



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: Thursday 7<sup>th</sup> February 2019**

**Item No. 3iii**

## **Approved Housing Body Report**

## **Housing Strategic Policy Committee**

### **Proposed Disposals 2019**

For many years now the Approved Housing Bodies have been a key and essential partner with DCC for the provision of Social Housing in Dublin City and indeed throughout the country. AHB's have a very strong track record of construction, delivery and estate management in Dublin City. They also bring an alternative and additional source of funding to the programme which augments mainstream Social Housing funding from the Department to Local Authorities.

The City Council has an ambitious Housing Supply Programme, with a delivery target of 9,094 for the period 2018-2021, across the various funding streams. Approved Housing Bodies play a critical role in delivering these targets and provide much needed additional social housing units. Without Approved Housing Bodies the challenges and timescales in delivering the above much needed programme would be much more difficult.

Approved Housing Bodies (Housing Associations and Co-operatives) are not for profit bodies that provide and manage social rented housing. The Government's Housing Policy Statement in June 2011, put the Voluntary Housing sector at the centre of future social housing delivery. This decision was in recognition of both the constrained funding levels available for local authority construction programmes, as well as the capacity and track record of the voluntary and co-operative sector. In addition the use of loan finance, from both commercial lending institutions and the Housing Finance Agency, provides a more sustainably funded voluntary and co-operative sector, without reliance on capital funding from the Exchequer.

AHB's are already using the private market to provide opportunities to achieve a greater number of acquisitions and avail of low cost finance from lenders, including the Housing Finance Agency. The construction of new homes directly by AHB's using private finance has also increased and AHB access to Dublin City Council lands is an important contributor in this context.

The Capital Funding Schemes for the Provision of Rental Accommodation by AHB's provides where a Housing Authority provides land/buildings to an AHB for social housing purposes, the Local Authority should continue to avail of the Low Cost Sites Scheme to recoup its costs (€127 per unit). The continuing availability of the funding stream through Capital Advance Leasing Facility (CALF) acts as an early injection of cash flow to support early project costs and provide the necessary leverage to allow AHB's to access private finance for the balance of costs. Additional funding under the Capital Assistance Scheme is also available to AHB's which contributes in increasing their build and acquisition output.

It is essential that local authorities maximise the capacity to deliver social housing, given the number of people on the housing waiting list currently stands at over 16,700.

There are over 500 AHB's in Ireland with a stock of almost 30,000. A Regulation Office was established within the Housing Agency in 2014, with responsibility for regulating AHB's, protecting social housing assets and ensuring quality services to tenants. The Office oversees the assessment of AHB's in respect of their financial viability, governance and management and compliance with the Regulatory Framework. The following safeguards are also in place:

- AHBs are now subject to a number of regulatory regimes, including the Companies Office, the Charity Regulator and the Housing Regulator and are accountable to their stakeholders
- AHBs are not free to deal with their assets in any way they wish. They must use their assets in accordance with their charitable objectives, and any surpluses generated must be applied back to benefit their charitable aims. AHB's members/directors do not derive any personal financial gain from the AHB
- It is possible to place restrictions on title to ensure a property's continued use as social housing

- There are severe financial implications for AHBs if they fail to comply with their loan obligations to use their properties for social housing
- AHBs will not receive their Availability payment unless properties are used for social housing purposes
- On a winding up, AHB assets will not be distributed amongst its members, instead, they will be transferred to another AHB or organisation with similar charitable aims.
- On a winding up of an AHB, the P&A Continuation Agreement will ensure continuity of service to tenants, until such time as a permanent arrangement can be reached with another AHB.

In 2018 AHB's delivered approximately 448 units across the various funding streams. Current AHB construction projects, which are at various stages in the process, have potential to deliver a further 860 units on completion.

The City Council currently has a number of projects which are either on-site or will go on site in 2019, delivering 486 units on completion. Phase 2 of the Rapid Build Housing Programme, which focuses primarily on volumetric rapid build has potential to deliver approximately 1000 units on completion, with construction commencing on 4 sites in 2019. The Social Housing PPP Bundle 1, consisting of two sites, will commence on site in 2019 and deliver 220 units on completion. The Housing Land Initiative Sites at O'Devaney Gardens and Oscar Traynor Road are in a procurement process currently and will deliver approximately 320 units on completion.

In addition the City Council has a long term strategy to redevelop its existing flat complexes, which consists of 240 complexes across the city with approximately 10,000 units. The Housing and Community Services Department will agree the priorities for redevelopment with the elected members in the coming months. This will form the Council's regeneration capital programme 2019 to 2040.

Funding approval under the "Service Sites Fund – Calls for Proposals" was received from the Department of Housing, Planning and Local Government on 12<sup>th</sup> December 2018, to provide enabling infrastructure to facilitate the delivery of affordable homes on 3 City Council sites, 2 in Ballymun and 1 in Cherry Orchard. These sites have potential to deliver 372 homes.

