



Report on reduction of Dublin City Council Housing Stock

To the Chairperson and Members
of the Housing Strategic Policy Committee

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The level of Dublin City Council traditional Housing Stock has reduced over recent years for example the figure in 2012 was 26,084 and this has reduced to 25,353 in 2016 (A reduction of 731). The main reason for this is that there was very little new Housing Construction since the Economic Crash in 2008/9 while at the same time the following was happening:

1. Demolition of apartments under various regeneration projects eg. Ballymun, Fatima Mansions, St. Michael's Estate, Dominick Street, Mountain View Court and O'Devaney Gardens etc. **Roughly 4,000 Flats over last 10 years.** (While most of Ballymun has been rebuilt the others have not)
2. Sale of houses to tenants under National Tenant Purchase Schemes
 - Total sold: **30,000 since 1966**
 - Total sold over last 10 years: **780**

A very significant number of the Flats that were demolished (regeneration projects) had become un-lettable and derelict and therefore their demolition was not really reducing the amount of lettable stock. The remaining tenants in these projects were housed in quality accommodation in other parts of the city. Some of these sites where demolition took place have not yet been re-built (as a result of the economic situation) e.g. St. Michael's Estate, Dominick Street, O'Devaney Gardens and a significant number of public housing units will ultimately be provided on these sites. It was never intended to completely replace the number of public housing units at these locations because the previous size and single tenure nature of those complexes caused a high level of problems over the years leading to the necessity of demolition.

Normally and prior to the economic crash the number of new housing programmes (new build and acquisitions) would always balance out or exceed any reduction in the housing stock. However over the last ten years there has very little new construction in either the Private or Public Sector due to collapse of the National Economy ie no money available from Government. Over the last five years and while we progress the House Building Programme there has been an increase in alternative methods of providing public housing through Government initiatives e.g. Approved Housing Bodies (**970**) Rent Assistance Scheme (**1,981**), Leasing (**33**) and Housing Assistance Payment (**800**).

Therefore despite the tough economic situation in recent years (Very little new build) and the absolute necessity to demolish sub standard Flats as part of regeneration projects, there has not been an overall reduction in Public Housing in the city, but obviously we would have liked to see a much greater increase in new construction during this period.