

Dublin City Council

Social Housing Delivery Report

3rd October 2016

Dublin City Council Targets under Social Housing Strategy for 2015-2017: 3347 Units

Capital Programme Target is 1498 units under the Social Housing Investment Programme (SHIP) - Capital Works Management Framework applies

Current Programme Target is 1849 units under the Social Housing Current Expenditure Programme (SHCEP)

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 30 th September 2016
Units Completed to date	565	332
Voids turned round to date	1012	713
HAP Tenancies	112 (Dublin Region)	561 (Dublin Region)
Outturn	1689	1606

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	1606					3295
Units under construction		63	338				401
Units currently being acquired		258	15	97			370
Part V		25	26				51
Units at Tender Stage		0	19	194			213
Capital Appraisals Submitted to Department		64	48	318	200		630
Units at Preliminary Planning/Design		19	41	266	399	105	830
Potential Units from Vacant Council Lands						500	500
Sites for Social housing PPP Bundle 1						200	200
Projected Acquisitions			100	100	100		300
Rapid Home Delivery			201	100			301
Total	1689	2035	788	1075	699	805	7091

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

Committee Area/ Housing	Provider	Schemes	Funding Programme	No of Units
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Category				
South East / General Needs	Dublin City Council	Maxwell Road, D6	Regeneration	9
North West /Special Needs	Dublin City Council	Rapid Home Delivery - Poppintree	LA housing	22
South East /General Needs	Dublin City Council SE. GN	Crampton Buildings	Remedial Works	28
General Needs	Dublin City Council.	General Acquisitions	LA housing	101
General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	40
General Needs	Dublin City Council	RAS Acquisitions	RAS Capital Reserve	10
North West /Special Needs	Fold Housing Association	Ballygall Road Phase 2, Dublin 11	CALF & Leasing	11
South Central / General Needs	Tuath	An Riasc	CALF & Leasing	14
North Central / General Needs	Tuath	Thornwood, Beaumont, Dublin 9 Phase 1,2, 3, 4 and 5	CALF & Leasing	46
North Central / Special Needs	Co-Operative Housing Ireland	Merville Court, Fairview, Dublin 3	CALF & Leasing	10
Central/South Central/ South East – General Needs	Various AHBs	Various addresses	CALF & Leasing	9
North West	Various AHBs	Various addresses	CALF & Leasing	2

			(Congregated Settings	
South Central, South East, - Special Needs and General Needs	Peter McVerry Trust	Various addresses	Leasing	19
Central, South Central – Special Needs	HAIL	Various addresses	CAS	11
	Total			332

	Schemes Under Construction – DHPCLG CWMF Stage 4						
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	35	Under Construction	Under Construction. Phase 1 completion (6 units)	Q4 2016
North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	35 (180)	Under Construction. Phases 1-5 (Blocks 1 – 7) complete. Approval to proceed to tender for Phase 6 (blocks 8 – 20)	1. Launch of New Priory units (Blocks 1-7) on 13 th October 2016. 2. Phase 6 (Blocks 8-20) to be tendered Oct 2016.	Q3 2016 Q4 2017
South East – General Needs	Dublin City Council	Charlemont (BI 3) Dublin 2	PPP	79	Development Agreement signed with Developer 14th Dec 2015. Contractor on site	Handover of units	Q3 - 2017
South Central – General Needs	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. A revised capital appraisal sent to DECLG. Approval received from DECLG to appoint selected contractor. Contract signing 23 rd September, 2016. Demolitions complete.	1. Contractor on Site 2. Phase 2 design to be developed	Q4 - 2017
South East – Special Needs	AHB	Harolds Cross D6 (Focus)	CALF & Leasing	28	On site November 2015. Department approved revised funding.	Completion of works	Q4 2016

South Central – Special Needs	AHB	Annamore Court (Canon Troy) D10 (The Iveagh Trust)	CALF & Leasing	70	DCC property. On site November 2015	Completion of works	Q3 2017
North West – Special Needs	AHB	Broome Lodge (Dunmanus) D. 7 (Cluid)	2014 CAS (10 units) & CALF and Leasing (33 units)	43	DCC site. Contractor started on site 7 th March 2016. CAS charge will be on 10 identified units. HFA funding approved on 3/3/16.	Completion of works	Q2 2017
Central Special Needs	AHB	St. Agathas Court (Peter McVerry Trust)	2014 CAS	11	DCC property. Department issued revised budget approval. On site.	Completion of works	2017
	Sub total			401			

