

## **Millwood Court – Older Persons Housing Development**

Millwood Court site previously housed 41 older persons in bed-sit accommodation, the complex was constructed in the 1950's. The process is now underway to develop this site for older persons in need of social housing in the North Central Area.

The Housing Department has engaged with FOLD Housing on a proposal to redevelop the site, Fold Housing have experience and expertise in the construction and management of housing for older persons and the proximity of a sister scheme is beneficial from both DCC and FOLD Ireland's perspective. Fold engaged Cantrell & Crowley Architects & Interior Designers to address the brief and the design has now been complete.

Having engaged with the Elected Members and local resident's representatives during a series of meetings over the last twelve months the initial proposal for 60 units has been adjusted down and the current plan is for the construction of 52 units, the project is now entering the pre-part 8 planning stage.

### **Key element of the Millwood Housing Project**

Design -

- All apartments are dual aspect
- Level access bathrooms/wet rooms
- Energy efficient design
- Universal Design principle has been applied across all elements of the complex

Management -

- Tenancy training and engagement
- Dedicated Housing Officer

### **Housing Need for Older Persons in the North Central Area Jan 2021**

299 Older Persons on the Housing waiting list (25 are priority housing cases with either welfare, medical or are homeless)

215 Older Person on the Transfer waiting list (37 are priority transfer cases with either medical, welfare or HAP tenants)

Dublin City Council will have 100% nomination rights.

### **Pre Part 8 Procedure**

This information is presented to the Area Committee in order to confirm Dublin City Council's intention to commence the pre-Part 8 procedure for the re-development of Millwood Court by Fold Housing Association. This follows consultations recently held between Fold, their design team and the local residents and local representatives for the area.

The next step in the process will be to commence the pre-part 8 consultation with the Planning Department to ensure that the proposed development does not materially contravene the current Dublin City Development Plan. Fold Housing Association will be asked to prepare drawings, maps and specifications in respect of the proposed project which will be circulated to any Department within the Council whose input is required.

Following the receipt of a report from the Planning Department, the Housing Department will notify the Area Committee of the intention to commence the Part 8 process through the monthly meeting of the Committee.

**Housing Development Section  
February 2021**

