



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: 7th February 2019

Item No. 3ii

Dublin City Council Housing Supply Report – February 2019

The Dublin City Council Delivery Target for the three year period 2015- 2017 was **3,347** Homes.

Delivery Output 2015-2017

Delivered through:	2015	2016	2017	Total
Construction by DCC	19	68	235	322
Acquisition/Leasing by DCC	263	259	165	687
Construction by AHB's	53	0	142	195
Acquisition/Leasing by AHB's	230	206	225	661
Part V Acquisitions	0	25	56	81
Voids Restored by DCC	1012	975	879	2866
Delivery Total	1577	1533	1702	4812
HAP Tenancies, Homeless (60% in the City)	112	934	1579	2625
HAP Tenancies, General	0	0	1040	1040
Total Housing Outturn	1689	2467	4321	8477

The delivery target for the four year period 2018 -2021 for Dublin City is **9,094**

This target figure includes Local Authority new build, acquisitions, refurbishment/voids, leasing and part V. It also includes similar activity by Approved Housing Bodies.

Separate targets are set for the Housing Assistance Payment Scheme (HAP).

I am setting out below our initial prediction on these targets over the four year period 2018-2021.

I am confident that this challenging overall target of **9,094** will be achieved.

Delivery Target for the 4 year period 2018 – 2021

Programmes:	2018	2019	2020	2021	Total
<i>Construction by DCC</i>	247	187	520	1849	2803
<i>Acquisition/Leasing by DCC</i>	231	170	170	170	741
<i>Construction by AHB's</i>	281	343	342	251	1217
<i>Acquisition/Leasing by AHB's</i>	200	150	150	150	650
<i>Part V Acquisitions</i>	99	207	200	200	706
<i>Voids Restored by DCC</i>	871	800	800	800	3271
Projected Output	*1929	1857	2182	3420	**9388
<i>HAP Tenancies, General</i>	1325	3000	3000	3000	10,325
<i>HAP Tenancies, Homeless- Dublin</i>	2311	1100	1000	1000	5411
Total Housing Output 2018-2021	*5565	5957	6182	7420	25,124

*Actual figures achieved 2018

**DOHPLG target total building programmes: (2018 – 2021) is 9,094

The following pages outline the various stages that all our projects are at with estimated milestones and completion date

Homes under Construction							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
North Central	DCC	Priory Hall Coolock Dublin 5	LA Housing	26	Blocks 8-20 commenced on site June 2017	Phased completion of blocks 13 – 20 from Oct 2018 to June 2019 Phased completion of blocks 8 – 12 from May 2019 to Sept 2019	Q2 2019 Q3 2019
North Central	AHB (Tuath)	Old School House Lane Santry Dub 9	CALF	8	Turnkey Development	Completion of Scheme	Q3 2019
South East	DCC	Moss street	LA Housing	22	On site	Completion of Scheme	Q4 2019
South Central	AHB (Tuath)	Raleigh Sq Dublin 12	CALF	33	On site	Completion of Scheme	Q3 2019
South Central	AHB (Fold)	Dolphin Park Dublin 8	CALF	43	On site	Completion of Scheme	Q2 2019
South Central	AHB (Tuath)	Canal Meadows	CALF	4	Turnkey Development	Completion of Scheme	Q1 2019
South Central	AHB (Walk)	Rafter's Lane Dublin 12	CAS	11	On site	Completion of Scheme	Q3 2019
South Central	AHB (Fold)	St Agnes's Armagh Rd	CALF	97	On site	Completion of Scheme	Q4 2019
South Central	DCC	St. Teresa's Gardens	Regeneration	54	On site	Completion of Scheme	Q3 2020
Central	AHB (Cluid)	St Marys Mansions	CALF	80	On site	Completion of Scheme	Q4 2019
Central	DCC	Ballybough Road	LA Housing	2	On site	7 units in total (5 completed 2018) 2 Remaining units March 2019	Q2 2019
Central	DCC	O' Devaney Gardens	Regeneration	56	On site	Completion of Scheme	Q2 2020
Central	AHB (Oaklee)	Poplar Row Dublin 3	CALF	29	On site	Completion of Scheme	Q4 2019