The overarching aim of the Government's Rebuilding Ireland Action Plan is to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

Given the scale of the task of increasing housing supply to meet the current housing need, DCC will require to work collaboratively with the AHB sector to deliver its ambitious housing delivery programme, indeed it is essential that we do this.

Examples of recent developments completed by AHB's in the City Council's administrative area include:

**St. Agatha's Court**



Regeneration of St. Agatha's Court by Peter McVerry Trust at a cost of €1.4m under a 31 year lease. The project delivered 10 x 1 bedroom apartments and 1 X 2 bedroom townhouse for persons exiting homelessness and those on the social housing waiting list.

Peter McVerry Trust has 24/7 supports in place for all the residents which includes visiting supports, housing officers and links with our suite of services and supports.

### **Broome Lodge, Cabra**



The site in Cabra adjacent to the Church of the Most Precious Blood, was sold to Dublin City Council by the St. Laurence O'Toole Diocesan Trust in 2009. In 2010 Cluid was asked to bring forward proposals for the development of senior citizen accommodation on the site. Completed in 2017, Broome Lodge is a senior citizens housing scheme consisting of 43 apartments designed for independent living under the principles of universal design. The scheme is comprised of 1 and 2 bedroom apartments. Broome Lodge has an onsite Scheme Manager and a dedicated Housing Officer. The development of Broome Lodge cost over €8m. The scheme was predominantly financed by Clúid Housing through private finance provided by the Housing Finance Agency. This is in addition to CAS and CALF funding from DHPLG.

### **Annamore Court**



Canon Troy Court was a DCC senior citizen complex of 40 units, the units had been vacated and required complete refurbishment/redevelopment. DCC approached The Iveagh Trust to bring forward proposals for the development of accommodation for elderly tenants. The Iveagh Trust managed the entire design and build process. It was agreed that DCC would dispose of the site to The Iveagh Trust so that they could access private finance for the development. The total capital outlay was €9,833,510 of which they received 30% CALF of €2,950,053, the balance of finance came from the HFA. The build started on site in November 2015 and the 70 units were delivered in June 2017. DCC holds 100% nomination rights to the units.

### **Ballygall Road East**



Ballygall Road East was a DCC owned senior citizen complex over 5 blocks, 76 bedsit units in total. The units required redevelopment and DCC approached FOLD to bring forward proposals for the redevelopment of the units. Ultimately it was proposed that the 76 units be converted to 39 units (38 x 1 bed and 1 x 2 bed), knocking 2 units in to one. The new units are used for elderly tenants. The site was disposed of to Fold in order to access private finance for the development. The total cost of the build was €3,261,840 of which they received 25% CALF €815,460, the remaining 75% was privately financed. Fold managed the entire design and build process, they worked in conjunction with DCC as some of the units required decanting, tenants were moved to undeveloped blocks while work was ongoing and then moved to their new units when the work was completed. The 39 units were delivered in 3 phases, the first units (16) came in September 2014, 15 units were delivered in November 2014 and the final 8 units were delivered in March 2015.

In addition to the 39 redeveloped units, FOLD built an additional 11 units (8 x 1 bed, 3 x 2 bed) between the existing blocks. The cost of these units was €1,746,571, of which they received 27% CALF i.e. €471,574. The additional 11 units were completed by March 2016. The 39 units are subject to a 30 year Payment and Availability Agreement and the 11 units are subject to a 22 year Payment and Availability Agreement. All tenants for the units must come from DCC's housing list. The Housing and Community Services Department is here today to look for your support and approval in principle to the proposed disposal of the following DCC owned sites/buildings to Approved Housing Bodies. This will allow for the redevelopment of existing buildings and to develop much needed social housing schemes on sites.

<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>
Central Area	38/39 Bolton St	Building	Novas
Central Area	Ellis Court	Building	Tuath
Central Area	James McSweeney House	Parcel of land	Cabhru
Central Area	Railway Street	Site	Circle
Central Area	Halston Street	Site	TBC
<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>
South Central Area	Coruba House, Crumlin Village	Site	Circle
South Central Area	Keeper Road, Dublin 12 (Fr. Lar Redmond Hall)	Building	Respond
South Central Area	51A Old Kilmainham Road	Site	Novas
South Central Area	Sarsfield Road, OLV	Building	Respond
South Central Area	St. Michael's Estate (Site 1B)	Site	Alone/Circle
North Central Area	Glin Court, Coolock	Existing DCC Flat Complex	TBC
North Central Area	Millwood Court Coolock	Existing DCC Flat Complex	Fold
North West Area	Casement Drive 13A	Site	Novas
North West Area	Casement Road 307A	Site	Novas
North West Area	Berryfield	Site	TBC
North West Area	61/63 Ratoath Avenue, Dublin 11	Site	Novas
North West Area	Collins Avenue/Thatch Road, Dublin 9	Site	TBC
South East Area	180-187 Townsend Street, Dublin 2	Building	Peter McVerry Trust

