



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report on Regeneration proposals for St Teresa's Gardens



16th September 2020

Historical context and background:

A large house known as Brock Lawn occupied the area of this complex in the later nineteenth and earlier twentieth centuries. Following purchase of the site by Dublin Corporation the St Teresa's Gardens apartment complex was initially designed circa 1940 by the Corporation under the aegis of HG Simms, the then City Architect. Foundations were poured in 1942 but work ceased due to materials shortages caused by the Second World War and the complex was not completed until 1951. The complex was considered to be a fine place to live and would have been the first time many of the new tenants had enjoyed conveniences like running water, electric, lighting and sanitation. The complex was highly regarded for its location close to town and employment and many of the original residents remember a friendly and strong sense of community. However, from the late 1970s onwards, St. Teresa's Gardens began to suffer badly from the effects of poverty and other social issues. These problems ultimately led to a decision to demolish the complex and carry out a radical regeneration of the entire area. Plans to regenerate the complex via a public private partnership were unsuccessful due to adverse economic conditions in 2009. Since 2010 Dublin City Council has established, and been working collaboratively with, a St. Teresa's Gardens Regeneration Board to advance regeneration plans. There are only a small number of blocks (of apartments) from the original complex still remaining. They will be demolished early next year when the 54 new homes currently under construction will be completed.

Regeneration Plans:

Following a public consultation process, the City Council in July 2017 approved a Strategic Development Regeneration Area (SDRA) Framework plan for the St Teresa's Gardens site, and adjacent lands (Bailey Gibson and Player Wills lands). A number of site requirements including playing facilities, public parks and dressing rooms etc. were included in this plan.

Hines Real Estate Ireland acquired the Bailey Gibson and Player Wills sites in 2018. Subsequently they worked collaboratively with DCC to update the framework plan into a masterplan/implementation plan.

Hines are applying to An Bord Pleanála for permission to develop their lands.

Community Infrastructure:

Dublin City Council, in the context of the 2017 SDRA, gave a strong commitment to ring-fence part of the DCC site to cater for the development of a full-sized GAA pitch (a municipal facility) and for the development of a new facility to cater for the long-standing Boxing Club (which currently has a premises in one of the blocks due for demolition). While Dublin City Council is fully committed to ring-fence part of the site for a full-sized GAA pitch and a Boxing Club, we do not at this stage have access to the necessary funding to carry out the significant infrastructural work required to convert these commitments to full fruition and operation. Dublin City Council management, in conjunction with the City Valuers Section, asked Hines to consider making an offer that could facilitate the early delivery of this essential community infrastructure. As a result of these discussions/negotiations we are currently negotiating with Hines on a proposal to dispose of two very small sites on DCC land (c3.89% of our land), which would realise the prompt delivery of community and non-housing infrastructure.

Such a proposal deal will be subject to value for money analysis, compliance with public procurement guidelines, a development agreement and a Section 183 disposal approval from city councillors.

Current context:

Hines acquired the Bailey Gibson and Player Wills sites at the end of December 2018. They are funded by a Dutch public sector pension fund, APG. They are planning to build in the region of 1,400 (Build to Rent) apartments on their lands. We have worked with Hines to develop a joint master plan for the 3 sites (DCC site and the Bailey and Player sites). There are planning issues that require an integrated design and solution approach collectively from both DCC and Hines. The SDRA predated a number of new Government policies, regulations and guidelines on heights and apartment standards. Accordingly, the Hines/DCC collaboration updated the plan. Hines arranged for open days on the 10th and 11th July 2019 and, following DCC input and local consultation, Hines revised their original plans for the Player Wills building and are seeking to retain same.

Community and artistic uses are now incorporated into their plans for the building and it will be a significant attraction and boon for the project. Further open days were arranged during early March 2020. A Strategic Housing Delivery (SHD) application for the Bailey Gibson site was submitted by Hines to An Bord Pleanála on 25th May 2020.

We will be acquiring 10% of the private residential units constructed by Hines under the Part V provision- circa **136** units.

There is an estimated potential for a further 800 to 850 apartments on the land owned by Dublin City Council, which is immediately adjacent to the land owned by Hines.

It is proposed that a mix of 70% Cost Rental and 30% social housing be developed on our site. Therefore, taking all three sites together, there is potential for over 2,000 much-needed homes located very close to Dublin City Centre. Currently we are having discussions with the Land Development Agency (LDA), with a view to inviting this new State Agency to develop the Council's land in line with our proposal for a mixed housing scheme of 70% Cost Rental and 30% Social. The Land Development Agency have a particular focus and expertise on Cost Rental Housing and are well positioned to access the necessary funding (Borrowings) to produce such housing at affordable rent levels. The proposal would be for the LDA to deliver all of the Council's housing requirements on a turnkey basis. This should effectively prove to be the most efficient method for DCC to achieve its required social and affordable cost rental housing on these lands.

