

**SOCIAL HOUSING SUPPLY AND DELIVERY REPORT
FEBRUARY 2017**

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)

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

Total Provided: 3862

2017 Outturn so far: 540

Funding Allocation: €292m

	2015	2016	2017
Units Completed to date	565	533	72
Voids Restored	1012	975	129
Part V		25	2
HAP Tenancies (Dublin Region)	112	640	337
Outturn	1689	2173	540

	2015	2016	2017	2018	2019	2020	Total
Outturn	1689	2173					3862
Units Under Construction							
Buttercup			35				
Priory Hall				26			
Charlemont			79				
Dolphin House				100			
Harolds Cross			10				
Annamore Court			70				
Broome Lodge			43				
St. Agathas Court			11				
Johns Lane West				31			
Orchard Lawns				72			
Total of Units Under Construction:			248	229			467
Units currently being acquired			189	42	97		328
Part V:			36	84			120
Units at Tender Stage:			7	187		56	250
Capital Appraisals Submitted to Department			6	412	163	52	633
Units at Preliminary Planning/Design:			84	113	220	266	683
Potential Units from Vacant Council Lands:						385	385
Sites for Social housing PPP Bundle 1:						220	220
Projected Acquisitions:			100	100	100		300
Rapid Home Delivery:			201	66	40		307
Total Delivery of Units:	1689	2173	871	1233	620	979	7556

**Schemes completed to date in 2017 – Department of Housing, Planning, Community and Local Government (DHPCLG)
Capital Works Management Framework (CWMF) Stage 4**

Committee Area/ Housing Category	Provider	Schemes	Funding Programme	Total per Category
General Needs	Dublin City Council	General Acquisitions	LA housing	15
General Needs/Special Needs	Dublin City Council	RAS Agreements and Leasing Arrangements	RAS/SHCEP	2
South Central	Dublin City Council	Alexander Walk, Whitefriar Street	LA Part V Housing (Acquisitions)	2
All Areas	AHBs/General Needs & Special Needs	Various	AHB Leasing	52
All Areas	AHBs/Special Needs	Various	CAS	1
	Total			72

Schemes Under Construction – DHPCLG CWMF Stage 4

Project ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/835	North Central – General Needs	Dublin City Council	Buttercup Darndale, D 17	LA Housing	35	Under Construction	Phase 1 completion (6 units)	Q3 2017
N29/2/882	North Central – General Needs	Dublin City Council	Priory Hall, D 13	LA Housing	26	Phases 1-5 (Blocks 1 – 7) complete. Phase 6(Blocks 8-20) tender sent to Dept on 23/12/16.	Approval to award contract for Phase 6	Q4 2018
	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
N29/1/5	South Central - General Needs		Dolphin House, D8 Phase 1	Regeneration	100	Contractor commenced on site 17/11/2016.	1. Complete construction 2. Phase 2 design to be completed	Q4 2018
2013.109	South Central – Special Needs	AHB	Annamore Court (Canon Troy) D10 (The Iveagh Trust)	CALF & Leasing	70	On site November 2015	Completion of works	Q3 2017
No Ref	South Central Special Needs	AHB	John’s Lane West D8 (Focus)	CALF & Leasing	31	Focus has revised planning permission for 31 units. On site. Final funding approval to be granted	Completion of works	Q2 2018

CA1400030 2014.036	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.	Completion of works	Q3 2017
CA1400029	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	Q2 2017
2015.154	South Central General Needs	AHB	Cherry Orchard Meadow, Blackditch Road D10 (Co- operative Housing Ireland)	CALF & Leasing	72	DCC site. New contractor appointed. Works recommence March 2017	Completion of Works	2019
		Sub total			467			

