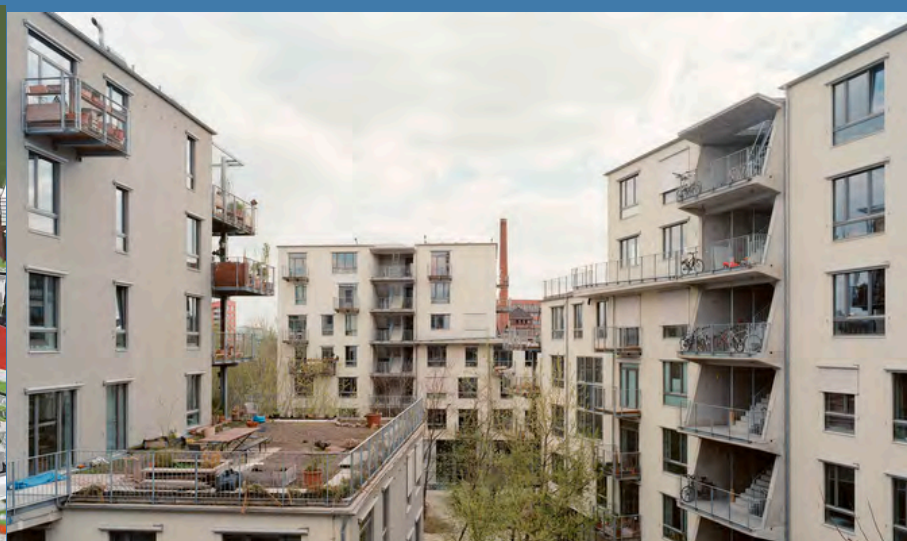
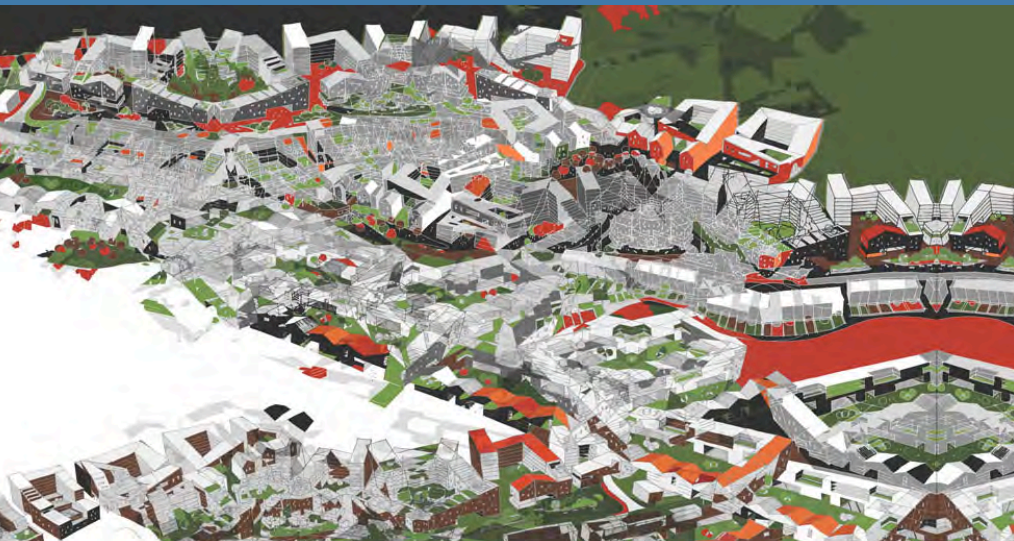