	Units Currently Being Acquired – DHPCLG CWMF Stage 4						
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	82	With Law Department	Closing of Acquisitions ongoing	2016
North West – General Needs	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 October	1 st and 2 nd phase complete. Phases 3, 4 & 5 to be acquired 2016	Q3/Q4 2016
South Central – Special Needs	AHB	Armagh Road D 12 (FOLD)	CALF & Leasing	97	Approved for CALF & Leasing	Contractor to commence on site Nov 2016	Q1 2018
North West – General Needs	AHB	Thornwood, Beaumont, Dublin 9 (Tuath)	CALF & Leasing	22	Approved by Department for CALF & Leasing March 2016	Tuath to acquire units over 7 phases. 46 units acquired to date	Q4 2016
North Central- General Needs	AHB	St. Pauls Court, Ard na Greine, Dublin 13 (Co-Operative Housing Ireland)	CALF & Leasing	11	Approved by Department June 2016. Some units still tenanted, resolution to be found re these units	to be acquired	2016
Central- General Needs	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
South Central- General Needs	AHB	James Street (Cluid)	CALF & Leasing (NAMA)	12	For RAS exit list allocation. AHB preparing planning application. Approved by Department January 2016. Planning permission granted 30/05/2016. Contractor went on	Units to be completed	Q4 2016

					site 8/8/16.		
Central-General Needs	AHB	Merville Ave (Co-operative Housing Ireland)	CALF & Leasing	5	Units to be acquired from developer	DECLG issued approval 03/05/2016	2017
Central	AHB	Various Addresses	CALF & Leasing	10	Approved by Department	to be acquired	Q4 2016
Various	AHB	Various Addresses	Leasing	3	Approved by Department	Finalise Lease	Q4 2016
Central – Special Needs	AHB	Sherrard St, Dublin 1 (PMcVT)	Leasing	17	Approved by Department July 2016	Lease to be finalised with owner	2016
South Central General Needs & Special Needs	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
Central General Needs & Special Needs	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
All areas – Special Needs	AHB	Various Addresses	CAS	26	Acquisition approved by DCC	Legal documentation to be completed	2016
	Sub –total			370			
	GRAND TOTAL	Units under construction or being acquired		771			

Part V

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central	Dublin City	Castleforbes, Northbank, D.1	LA Housing	26	Met with Receiver January 2016.	DCC to finalise legal agreement when	Q1 2017

	Council		(Acquisitions)		Receiver to submit schedule of works	received	
North West	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						
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
Central General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Tender report sent DHPCLG 27/09/16	Contractor appointed	Q4 – 2017
South Central General Needs	Dublin City Council	St. Teresa's Gardens	Regeneration	50	. Demolitions complete Enabling works for services diversions being carried out Boundary & Drainage enabling works tendered Q1 2016 Linear park design agreed	Boundary & drainage works will have to be retendered due to extent of soil contamination uncovered. Main contract – tender to issue Q2 2017 Precinct Improvement to commence Q4 2016	Q4 – 2018
North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Contractor appointed. Contractor on site.	Commence construction	2018
South Central General Needs	AHB	Orchard Lawns, Blackditch Road D10 (Co-operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Contractor due on site mid October	Commence construction	2018
South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Tuath to retender. New tender accepted. Expect to go on site Qr 4 2016	Appointment of Contractor	2018
Central-General Needs	AHB	Killarney Court, Dublin 1 (Cluid).	CALF & Leasing	4	Change of use office to residential. Approved by Department 22.08.2016 – PAA only, no CALF	Design Team to be appointed	2017
North West-Special Needs	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	DCC site. Accelerated funding approved by Department 18/08/2016. Planning approval received.	To complete tender process	Q3 2017

	GRAND TOTAL			213			
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Capital Appraisals submitted to the Department.							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
North Central General Needs	Dublin City Council	Bunratty Road, Phase 1c	LA Housing	62	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared..	Issue of tender to procure design team:Q4 2016	Q2 2019
South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Approved in principle by DHPCLG.. Part 8 plans being finalised	Submission of Part 8 Q4 2016	Q4 2018
Central General Needs	Dublin City Council	North King Street	LA Housing	30	Part 8 was approved at a special meeting of the City Council on 25/7/16. tender documentation being approved.	Approval to go to tender	Q3 2018
Central General Needs	Dublin City Council	Infirmiry Road/ Montpelier Hill	LA Housing	30	Tender for design team being assessed.	Design team in place	Q2 2019
Central – General Needs	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. Part 8 initiated Sept 2016.	Part 8 approval	Q4 2019
North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared..	Issue of tender to procure design team:Q4 2016	Q2 2018
North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Tender documentation to procure Design Team being prepared..	Issue of tender to procure design team:Q4 2016	Q2 2018
Central General Needs	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 8	Q4 2018 2019

South Central General Needs	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
South East Special Needs	AHB	Moss Street, D.2. (Co-operative Housing Ireland)	CAS	22	DCC property. 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
South East – Special needs	AHB	Townsend Street 180-187 (P McVerry Trust)	CAS	18	DCC property. Approved under 2015 CAS Programme. Design team appointed	Developed design and Cost Plan	2018
Central – Special Needs	AHB	Martanna House, High Park (Respond!)	CAS	8	Approved under 2015 CAS Programme. AHB reviewing costs. Respond submitted documents to seek permission to issue tenders.	Approval to go to tender	2018
South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	DCC property. Approved under 2015 CAS Programme. Design Team Appointed. Dept issued Stage 2 approval . Planning application lodged 8/8/16(3490/16)	Decision on planning application	2018
Central Special Needs	AHB	Ellis Court, D.7. (Túath)	CAS	22	DCC property. Approved under 2015 CAS Programme. Design team reviewing following DCC's comments. AHB expects to submit for stage 2 approval early October.	Developed design and cost plan	2018
South Central – Special Needs	AHB	Rafter's Lane, D. 12. (Walkinstown Housing Assoc.)	CAS	15	DCC site. Approved under 2015 CAS Programme. WALK appointed Design Team off OGP Panel	Developed design and cost plan	2018
Central General Needs	AHB	St. Mary's Mansions (Cluid)	CALF & Leasing	80	DCC property. Planning permission granted. (2812/16). Title rectification underway.	Issue of tender documents	2018
South Central Special Needs	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.	Completion of tender process	2017