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
Various Areas	Dublin City Council	General Acquisitions	LA Housing (Acquisitions)	78	With Law Department	Closing of Acquisitions ongoing	2017
Central General Needs	DCC	Liffey Trust, Dublin 1 (DCC)	Leasing	10	Department has approved proposal	Authorisation finalised with Department, progressing with completing agreements. To be delivered as units become vacant	2017
All Areas	AHB	AHBs/General Needs & Special Needs	Leasing	225	In progress	Legal Documentation to be completed	Q1 2017
All Areas	AHB	AHBs/General Needs & Special Needs	CAS	15	In progress	Legal Documentation to be completed	Q1 2017
	Sub-total			328			
	GRAND TOTAL	Units under construction or being acquired		806			

PART V

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
	Central	Dublin City Council	Castleforbes, Northbank, D.1	LA Housing (Acquisitions)	26	Ongoing discussions with Receiver in relation to costs and works to units	DCC to finalise legal agreement when received	Q3 2017
2016.942	North Central	AHB	Clongriffin (The Iveagh Trust)	CALF & Leasing	84	Conditional funding approval granted 31/01/2017	Developer to commence on site.	2019
	North West	Dublin City Council	Royal Canal Park	LA Housing (Acquisitions)	10	Submission with Department for funding approval.	Units acquired.	Q1 2017
		TOTAL			120			

Schemes at Tender Stage

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/885	Central/General Needs	Dublin City Council	Ballybough Road	LA Housing	7	Contractor on site	Complete Development	Q1 – 2018
N29/1/6	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 re-tendered Q2 2017	Boundary & drainage works will have to be retendered due to the treatment of soil contamination. Main Contract - tender to issue Q2 2017 Precinct Improvement to be tendered.	Q4 – 2018
	Central Area General Needs	DCC	O'Devaney Gardens		56	Approval to appoint a design team and proceed to tender	Design Team appointed	Q4 2019
2014.024	South Central Special Needs	AHB	Raleigh Square D12 (Tuath)	CALF & Leasing	33	DCC site. Tuath to finalise terms with contractor. Expect to go on site Q1 2017	Commence construction	2018

2015.456	North West Special Needs	AHB	Wad River Court, Ballymun (Cluid)	CALF & Leasing	8	Accelerated funding approved by Department 18/08/2016. Tender process complete.	Commence construction	2018
2015.127	North Central General Needs	AHB	Richmond Road (Co-operative Housing Ireland)	CALF & Leasing	39	Construction Development. Approval from Department 12/10/2015. Job retendered and Contractor due to be appointed	Commence construction	2018
2014.112	Central/General Needs	AHB	Poplar Row, Dublin 3 (Oaklee)	CALF & Leasing	29	An Bord Pleanala granted planning permission 28/09/2016. AHB preparing tender documents	Issue tender documentation	2018
CA15000165	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. 3/2/17: Stage 3 approval granted	Issue tender documentation	2018
CA15000015	South East – Special Needs	AHB	Beechill, Dublin 4. (RHDVHA)	CAS	20	Design Team Appointed. AHB submitted Stage 3 (Pre Tender) application on 21st Dec. DCC has requested AHB to provide further information in relation to cost plan.	Finalise Stage 3 application	2018
		GRAND TOTAL			250			

Capital Appraisals submitted to the Department.

Project Ref	Committee Area/ Housing Category	Provider	Schemes	Funding Programme	No of Units	Status	Next Milestone	Expected Completion Date
N29/2/893	South Central General Needs	Dublin City Council	Cornamona, Ballyfermot	LA Housing	60	Part 8 plans being finalised	Submission of Part 8 Q2 2017	Q1 2019
N29/2/895	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 prepared.	Main tender to issue	Q3 2018
N29/2/894	Central General Needs	Dublin City Council	Infirmary Road/ Montpelier Hill	LA Housing	30	Design Team Appointed.	Submission of Part 8.	Q1 2020
	Central – General Needs	Dublin City Council	Dominick Street (East Side)	Regeneration	73	Revised Cost Plan to DPHCLG	Stage 3 approval	Q4 2019
N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site B)	LA Housing	12	Scheme approved in principle by DPHCLG. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q4 2018