Central	AHB (Respond)	Mountjoy Square	CALF	31	CALF approved	Units to be acquired	Q1 2019
Central	DCC	Dominick Street	Regeneration	72	On site	Completion of Scheme	Q2 2021
North West	AHB (Cluid)	Wad River Close	CALF	9	On site	Completion of Scheme	Q3 2019
			Total	577			

Estimated value of Homes under construction = 173.1 Million Euro

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	210	With Law Department	Closing of acquisitions ongoing	2019
All Areas	AHB	General and Special Needs	CALF	57	Various proposals In progress	Closing of acquisition	2019
All Areas	AHB	General and Special Needs	CAS	23	Various proposals in progress	Closing of acquisition	2019
Central	DCC	Liffey Trust Dublin 1	Leasing	4	Approved by Department	Closing of acquisition	2019
North West	DCC	Prospect Hill Turnkey	LA Housing	58	In remediation process	Closing of acquisition	2019
			Total	352			

Estimated value of Homes being acquired = 105.6 Million Euro

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	DCC	North King Street	LA Housing	30	Contractor appointed Jan 2019	On site Jan 2019	Q1 2021
Central	AHB (CHI)	North King St	CALF	30	Contract awarded	On site end Feb 2019	2020
Central	DCC	Croke Villas Sackville Ave	Regeneration	72	Judicial review held Dec 2018. Awaiting decision	Out to tender for 11 houses Feb 2019	Q2 2020
Central	AHB (Tuath)	Ellis Court, Dublin 7	CAS	22	Area Committee Jan re: disposal	Submission of stage four application	2019
South Central	DCC	Cornamona Ballyfermot	LA Housing	61	Tender report and recommendation to Department by Jan 25th 2019	On site Feb 2019	Q4 2020
South Central	AHB (Alone)	Jamestown Court	CALF	9	Contractor identified	On Site Mar 2019	2019
South Central	AHB (PMVT)	New Street, Dublin 8	CAS	8	Disposal approved Nov 2018	Out to tender	2019
South East	AHB (PMVT)	Townsend Street 180-187	CAS	18	Planning permission granted	Out to tender March 2019	2020
			Total	250			

Estimated value of Homes at Tender Stage = 75 Million Euro

Capital Appraisals Submitted to Department							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	DCC	Infirmary Rd Montpelier Hill	LA Housing	37	Masterplan being devised	Part 8 submission to Area Committee Q1 2019	Q4 2020
Central	AHB (The Paddy McGrath Housing Project)	Dominick Place	CALF	9	Contract awarded Dec 2018	On site Jan 2019	Q4 2019
Central	AHB (Novas)	Bolton St	CAS	8	Consultants appointed. Awaiting feedback from pre planning submission	Submission of planning application	2019
Central	AHB (Dublin Simon)	Arbour Hill	CAS	14	Planning granted	Pre tender application to the Department	Q1 2020
Central	DCC	Dorset St Flats	LA Housing	115	Tender brief currently being drafted for design team	Appointment of design team April 2019	2021
Central	DCC	Constitution Hill	LA Housing	100	Tender brief currently being drafted for design team	Appointment of design team April 2019	2021
Central	DCC	Dunne Street	LA Housing	103	Feasibility with preliminary report and costings complete	Appointment of design team May 2019	TBC
Central	DCC	Matt Talbot Court	LA Housing	92	Feasibility with preliminary report and costings complete	Appointment of design team May 2019	TBC
North Central	DCC	Belcamp B and C	LA Housing	28	Area office to be consulted on potential AHB option	Offer to AHB	TBC
South Central	AHB (Alone Circle)	1B St. Michaels Estate	CAS	52	Feasibility reviewed by DCC and feedback given to Alone Pre planning stage	Revised feasibility due back to DCC	Q4 2020
South Central	AHB (Novas)	Kilmainham	CAS	11	Stage 1 approval	Freehold required for disposal	Q4 2019
South Central Special Needs	AHB (Dublin Simon)	25/26 Ushers Island and 20-22 Island Street	CAS	100	Planning Permission granted for Ushers Island.	Decision on pre tender application	Q2 2020
South East Special Needs	AHB (Cluid)	Bethany House, Sandymount	CALF	62	Retendering process currently underway	Contractor on site	2021
South East	AHB	Shaw Street	CAS	11	Stage 1 approved by Department	Submit Stage 2	2019