**Appendix 1 outlines details of each of the proposals listed above**

Dymphna Farrell  
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Housing Development



## Appendix 1

Area	Location	Category	AHB	Unit Nos.	Progress of Development
Central	38/39 Bolton Street	Building	Novas	8	<p>Redevelopment for 2 no. 4 bedroom homes providing long term accommodation for min 8 homeless single persons.</p> <p>Stage 1 approval granted. Stage 2 application in progress. DCC in process of agreeing terms &amp; conditions for proposed disposal.</p>
Central	Ellis Court	Building	Tuath	22	<p>Vacant since 2005. Planning permission granted for 22 units - 6 x 1bed apartments, 13 x2 bed apartments, 2 x2 bed houses and 1 x3bed house.</p> <p>Stage 3 approval granted. AHB in process of tendering for Contractor. DCC has agreed T&amp;Cs for proposed disposal.</p>
Central	James McSweeney House	Parcel of Land	CABHRU	38	<p>Planning application 3893/18 lodged on the 6th September 2018 for the redevelopment of site. Additional information requested October 2018. Development will incorporate a small piece of land to the rear of the site in the ownership of DCC.</p>

Area	Location	Category	AHB	Unit Nos.	Progress of Development
Central	Railway St	Site	Circle	47	Circle has applied for planning permission (4265/18) for 10 x 1bed, 27x 2 bed and 10x 3 bed. On 19/12/18 further information requested. DCC in process of agreeing terms and conditions for proposed disposal.
Central	Halston Street	Site	TBC	10	Valuers progressing agreeing T&Cs with owners of part of site. Feasibility Study identifies site capable of 8-10 units.
South Central	Coruba House, Crumlin Village	Site	Circle	36	Feasibility Study submitted by Circle. Circle to amend Feasibility Study based on DCC Architect's comments. Planning permission will be required to proceed.
South Central	Keeper Road, Dublin 12 (Lar Redmond Hall)	Building	Respond	TBC	Site earmarked for older persons accommodation. Respond preparing feasibility study to be submitted to DCC by 28/2/2019
South Central	Sarsfield Road, Dublin 10 (OLV Hall)	Building	Respond	TBC	Site earmarked for older persons accommodation. Respond preparing feasibility study to be submitted to DCC by 28/2/2019
South Central	51A Old Kilmainham Road	Site	Novas	11	Planning permission granted. Irish Prison Service/Department of Justice transferring site to DCC.

<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>	<b>Unit Nos.</b>	<b>Progress of Development</b>
<b>South Central</b>	Independent Living Pilot Project Inchicore	Site	Circle	52	Stage 1 approval granted for 52 units of accommodation and community facilities. Development will be managed by Alone on behalf of Circle.
<b>North Central</b>	Millwood Court Coolock	Existing DCC Flat Complex	Fold	TBC	FOLD has carried out a preliminary site inspection. In collaboration with DCC, Fold to conduct a more comprehensive review to clarify the potential capacity of site. Some tenants to move to Fold's new facility at Carton Court.
<b>North Central</b>	Glin Court, Coolock	Existing DCC Flat Complex	TBC	TBC	
<b>North West</b>	Casement Dr 13A	Site	Novas	4	Preliminary Stage - Infill Site - Novas prepared sketch design for 4 x2 bed apartments Novas currently reviewing design
<b>North West</b>	Casement Rd 307A	Site	Novas	2	Preliminary - Infill Site - Novas prepared sketch design for 2 options (a) 1 x 1 bed apartment and 1 x2 bed apartment. (b) 1*4bed house. Novas reviewing design

<b>Area</b>	<b>Location</b>	<b>Category</b>	<b>AHB</b>	<b>Unit Nos.</b>	<b>Progress of Development</b>
<b>North West</b>	61/63 Ratoath Ave, Dublin 11	Building	Novas	6	Planning permission granted on 15/1/19 (Ref 3639/18) for the demolition of the 2 existing houses and redevelopment of site into 6 x1 bed apartments. DCC in process of agreeing T&Cs for proposed disposal.
<b>North West</b>	Berryfield	Site	TBC		
<b>North West</b>	Collins Ave/Thatch Road, Dublin 9	Site	TBC		
<b>South East</b>	180-187 Townsend St, D2	Building	PMVT	18	Stage 3 approval granted for 18 x 1bed apartments.  DCC in process of agreeing T&Cs for proposed disposal. Agreement to be reached on commercial Units
<b>South East</b>	Shaw St D2	Site	PMVT	11	Stage 1 approval granted. Design Team appointed. SE Area Committee has approved proposed disposal. TBC whether site sits on route for Metro.