N29/2/898	North Central General Needs	Dublin City Council	Belcamp (site C)	LA Housing	16	Scheme approved in principle by DPHCLG. Design Team in place. Tender documentation being prepared.	Issue of tender documentation.	Q1 2019
	Central General Needs	Dublin City Council	Croke Villas/Sackville Avenue Cottages	Regeneration	74	Approval to Stage 1 received from Department 20/06/2016. Design Team appointed. Part 8 to demolish 4 blocks approved by City Council 3/10/16. Master Plan developed for the site	Bring to Part 8	Q2 2020
	South East General Needs	Dublin City Council	Moss Street, D.2.	LA Housing	21	Proposal to acquire 21 units in exchange for transfer of development site	Disposal of site to be completed	2018
	Sth Central General Needs	Dublin City Council	Site 1B St. Michaels Estate	LA Housing	52	Capital Appraisal submitted to Dept. on 19/12/16 Stage 1 Approval	EOI to be advertised re AHB panel	2020
CA15000173	South East – Special needs	AHB	Townsend Street 180-187 (Peter McVerry Trust)	CAS	18	DCC property. Approved under 2015 CAS Programme. Design team appointed. AHB submitted Stage 2 (Pre Planning) application on 22nd Dec 2016 and DCC has raised queries. AHB to respond to DCC	Finalise Stage 2 application	2018
CA15000167	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 submitted stage 2 submission. DCC reviewing	Submit Stage 2 submission to DHPCLG	2019

CA15000163	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
CA16000241	South Central/Special Needs	AHB	New Street Coombe (Peter McVerry Trust)	CAS	6	DCC property. Proposal to be submitted re the development units – potential for 8 units. Pre-planning meeting held. 28/11: Capital Appraisal submitted to DPHCLG. AHB examining Department's queries. Reply to issue shortly to Dept	Respond to queries on Stage 1 application	2018
2014.233	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 documentation	2019
2014.025	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 decide on whether to pursue CALF or CAS funding stream	2018
	South Central Special Needs	AHB	Dolphin Park D8 (FOLD)	CALF & Leasing	43	With Department for funding approval	Issue of tender documentation	2018
2016.922	South Central/General needs	AHB	Long Mile Road, Dublin 12 (Respond!)	CALF & Leasing	61	Conditional approval granted 31/01/2017	Developer to commence on site	Q3 2018

CA15000537	South Central Special Needs	AHB	Kilmainham Cross (Novas Initiatives)	Request for CAS funding	11	Full planning permission for 11 units. Site offered by Department of Justice in response to Homeless Implementation Calls. Department issued Stage 1 approval Jan 2017	Developed design and cost plan	2018
	Grand total				633			

Schemes at Preliminary Planning/Design Stage

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 on 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 in place. Proposal to include both private (120 approx) and social (50 approx) units	DCC to review overall plan	2019
North Central – General Needs	Dublin City Council	Sladmore 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.	2019
South East – 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	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.	DCC to review designs and submit to DPHCLG	2020

South Central – General Needs	Dublin City Council	Reuben Street	LA Housing	1	Site for one house, adjoining house refurbished and tenanted recently.	Determine future use of site	2019
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. Traffic Department is confirming the exact reservation required. Issue of title to be resolved.	Determine when site will be available for future development	2020
South Central – General Needs	Dublin City Council	Croftwood Gardens & Environs	LA Housing	45	Plan to develop a number of infill sites in this area. Significant enabling works to be carried out	DCC to review and determine future development of sites	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.	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	Dublin City Council	Bow Lane James’s Street	LA Housing	4	Site acquired by the Council.	DCC to review and prepare draft design.	2019
South Central - General Needs	Dublin City Council	Grand Canal Harbour Site	LA Housing	TBC	Mixed use scheme to be considered	DCC to prepare draft design	2020