	(PMVT)					application	
North West	AHB (Novas)	Ratoath Avenue	CAS	6	Planning permission granted Nov 2018	Out to tender	Q3 2019
North West	DCC	St Finbar's Court	LA Housing	46	Design team appointed	Part 8 for demolition going to Area Committee Mar 2019	Q4 2020
			Total	794			

Estimated value of Homes at Capital Appraisal Stage = 238.2 Million Euro

Schemes at Preliminary Planning/Design							
Committee Area	Provider	Schemes	Funding Stream	No of Units	Status	Next Milestone	Finish Date
Central	AHB (Cluid SMH)	North Great Charles St Dublin 1	CALF	53	Pre planning stage	Lodge planning application Feb 2019	2020
Central	DCC	East wall Road, North Strand,	LA Housing	80	Feasibility study on overall development of site	Determine development options	2020
Central	AHB (Circle)	Railway Street, Opp. Peadar Kearney House	CALF	47	Design team appointed. Planning application lodged Nov 2018	Decision on planning	2020
South East	DCC	Charlemont (Block 4)	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	2020
South Central	DCC (Respond)	Site Lar Redmond centre	LA Housing	5	Feasibility study	Detailed feasibility study underway	2020
South Central	DCC	Dolphin Phase 2	Regeneration	180	Revised masterplan being agreed	Master plan finalised	2022
South Central	AHB (Circle)	Coruba House Dublin 12	CALF	36	Feasibility reviewed by DCC and feedback given	Revised feasibility due back to DCC	2020
South Central	DCC (Respond)	Sarsfield Road OLV Centre	LA Housing	6	Feasibility stage Senior Citizen development	Detailed feasibility study underway	TBC

North Central	DCC	Belcamp Oblate Lands	LA Housing	400 (Est)	New Master plan required. Review underway of particulars of site and associated services	Determine development options	TBC
North Central	AHB (Respond)	High Park Gracepark Road	CALF	101	Stage 2 with An Bord Pleanala	Decision from ABP by Mar 2019	2020
North West	DCC	Church of the Annunciation Finglas	LA Housing	45	Initial Feasibility done	Plan to be developed for Senior Citizen accommodation once design team framework is established	TBC
North Central	DCC	Glin Court	LA Housing	39	Feasibility complete	Offer to an AHB	TBC
North Central	DCC	Thatch Road Collins avenue	LA Housing	30	To be offered to Approved Housing Body for Senior citizens	Preparation of Planning application	2020
North West	DCC	Kildonan Lands	LA Housing	166	Master planning stage and draft services requirements completed	Tender for Design Team – (to bring to Part 8) Q1 2019	2021
South Central	AHB (Respond)	Bluebell Avenue	CALF	52	Negotiations ongoing with the developer	Completion of agreement	2020
Central	AHB (James Mc Sweeney House)	Berkley Street	CALF	35	Planning application lodged Sept 2018	Planning permission granted	2020
			Total	1290			

