



Proposed Site/Property Disposals to Fund the Capital Programme 2020 to 2022

I refer to my report, No. 321/2019, to the December City Council meeting in which I set out the three year programme for capital projects proposed by the Council having regard to the availability of resources. In that report I advised Elected Members that a significant number of projects, especially projects in the Culture, Recreation & Amenity programme area, will require funding from the disposal of City Council sites/properties if they are to proceed.

There are a number of sites/properties in Council ownership that I am proposing to dispose of over the period 2020 to 2022, to meet the funding deficit in the Capital Programme. The majority of the sites have lain idle for many years and detract to a serious degree from their surrounding areas. The sites/properties are, in general, zoned for mixed use development which includes residential development. When developed these sites will act as catalysts for regeneration and enhance the built environment in the areas in which they are located.

I am conscious that Elected Members have a preference to develop social housing on Council owned lands that are suitably zoned. As set out in the City Development Plan 2016-2022, the Council is also committed to promoting tenure diversity. Having regard to the fact that there are high concentrations of social housing in close proximity to many of the sites, I do not consider that it is appropriate to use these sites for social housing, apart from the fact that the use of the sites for this purpose by the City Council will not generate funding for Capital Programme projects.

The attached schedule gives an indicative timeframe for placing these properties on the market. The sequence may change as market conditions change or due to other factors affecting the individual sites in question. The schedule also provides a rationale as to why the property is not generally considered suitable for development for social/affordable housing purposes.

Apart from the sites listed on the attached schedule there will also be a need to dispose of a number of depot sites as part of the Depot Consolidation project and the development of the proposed new North City Operations Depot in Ballymun. These depot sites were identified in my report on the Capital Programme 2020 to 2022 (No 321/2019). The intention, as I indicated in that report, is to dispose of most of these sites to Approved Housing Bodies for the development of social and affordable housing.

Market conditions are very favourable at the moment. Placing sites on the open market in the near future will ensure that the Council optimises its return, thus securing the necessary monies required to fund the Capital Programme. The capital premium offered for the purchase of the sites is generally paid on a phased basis - a percentage on signing contracts, a further percentage at planning or going on site stage, and the balance on transfer of title. It usually takes a number of years before the final payment is made. It is therefore important that the Council initiates a programme of site disposals, so that it will have a steady stream of monies coming in to fund much needed social infrastructure projects included in the Capital Programme.

Accordingly, I attach for your consideration, a strategy for disposing of a number of sites over the next three years. This list is not definitive and it may be added to. The monies received will fund

various projects as indicated in the document. As with the list of sites to be sold, the list of projects may also be subject to change as other funding sources may become available so that projects are advanced, allowing them to commence earlier than expected.

I am asking the City Council to note this report. Each individual site/property disposal will be subject to a separate report to the Council for approval by the City Council under the section 183 process.

Owen P. Keegan
Chief Executive

20 December 2019



Proposed Dublin City Council Site/Property Disposals to Fund Capital Programme 2020 to 2022

Bundle 1 To be released to market by Q2 2020	Reasons why site is unsuitable for Social Housing purposes	Capital Projects to be funded (or part funded) from sales	Committee Area
1. St. Martin's Row, Chapelizod	DCC is committed to providing social housing on an adjacent site	<ul style="list-style-type: none"> ▪ Demolition of Ballymun Shopping Centre (€1.9m + VAT) 	NWA
2. Site at Dolphin's Barn/South Circular Road	High concentration of social housing nearby	<ul style="list-style-type: none"> ▪ Rutland Street School (€7m) 	CA
3. Site adjoining Decathlon, Ballymun	Site is zoned for High Technology	<ul style="list-style-type: none"> ▪ Benson Street Park, Gr. Canal Dock (€940k –part funding) 	SEA
4. Materials Recovery Facility, Ballymount	Regional recycling facility leased and located in an industrial estate	<ul style="list-style-type: none"> ▪ St. Anne's Park Tennis & Bowling Pavilion (€1.7m – part funding) 	NCA
5. Parkview, Ballymun	May be marketed for affordable housing		