South Central - General Needs	Dublin City Council	Bridgefoot Street	LA Housing	50	Presentation made to SCA – Parks & Social Housing	Consultation to commence on proposal	2019
South Central - General Needs	Dublin City Council	Cork St., Dev. Site adjoining Weaver Park Site.	LA Housing	40	DCC to review & prepare draft design	Commence Review	2019
South Central - General Needs	Dublin City Council	Weaver Street (Allotment Site)	LA Housing	TBC	DCC to review & prepare draft design	Commence Review	2020
North Central - General Needs	Dublin City Council	Spine Site Darndale	LA Housing	TBC	Review previous scheme	Commence Review	2020
North Central - General Needs	Dublin City Council	Belcamp/Oblate Lands	Mixed use Scheme	TBC	New Masterplan required	Engage Consultants	2020
South Central	AHB	Phase 1, Jamestown Court, Inchicore Dublin 10 (ALONE)	CALF & Leasing	8	Planning permission granted for Phase 1 development of 8 units in 1st block	AHB to submit funding application	2018
South Central	AHB	Catherines Gate, Dublin 8 (Co-operative Housing Ireland)	CALF & Leasing	22	Units being acquired by private landlord, Co-operative Housing Ireland have been approached to lease units	AHB to submit funding application	Q2 2017
Central	AHB	North King Street (Co-operative Housing Ireland)	CALF & Leasing	33	Planning application submitted 21/06/2016 (3163/16). Decision to grant planning permission on 2/12/16 on appeal to APB	Final Grant of planning permission	Q1 2018

South East	AHB	Bethany House (Cluid)	CALF & Leasing	64	Proposed redevelopment of existing 38 units and the addition of an extra 26 units. Plan to do new build 1st.	Lodge Planning application (Feb 2017)	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
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
South Central/Special Needs	AHB	Crumlin Village, Dublin 1 (Cluid)	CALF & Leasing	5	5 x bungalows, suitable for congregated settings and disability	DCC to return comments to Department	Q1 2017
North West/General Needs	AHB	Clancy Court, Finglas, Dublin 11 (Tuath)	CALF & Leasing	7	AHB to acquire units	DCC to return comments to Department	Q2 2017
TOTAL				683			

Land Initiative Projects		
Schemes/Sites	Comment	Approx.
Oscar Traynor Road North Central - General Needs	Governance structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review completed Consultative Forums established	195
O Devaney Gardens + Infirmary Road Central - General Needs	Governance structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review underway Consultative Forum established	119
St Michaels Estate South Central - General Needs	Governance Structures in place Economic Appraisals & Cost Benefit Analysis reports being prepared Project Programme review completed Consultative Forum established	71
Total		385
Sites for Social Housing PPP; Bundle 1		
Schemes/Sites	Comment	Approx.
Scribblestown (lot 5) North West - General Needs	Design Team in place. Presentation to NW Area Committee 16th February meeting Initiate Part 8 March NWA Committee meeting	70
Ayrfield (part of) North Central - General Needs and Special Needs	Design Team in place. Presentation to NC Area Committee 16th February meeting. Initiate Part 8 March NCA Committee meeting	150
Total		220

Rapid Home Delivery				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	40	Contractor on site	1st phase completion	Q2 2017
Cherry Orchard	24	Contractor on site	1st phase completion	Q3 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q3 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q3 2017
HSE Lands Ballyfermot	53	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Woodbank Drive	5	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Rathvilly Park / Virginia Park	12	Tenders returned 19/01/17 Assessment of Tenders ongoing	Award of contract	Q4 2017
Woodville House/Kilmore Road	40	To explore the possibility of including space for CRC Facility	Determine nature of site development	Q2 2019
Fishamble Street	6	Procurement competition for design team frameworks launch 10/01/2017. Competition closing date: 16/02/17 Commenced Assessment of Tenders	Programme for procurement finalised.	Q4 2018
Bunratty Road	60			
Total	307			