Estimated value of homes at Preliminary/Design stage = 387 Million Euro

Part V Acquisitions (Approved)							
Committee Area	Provider	Schemes	Funding Stream	No of units	Status	Next Milestone	Finish Date
North Central	AHB (Iveagh Trust)	Clongriffin	CALF	84	On site	Units to be acquired	Q1 2019
North Central	DCC	St. Josephs School Gracepark Road	LA Housing	14	Funding approved	Units to be acquired	Q1 2019
South East	DCC	Boland Mills	LA Housing	3	Agreement in place	Units to be acquired	Q4 2019
North West	DCC	Royal Canal Park D.15	LA Housing	3	Agreement in place	Units to be acquired	Ongoing
North West	DCC	Pelletstown Dublin 15	LA Housing	10	Agreement in place	Units to be acquired	Q1 2019
South Central	DCC	St. Pancras Mount Tallant, Dublin 6	LA Housing	6	Agreement in place	Units to be acquired	Q2 2019
Central	DCC	Block B Dublin Landings	LA Housing	30	Agreement in place	Units to be acquired	Q3 2020
			Total	150			

Estimated Value of Homes being acquired under Part V = 45 Million Euro

Housing Land initiative Lands (Total Residential Dwellings to include 30% Social Housing) Approved by Elected Members in January 2017

Schemes/Sites	Comment	Social
O Devaney Gardens DC -0019	Invitation To Submit Final Tender document (for shortlisted candidates) complete and published on etenders December 14 th 2018. Deadline for clarifications is Jan 24 th and final tenders due back Feb 27 th . It is anticipated that the Development Agreement will be awarded in June 2019. Total Units 585 (Est)	119
Oscar Traynor Road DC - 0015	Invitation to Participate in Dialogue (for pre-qualified candidates) document complete and published on etenders Jan 11 th 2019. Outline submission deadline is March 5 th . Commence dialogue process March 20 th and close this part of the process May 1 st . Issue the Invitation to Submit Final Tender May 15 th with final tenders being received by the end of June. It is anticipated that the Development Agreement will be awarded in October 2019. Total Units 640 (Est)	192
St Michaels Estate DC - 0017	Different model of development now proposed, DCC to carry out construction. Different Social Mix, 30% Social and 70% Cost Rental. Preparation of Framework Development Plan underway. Consultative forum established and open consultation sessions hosted throughout Nov 2018. Design team tenders came back Jan 8 th . Clarifications required and due to be returned by Jan 25 th . Total Units 472 (Est)	150
Total Homes	1,697 (Est)	461

Estimated Value of Homes (Social) as part of HLI = 138.3 Million Euro

Sites for Social Housing PPP; Bundle 1

Schemes/Sites	Comment	Next Milestone	No. of Units	
Scribblestown DC -0010	It is anticipated that the formal award of the contract will occur in Feb with construction commencing on site immediately thereafter.	Going on site February 2019	70	Q2 2020
Ayrefield DC -0004	As above	Going on site February 2019	150	Q4 2020
	Estimated Value of PPP Homes = 66 Million Euro	Total Homes	220	

Rapid Build Homes							
Area Committee	Provider	Scheme	Funding Stream	No of units	Status	Next Milestone	Finish date
South Central	DCC	Cherry Orchard	LA Housing	72	Contractor on site	19 units Jan 2019 34 units Mar 2019 19 additional units Mar 2019	Q1 2019
BUNDLE 1 North Central	DCC	Bunratty Road	LA Housing	78	Construction contract tender return date Jan 28 th 2019	On site April 2019	Q4 2019
South Central	DCC	Bonham St Dub 8	LA Housing	57	Construction contract tender return date Jan 28 th 2019	On site April 2019	Q4 2019
South Central	DCC	Cork/Chamber St	LA Housing	55	Construction contract tender return date Jan 28 th 2019	On site April 2019	Q4 2019
South Central	DCC	Springvale Chapelizod	LA Housing	73	Construction contract tender return date Jan 28 th 2019	On site April 2019	Q4 2019
BUNDLE 2 North Central	DCC	Cromcastle Court	LA Housing	330	Design Team Assessment (Stage 1)	Launch Stage 2 Design Team Procurement Feb 4 th 2019 Appoint Design Team April '19	TBC
BUNDLE 3 South Central	DCC	Grand Canal Basin	LA Housing	80	Design Team Assessment (Stage 1)	Launch Design Team procurement April 2019	TBC
South East	DCC	St Andrews Court	LA Housing	48	Design Team Assessment (Stage 1)	Launch Design Team procurement April 2019	TBC
BUNDLE 4 South Central	DCC	Scoil Eanna Lissadell Rd	LA Housing	180	Design Team Assessment (Stage 1)	Launch Design Team procurement May 2019	TBC
North Central	DCC	Woodville Dub 5	LA Housing	45	Design Team Assessment (Stage 1)	Launch Design Team procurement May 2019	TBC
BUNDLE 5 North West	DCC	Valley Site	LA Housing	150	Design Team Assessment (Stage 1)	Launch Design Team procurement June 2019	TBC