Bundle 1: Total Value of Proposed disposals €12.2

Bundle 1: Value of Capital Projects €11.54

Bundle 2 To be released to market by Q4 2020	Reasons why site is unsuitable for Social Housing purposes	Capital Projects to be funded (or part funded) from sales	Committee Area
<p>1. Oscar Traynor Road</p> <p>2. Tolka Park</p> <p>3. Thomas Street/Corner of Bridgefoot Street</p> <p>4. College of Music, Chatham Row</p>	<p>Housing Land Initiative Site</p> <p>Subject to rezoning, the site will be sold and developed to fund redevelopment of Dalymount Park.</p> <p>High concentration of existing social housing in close proximity to site. Ground floor development may suit a community use</p> <p>Buildings currently in educational use located in retail quarter of city centre and not considered suitable for conversion to residential</p>	<ul style="list-style-type: none"> • Dominic Street Redevelopment (€6.1m - part funding – retail) • Dalymount Park (€15m) • Kilmainham Mill (€1m) • Affordable Housing Serviced Sites (€2.1m) • Artists Workshops (€3m) 	<p>CA</p> <p>NCA</p> <p>SCA</p> <p>NWA/SCA</p> <p>All Areas</p>

Bundle 2: Total Value of Proposed Disposals €31.4m
Bundle 2: Value of Capital Projects €27.2m

Bundle 3 To be released to market by Q2 2022	Reasons why site is unsuitable for Social Housing purposes	Capital Projects to be funded (or part funded) from sales	Committee Area
<p>1. Belmayne Lands School Sites</p> <p>2. School Street, Dublin 8</p> <p>3. Site to rear Kevin Street Library</p>	<p>Site for secondary school</p> <p>DCC is considering community uses on part of the site</p> <p>Existing building unsuitable for conversion to residential use</p>	<ul style="list-style-type: none"> • St. Catherine's Sports & Leisure Centre (€103k – part funding) • Finglas/Tolka Valley Park. All weather GAA pitch (€1m) • Rockfield Park Artane Padel/Tennis Pavilion (€1m) • Smart City Project (€1.2m – part funding) • Brickfield Park Redevelopment & All weather pitch (€2.2m) • Scribblestown Improvement Works (€500k) • Curved Street Temple Bar (€400k) • R139 Clean up (€4m) • St James Graveyard (€765k) • Pitch Drainage (€600k) • School Street community facility (not costed yet) 	<p>SCA</p> <p>NWA</p> <p>NCA</p> <p>All areas</p> <p>SEA</p> <p>SCA</p> <p>SEA</p> <p>NCA</p> <p>SCA</p> <p>All Areas</p> <p>SCA</p>

Bundle 3: Total Value of Proposed Disposals €12.4m
Bundle 3: Value of Capital Projects €11.77m

Bundle 4 To be released to market by Q4 2021	Reasons why site is unsuitable for Social Housing purposes	Capital Projects to be funded (or part funded) from sales	Committee Area
<p>Various Depots as set out in the Capital Programme</p> <p>Kilcarberry Lands (50:50)</p> <p>Swords Road / Collins Ave</p>	<p>Those that are zoned for residential will be sold to an Approved Housing Body for social and affordable housing</p> <p>Lands being sold by SDCC for development and DCC entitled to 50% of sale value</p> <p>Site being considered for mixed use development including social/affordable housing</p>	<ul style="list-style-type: none"> • Artist's Studios Pellettstown (€2.5m – part finding) • NCOD (part funding) • Misc – Parks, libraries, sports projects on Capital Programme not listed above (€6m) 	<p>NCA</p> <p>NWA/NCA</p> <p>All Areas</p>

Bundle 4: Total Value of Proposed Disposals €35.6m
Bundle 4: Value of Capital Projects €49.5m

Total Estimated Value of proposed property disposals €91.5m*
Total Value of Capital Projects to be funded = €100m

**This total figure does not include €9m of site disposals already approved by City Council.*

20 December 2019