This proposal in relation to the Land Development Agency will be the subject of a separate report to Local Councillors in due course.

Proposed land disposal to ensure funding for, and timely delivery of, community infrastructure:

Dublin City Council's non-residential requirements for the overall site are:

- Public park (north) (2.28ha) to include a municipal multi-purpose playing facility. SDR references 140m x 90m pitch and play area/playground.
- Municipal sports/community changing rooms adjacent to multi-purpose playing facility.
- A replacement facility for the local Boxing Club.

It is proposed to dispose of two small parcels of land (c3.89% of DCC land) that could accommodate up to 124 units. Our negotiation with Hines has agreed that €9m represents the current market value of this land.

Hines' offer is a mixture of a cash payment, infrastructural works and land that equates to €9m, and is conditional upon them delivering the required infrastructure.

Subject to approval of City Councillors we are seeking to use this opportunity to leverage the following:

- Delivery of the northern public park which includes play area/playground and municipal playing facility (140m x 90m all-weather pitch) that will accommodate GAA, Soccer and Rugby
- Delivery of dressing rooms for soccer, GAA, Rugby, Boxing and Community uses

The above Infrastructure will be delivered and operational in 2022. We believe this proposed disposal and agreement will:

- ✓ deliver a practical solution to current unmet community needs
- ✓ have strong community support from the St. Teresa's Regeneration Board and local sports organisations, such as Sporting Liberties.
- ✓ represent market value for the sites as advised by DCC Valuers.
- ✓ have sufficient safeguards to ensure value for money with regard to the delivery of infrastructure, as advised by DCC Quantity Surveyors Division.

Hines are agreeable to delivering the proposed infrastructure at cost and will not derive any profit from same.



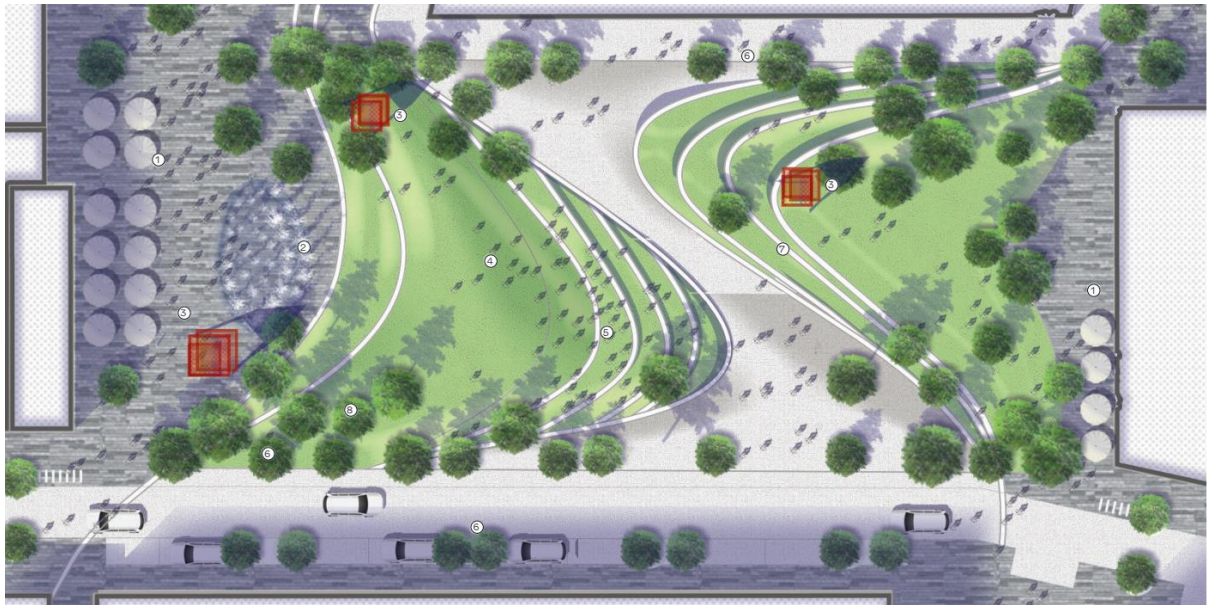
Indicative visual of the municipal park



Land parcels in yellow are subject to the proposed Section 183



Indicative image of central park



Summary:

We are recommending that Dublin City Council should approve the disposal of the two small parcels of land outlined in this report to Hines Real estate. A formal Section 183 report will be prepared and brought to an upcoming City Council meeting for consideration.

Brendan Kenny,

Deputy Chief Executive

Date: 11 September 2020

Appendix: Showing 3 site areas