North Central	DCC	Darndale Spine Site	LA Housing	83	Design Team Assessment (Stage 1)	Launch Design Team procurement June 2019	TBC
North Central	DCC	Sladmore Ayrefield	LA Housing	24	Establishment of the Design Team Framework – Not in a bundle	Launch Design Team procurement April 2019	TBC
			Total	1275			

Estimated Value of Rapid Build Homes = 318.75 Million Euro

Summary of Social Housing Delivery: 2019 - 2021

	Number of Homes	Estimated Value	
Under Construction	577	173	Million
Acquisitions	352	105	Million
Capital Appraisals submitted	794	238	Million
At Tender Stage	250	75	Million
At Preliminary Design Stage	1290	387	Million
Part V Acquisitions	150	45	Million
Housing Land Initiative	461	138	Million
PPP – Bundle 1	220	66	Million
Rapid Build	1275	318	Million
Voids	2400 X 40	96	Million
Total Potential Delivery	7,769 (Excl. HAP)	1.64 Billion Euro	

Potential Affordable Homes			
Scheme/Sites	No of Units	Status	Expected Completion Date
Ballymun O Cualainn (Site 2)	39	Planning application lodged 11/6/18	2020
Ballymun : *Balbutcher and *Sillogue	200	Feasibility Stage	TBC
*Cherry Orchard	500	Feasibility Stage	TBC
Housing Land Initiative sites	329	In procurement process	TBC
Poolbeg SDZ	500	Feasibility Stage	TBC
Belcamp/Oblate lands, Coolock	300	Feasibility Stage	TBC
Kildonan Road/Abigail lands	44	Feasibility Stage	TBC
St Helena's Finglas (DC – 0012)	50	Feasibility Stage	TBC
Total			

*A total of €14.6 million in funding for Infrastructure works on three sites was approved by the Department of Housing, Planning and Local Government on December 11th

Potential Cost Rental proposals			
Scheme/Sites	No of Units	Status	Expected Completion Date
Emmet Road, Dublin 8 (St Michaels)	330	Framework Development Plan being developed	TBC
Coultry Road, Ballymun	300	Site was advertised, expressions of interest considered and gone to PQ stage	TBC
Total	630		

Traveller Accommodation Programme							
Projects	Provider	Scheme	Funding Stream	No of New units	Status	Next Milestone	Finish date
Stage 4	DCC	Bridgeview	LA Housing	1	Contractor on site	Project Complete March 2019	Q2 2019
Stage 4	DCC	Avila Park	LA Housing	1	Contractor on site	Project Complete March 2019	Q2 2019
Single Stage	DCC	Naas Road	LA Housing	3	Detailed Design	Further survey required due to soft foundations	Q4 2019
Single Stage	DCC	Avila Park	LA Housing	3	Detailed Design	Order of Magnitude Costing	Q4 2019
Single Stage	DCC	Reuben Street	LA Housing	1	Detailed Design	Further survey required due to soft foundation soil	Q4 2019
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design & consultation	Issues with residents Consultation stalled	2020/2021
Stage 1	DCC	Cara Park	LA Housing	8	Preliminary design & consultation	Detailed design	2020/2021
Stage 1	DCC	Cara Park	LA Housing	2	Preliminary design & consultation	Detailed design	2020/2021
Stage 2	DCC	Labre Park (Phase 2/3)	LA Housing	28	Consultation complete Design frozen	Part VIII Application Feb/March 2019	2019/2022
			Total	57			

