

**The Chairperson and Members
South Central Area Committee.**

**Report recommending the adoption of a pilot scheme for Choice Based Lettings in
Tyrone Place (Inchicore), Bernard Curtis House, Bluebell Road and Huband Road
(Bluebell)**

Introduction

The Housing Miscellaneous Provisions Act 2009 gives Local Authorities powers to include a system of Choice Based lettings in their Allocation Scheme. Choice Based lettings is widely used in the U.K and is particularly successful in areas with units which prove difficult to let. It is widely accepted that some of Dublin City Council's housing stock is located in less desirable areas. Over the years the Area Housing Managers have regularly raised the issue of the difficulty in allocating units in these less desirable estates. When vacancies arise in these areas strict adherence to current allocations process can be very lengthy. Long term vacant properties are easy to identify and pose a higher risk of being vandalised and in some cases can put adjacent houses and families at risk to the same vandals. There is also a loss of revenue to the Council.

It is proposed to introduce choice based lettings on a pilot basis in two areas, one complex in Inchicore (Tyrone Place) and three complexes in Bluebell (Bernard Curtis House, Bluebell Road and Huband Road). These areas have been identified as areas with very high refusal rates. Vacancies in these complexes have been offered out in accordance with the Scheme of Priorities but are constantly being refused by those applicants near the top of the list. If a choice based lettings had been used in these cases and persons had been invited to express their interest these units could have been allocated much more quickly.

Advantages of Choice Based Lettings.

- It empowers people to make decisions over where they live and exercises choice.
- Helps create sustainable communities and encourages the effective use of Council stock
- Reduce the amount of anti-social behaviour in the area.
- Allows a certain amount of choice to applicants who may be in lower position on the list and would not be reached under the present Allocations Scheme but would be happy to reside in these areas.
- Reduces the lengthy allocations process.
- Properties can be allocated quickly, thus minimising the loss of revenue through rent.

CHIOCE BASED ALLOCATIONS

Procedure Proposed

- Properties that become available for re-let in the above named complexes will be advertised in the Local Area Office and clinics.
- Expressions of interest will be invited and applicants will be asked to register their interest with the Area Housing Manager or Project Estate Officer in the relevant local area office.
- There will be a timeframe for applicants to register their interest.
- If a number of applicants express an interest in the same property, the final offer will be to the applicant deemed to have the highest need (highest position on the list and most suitable family size).
- All offers of accommodation will be subject to the usual estate management checks.
- In the case of transfer applicants only tenants with a clear rent account will be considered.

I request that the members of the South Central Area Committee approve the introduction of a pilot system for choice based lettings in Inchicore and Bluebell, as listed above.

Peter Finnegan
Area Manager