TAP 2014-2018 Schemes Completed to Date

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/144	DCC	Special Needs Adaptation: 18 Avila Park GHS	TAP	1
N29/70/150	DCC	Special Needs Adaptation: 8 Cara Park	TAP	1
N/29/70/137	DCC	Special Needs Extension: 21 Cara Park GHS	TAP	1
N29/70/137	DCC	Special Needs Extension: 5 Cara Close GHS	TAP	1
N/29/70/138	DCC	Special Needs Adaptation: 4 Labre	TAP	1
N29/70/139	DCC	Special Needs Adaptation: 4 Avila	TAP	1
N/29/70/151	DCC	Removal of pyrite: 7 Avila Gardens	TAP	1
N29/70/66	DCC	Kylemore Grove - Rebuild of 3 Houses	TAP	3
DCC Funded	DCC	Bridgeview - Rebuild Houses	TAP	2
	DCC	Acquisition	TAP	2
N29/70/133	DCC	St. Joseph's Upgrade	TAP	1
N29/70/135	DCC	Yard Resurfacing	TAP	10
N29/70/129	DCC	St. Margaret's Electrical Upgrade	TAP	30
	DCC	Energy Efficiency Insulation	TAP	130
N29/70/145	DCC	Refurbishment of Bay - Grand Canal	TAP	1

Schemes Under Construction Stage 4

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/142	DCC	Overcrowding Extensions: 4 Cara Park GHS	TAP	1

Schemes at Tender Stage - Stage 3

Project Ref	Provider	Schemes	Funding Programme	No of Units
N29/70/119	DCC	Special Needs Adaptation: 19 Belcamp Crescent	TAP	1

Capital appraisals submitted to the Department - Stages 1 & 2

Project Ref	Provider	Schemes	Funding Programme	No of Units
	DCC	Electrical Upgrade - St. Joseph's Park	TAP	13
N29/70/148	DCC	Electrical Upgrade - St. Oliver's Park	TAP	14
N29/70/153	DCC	2 Bridgeview, Cloverhill Road	TAP	1
N29/70/152	DCC	8 Avila Park , Cappagh Road	TAP	1

N29/70/66	AHB	Labre Park: Re-development (Phase 2 & 3)	TAP	31
N29/70/146	DCC	Grove Lane - Refurbishment of 5 derelict houses & redevelop the site	TAP	5
N29/70/149	AHB	Tara Lawns - Redevelopment of the site	TAP	10
N29/70/140	DCC	St. Margaret's Park Dayhouse Upgrade	TAP	30
N29/70/61	DCC	Pigeon House Road - Redevelopment of site	TAP	6
Schemes at Preliminary Planning/Design				
Project Ref	Provider	Schemes	Funding Programme	
		Rebuild: 1 Northern Close	TAP	1
	DCC	St. Oliver's Park Day-house upgrade -	TAP	14
	DCC	St. Oliver's Park Day-house upgrade -	TAP	14
	DCC	St. Joseph's Park - Community Centre refurbishment	TAP	1
	DCC	New Sanitation Unit Requests received - Tender on behalf of 4 Local Authorities	TAP	

	DCC	Refurbishment of Sanitary Facilities 9 units in Cara Park	TAP	9
	DCC	Remediation of Pyrite-damaged - Avila Park Community Centre	TAP	
N29/70/141	AHB	St. Dominic's Park - refurbishment of 23 bays and electrical works.	TAP	

Appendix 1
Abbreviations and
Definitions:

AHB	Approved Housing Body
RAS	Rental Accommodation Scheme
HAP	Housing Assistance Payment
CAS	Cap Acquisition - Purchase of previously built Units (SHIP)
CALF	Capital Advance Leasing Facility - up to 30% Capital injection to AHB's (SHEP)
Leasing	Long term leasing from private landlords or AHB's (SHEP)
Constrcution/Regeneration	DCC projects funded under SHIP
Colour Code	
BLUE	WITH COUNCIL
GREEN	WITH DEPARTMENT
RED	ISSUES
YELLOW	WITH AHB

Appendix 2

Projects at Part 8 Stage

Dominick Street - To be submitted to February City Council meeting

Croke Villas - Demolition contract being prepared.

Cornamona - Being

Prepared.

Infirmary Road - Being prepared