's Street	LA Housing	4	Site acquired by the Council due to condition of the site	DCC to review and submit design to DECLG	2018/2019
AHB	38/39 Bolton St, Dublin 1 (NOVAS)	CAS	8	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewing proposal.	Submission of proposal to DECLG	2018

AHB	The Steelworks, Dublin 1 (Cluid)	CALF & Leasing	8	For St. Mary's Mansions decanting	With DCC for comment	Q4 2016
AHB	Gloucester Square and Derrynane Square, D1 (Cluid)	CALF & Leasing	3	For St. Mary's Mansions decanting	returned to Department 02.09.2016 for approval	Q4 2016
AHB	Various locations (Novas)	CALF & Leasing	11	Houses to be acquired for homeless	DCC returned comments to Department 25.08.2016	Q4 2016
TOTAL			798			

Vacant Council Lands (Total Residential Dwellings to include 30% Social Housing)

Schemes/Sites	Comment	Approx.
Oscar Traynor Road	Lands owned by the Council (not acquired for housing purposes). Included in Housing Land Initiative feasibility study. Design being reviewed prior to going to market	217
O Devaney Gardens + Infirmary Road	former PPP lands. Phase 1. Included in Housing Land Initiative feasibility study. Part VIII report to demolish 4 blocks before special meeting of the City Council on 25/07/16.	175
St Michaels Estate	former PPP lands. Included in Housing Land Initiative feasibility study	123
Total		515
Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5)	Has existing design which could be modified	100
Ayrfield (part of)	Part of larger site which is available for social housing	100
Total		200

Rapid Home Delivery

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
4 Sites: 1. St. Helena's Drive, 2. Cherry Orchard, 3. Belcamp H, 4. Mourne Road	131	Letters of intent with winning bidders, main contract to be signed 3 rd October 2016	Contractor to be on site mid October	Q1 2017
Woodville House, Coolock, D. 5. Woodbank Rathvilly, Finglas, D. 11. HSE Lands Ballyfermot, D. 10.	50-70	Currently reviewing sites including topographical surveys and mapping of utilities and services		
2 sites to be identified for a Pilot Scheme for Apartment Volumetric Build	100	Advertisement for Architectural Services for Volumetric Build Framework end September 2016	Site Selection Q3 2016	2018
Total	301			