

Housing & Community Services,
Block 1, Floor 3,
Civic Offices.

The Chairperson,
Housing Strategic Policy Committee.

6th January 2017

Report on Social Housing Public Private Partnership Projects

The Government's Social Housing Strategy 2020 provided for an investment of €300 million in social housing through the public private partnership model. In total the programme is expected to deliver 1,500 social housing units. The PPP programme is being rolled out in up to three bundles. The first bundle was announced in 2015 and included six sites located in the greater Dublin area and in the East of the country, across five local authority functional areas. Two of the sites are in the City Council's functional area, Scribblestown and Ayrfield, Malahide Road.

This PPP model being used has been applied successfully in Ireland for over 15 years to deliver roads, schools and courthouses. It involves the procurement of a consortium to design, build, finance and maintain (for 25 years) social housing units on sites provided by the State. Dublin City Council will have 100% nomination rights to the units. During the 25 year contract period the sites remain in State ownership. The housing units are returned to the State after 25 years. Payment is made by the State once construction of the buildings is complete and the units are ready for occupation. The payment comprises a monthly "availability" payment (or unitary charge) made over the term of the contract, usually 25 years.

The Department of Housing, Planning, Community & Local Government will work in partnership with the National Development Finance Agency (NDFA) and the five local authorities to deliver the projects. The NDFA is responsible for the procurement of the project and supervision of the Project Company during construction. Once the contract is awarded, the Project Company will have responsibility for the timely

delivery of the homes. The Project Company is made up of private investors, design team, contractors, operation and maintenance team. The members of the Project Company will work together to ensure that the units are delivered on time, within the agreed budget and are of the required standard. The Project Company will be selected via an advertised tender competition, held by the NDFA in accordance with EU and national procurement regulations.

Design work, to planning stage is well underway and it is expected that the planning process by way of Part 8s will commence in the first Quarter of 2017. It is anticipated that construction on these new homes will commence in 2018 with completion of the first homes in 2019.

Scribblestown and Ayrfield, Malahide Road Sites

Please see attached proposed outline of the two sites.

The Scribblestown site should deliver 71 units broken down as follows -

1 bed apartments	21
2 bed apartments	40
3 bed apartments	10

The Ayrfield site should deliver 150 units broken down as follows -

(100 units for general needs and 50 units for elderly).

1 bed apartments	53
2 bed apartments	79
3 bed apartments	18

Detailed presentations on the two sites will be made to the North Central Area Committee and the North West Area Committee in February 2017.

Marguerite Staunton
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