Irish Glass Bottle Housing Action Group

Presentation to Dublin City Council SPC 13/01/17





Campaign launched May 2016

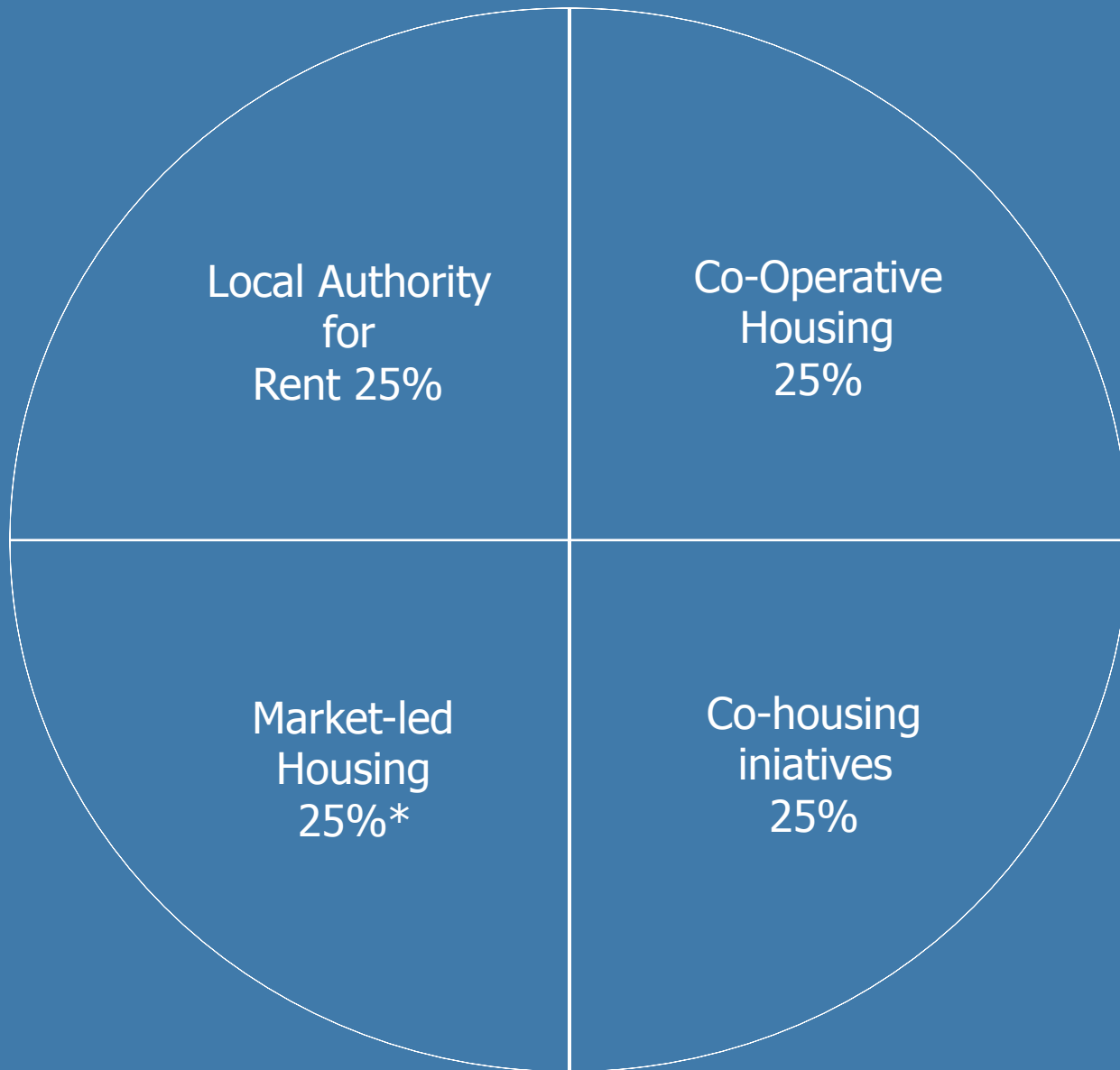
Only 10% social housing required by law.

“10% social & affordable” hopelessly inadequate:

- huge pressure in area for accommodation,
- little or no social housing for years,
- massive demand from IT offices with transient populations, leading to rental gap,
- DCC unable to build social housing.

Our vision:

- DCC empowered by National Government to work in partnership with community and other stakeholders, to deliver affordable housing to a mix of tenures.
- this can be achieved if the land is transferred to DCC at the cost paid by NAMA (€36m), and not the current market value.
- land can then be disposed of to a mix of tenure types as follows:



(* Land for market led housing to be sold at market rates.)



Co-housing:

In northern Europe, co-housing is now almost a mainstream means of providing affordable and sustainable housing with a wide social appeal and environmental benefit.



Innovative housing which is self-organised, inclusive and non-speculative, including co-operative, collaborative, collective and community oriented housing projects.



Private ownership of individual apartments with co-operative ownership of common spaces and gardens.



Advantages:

Non-speculative  no profit margin to be paid to developers.



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Sustainable → competitive financing.

Communal → more intelligent use of resources, better maintained.



German experience:

Co-housing is helping to resist market forces of gentrification.

In Munich a third of all public sites will go to cooperative housing projects. The Hamburg senate has a department dedicated to cooperative housing and, as is the case in Berlin, public land can be disposed of not to the highest bidder, but to the most socially effective and sustainable project.