					Expected start date of December 2016		
Central – Special needs	AHB	Dominick Place (The Aids Fund)	CALF & Leasing	9	Approved for funding. Increase in costs to revert back to Department. Possible switch to CAS funding. AHB to consider various options.	AHB to decide on whether to pursue CALF or CAS funding stream	2017
North West – General Needs	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
South Central Special Needs	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. DECLG raised queries. With AHB for response.	DCC to meet Novas & IPS to discuss viability of project	2018
Grand total				630			

Schemes at Preliminary Planning / Design							
Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
South East – General Needs	Dublin City Council	Charlemont (BI 4) Dublin 2	PPP	15	DCC to exercise an option 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 DPHCLG for funding	2020
North West – General Needs	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
Norht Central – General Needs	Dublin City Council	Slademoire Ayrfield	LA Housing	15	Designs to be reviewed to quantify the extent of design work required to bring to Part 8 planning stage	DCC to review designs and submit to DPHCLG for approval.	2018/2019
Central – General Needs	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.	Review options for future development of the site	2018/2019
Sth Central – General Needs	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 DPHCLG	2018/2019
Sth Central Special Needs	AHB	New Street Coombe (Peter McVerry Trust)	CAS	8	DCC property. Proposal to be submitted re the development units – potential for 4 units. Pre-planning meeting held. AHB preparing Capital Appraisal	AHB submits Capital Appraisal	2017
Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	58	. Site is now included in the Land Initiative proposal	Capital appraisal to be prepared	
South Central – General	Dublin City Council	Reuben Street	LA Housing	1	Site for one house, adjoining house refurbished and tenanted recently.	Determine future use of site	2018/2019

Needs							
North West – General Needs	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.	Determine when site will be available for future development	2018/2019
South Central – General Needs	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 determine future development of sites	2018/2019
South Central	Dublin City Council	Coruba House lands, Dublin 12	LA Housing	20	Site boundary to be reviewed in relation to adjoining plot of land.	DCC to review site and prepare draft proposal for development.	2018/2019
Sth Central – General Needs	Dublin City Council	Dolphin Phase 2	Regeneration	90	Design being examined	Outline design & masterplan to be agreed	2020
South Central	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.AHB prepared proposal and DCC has given its comments.	AHB to submit revised proposal for site	2018
South Central Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	49	Design Team Appointed, site meeting held 06/09/16 to agree outstanding issues. Consultation meeting held with residents reps. Planning application lodged	Grant of planning	2018
Central	AHB	North King Street 84 (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16). 15/8/16, Additional information requested	Grant of Planning	Q4 2017
Central	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	Finalise detailed design	2018
South East	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

Central	AHB	Site at Railway St – opposite Peadar Kearney House(Circle)	CALF & Leasing	34	DCC site. Early Planning. Feasibility Study reviewed by DCC. Pre-planning meeting held. Revised Design submitted. Cost appraisal being carried out by Circle	Agree proposal	2019
North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Early Planning. Part V	AHB to submit funding application	2018
South Central	Dublin City Council	Bow Lane James's Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2018/2019
Central Special Needs	AHB	Bolton St, Dublin 1 (NOVAS)	CAS	8	AHB prepared preliminary proposal to redevelop buildings as 2 *4bed. DCC reviewed proposal and made comments.	AHB to submit revised proposal for site	2018
Central	AHB	The Steelworks, Dublin 1 (Cluid)	CALF & Leasing	8	For St. Mary's Mansions decanting	DCC returned comments to Department	Q4 2016
Central, South Central (7), North West (3), North Central (1)	AHB	Various locations (Novas)	CALF & Leasing	11	Houses to be acquired for homeless	DCC returned comments to Department	Q4 2016
TOTAL				777			

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

Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central – General Needs	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	195
O Devaney Gardens + Infirmary Road Central – General Needs	former PPP lands. Phase 1. Included in Housing Land Initiative feasibility study. Part VIII report to demolish 4 blocks approved by the City Council on 25/07/16.	175
St Michaels Estate South Central – General Needs	former PPP lands. Included in Housing Land Initiative feasibility study	130

Total		500
Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West – General Needs	Has existing design which could be modified	100
Ayrfield (part of) North Central – General Needs and Special Needs	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 NW 2. Cherry Orchard SC 3. Belcamp H NC 4. Mourne Road SC	131	Letters of intent with winning bidders, main contract to be signed October 2016	Contractor to be on site mid October	Q1 2017
Woodbank Rathvilly NW HSE Lands Ballyfermot SC Woodville House NC	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 October 2016	Site Selection Q3 2016	2018
Total	301			