Buy and Renew Scheme: Derelict/Vacant properties 2019 (Total for 2018: 4)

Status of properties acquired under the Derelict Sites Act/CPO through the Buy and Renew Scheme

Property	Position
6 Creighton Street, Dublin 2	Stabilisation works required to structure. Estimated Completion is Q3 2019.
7 Kingsland Park Avenue, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2019.
21 Rutland Street Lower, Dublin 1	Refurbishment works in progress. Estimated completion Q2 2019.
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q4 2019.
36 Cromcastle Avenue, Kilmore, D5	Refurbishment works in progress. Estimated completion Q1 2019
1C Barry Avenue, Finglas, Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
58 Glenties Park, Finglas Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
48 Manor Place, Stoneybatter, Dub 7	Refurbishment works in progress. Estimated completion Q1 2019.
55 Kilbarron Park, Coolock Dublin 5	Refurbishment works in progress. Estimated completion Q1 2019.
35 Oldtown Road Santry, Dublin 9	Refurbishment works in progress. Estimated completion Q1 2019.
35A Oldtown Road, Santry Dublin 9	Refurbishment works in progress. Estimation completion Q1 2019.
7 Chapelizod Hill Road.	Refurbishment works in progress. Estimated completion Q1 2019.
77 & 77A & 78 The Coombe Dublin 8	Prepare Design detail. Appoint Contractor. Estimated completion Q4 2019.
66 Barry Park Finglas Dublin 11	Refurbishment works in progress. Estimated completion Q1 2019.
50 Berryfield Road Finglas Dublin 11	Refurbishment Works in progress. Estimated completion date Q1 2019.
104 Beaumont Road, Dublin 9	Appoint Contractor. Estimated completion Q2 2019.
92 Kippure Park, Finglas Dublin 11	Appoint Contractor. Estimated completion Q3 2019.
25 St James Terrace , Dublin 8	Refurbishment Works in progress. Estimated completion Q1 2019.

Vacant Housing property acquisitions

The Housing Department is currently negotiating the acquisition of vacant residential properties under the buy and renew scheme. Terms and conditions have been agreed with the vendors of 13 additional vacant properties. Housing has issued instructions to Development Department to enter into negotiations with the owners of 3 additional vacant properties. These negotiations are progressing.

Current processes underway to identify additional properties

The City Council has established a communication forum with other Local Authorities, State Agencies and Approved Housing Bodies in relation to the recording and where possible the sharing of data on vacant properties. There is a dedicated vacant housing database to record all properties reported to it and the City Council continues to liaise with Landlords, Estate Agents, Property Owners and the General Public to help identify vacant properties in the City.

The City Council has undertaken a total of 239 site inspections with regard vacant properties. A further 26 inspections are scheduled and 25 title researches are currently in progress for potential vacant properties.

Vacant (Void) Property Refurbishments: Housing Maintenance refurbished 969 properties in 2018.

Property Type	Central	North Central	North West	South Central	South East	Total
House	27	75	98	105	4	309
Apartment	53	10	43	117	80	303
Senior Citizens	34	74	83	55	92	338
Maisonette			9	10		19
Total	114	159	233	287	176	969

Of the properties detailed above 871 were existing council stock. There was a 12% increase in output when compared with last year.

Current Refurbishments:

The following properties are currently being refurbished by Housing Maintenance:

Status	Central	North Central	North West	South Central	South East	Total
Being Refurbished by Framework	85	65	76	142	84	452
Being Refurbished by Direct Labour	0	5	8	6	0	19
Refurbished and being Re-allocated	7	8	17	34	21	87
Total	92	78	101	182	105	558

Brendan Kenny
Deputy Chief Executive
Date: 4th February 2019