

# Delivery of Affordable Housing

Presentation to Housing SPC 11 May 2022



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# Overview of Presentation

- Affordable Housing
  - Overview of DCC Delivery Programme & Delivery Partners
- DCC Delivery
  - Affordable Dwellings for Purchase
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    - Balbutcher
    - Sillogue
- Presentation by the Housing Agency
  - Update on Affordable Housing Regulations ( presentation by the Housing Agency)
  - Updates on Regulations
  - Regulation in Practice
- Cost Rental
  - In practice
- Eligibility / Cost / Application Process
  - Timelines



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# DCC HDAP Affordable Housing Delivery

## Future Programme by Year (Affordable and Cost Rental Housing)

\* ODG Cost Rental units not included as still being negotiated

	AHB Cost Rental*	LA Build Affordable	LDA Cost Rental	LDA Affordable	AHB Affordable	LA Build Turnkey Affordable	LA Build Cost Rental	Totals
2022					37			37
2023	38				56	113		207
2024	170					186		356
2025	85	378	184			139		786
2026	364		516	1320	150	293	443	3086
Total	657*	378	700	1320	243	731	443	4472



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# Affordable Delivery – Programme Delivery

2022	37 Units	Units per scheme
Ballymun LAP Site 22 & 23	LA Build Turnkey Affordable (AHB)	37

2023	207 Units	
Coruba House	AHB Cost Rental (Circle)	38
O'Devaney Gardens Ph. 1 & 2	LA Build Turnkey Affordable	113
Ballymun LAP Site 21	AHB Build Affordable	12
Ballymun LAP Site 25	AHB Build Affordable	44

2024	356 Units	
Oscar Traynor Ph. 1 & 2	LA Build Turnkey Affordable	86
Oscar Traynor Ph. 1 & 2	AHB Cost Rental (Cluid)	170
Poolbeg Ph. 1	LA Build Turnkey Affordable	100

2025	786 Units	
Ballymun LAP site 12	LA Build Affordable Purchase	101
Ballymun LAP site 14	LA Build Affordable Purchase	105
Cherry Orchard	LA Build Affordable Purchase	172
Cromcastle Underpass	LDA Cost Rental	100
Donore Ave Ph.1	LDA Cost Rental	84
O'Devaney Gardens Ph. 3	LA Build Turnkey Affordable	96
Oscar Traynor Ph. 3	LA Build Turnkey Affordable	43
Oscar Traynor Ph. 3	AHB Cost Rental Cluid	85

2026	3,086 Units	
Oscar Traynor Rd. Ph. 4	LA Build Turnkey Affordable	43
Poolbeg Ph. 2	LA Build Turnkey Affordable	250
Oscar Traynor Rd. Ph. 4	AHB Cost Rental Clúid	85
Ballymun LAP site 6	AHB Cost Rental	279
Cherry Orchard/Parkwest Ph.1	LDA Cost Rental	180
Donore Ave. Ph. 2	LDA Cost Rental	126
Emmett Rd.	LA Cost Rental Build	443
Donore Ave. Ph. 3	LDA Cost Rental	210
Ballymun LAP site 11	AHB Build Affordable	100
Ballymun LAP site 13	AHB Build Turnkey Affordable	50
Cherry Orchard/Parkwest	LDA Affordable Purchase	720
Belmayne	LDA Affordable Purchase	500
Bluebell	LDA Affordable Purchase	100



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# DCC Delivery

- Affordable Purchase
  - Cherry Orchard
  - Balbutcher
  - Sillogue



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# DCC Delivery Cherry Orchard Housing | 172 no. units | estimated completion 2025

## Design Team

City Architects | Coady Architects

## Project Description

- Affordable family homes to be delivered under AHF and Design and Build Development Agreement.
- 2 no. public open spaces with play area.
- Provision for a New link road (subject to funding)

## Number / Type of Units

- 172 units | 141 - 3 bed; 31 - 2 bed | 82% 3 bed; 18% 2 bed
- All homes have private rear gardens
- All homes have in curtilage parking - as the existing housing in the area.

## Planning Status

- Total Site Area = 5.57 ha; **Net Density** 172 units | **58.9 dph**
- Currently Pre Part 8 Consultation
- Part 8 formal submission June 2022
- Subject to Approval by Area Committee - Part 8 to City Council Mtg Sept 2022



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# DCC Delivery – Cherry Orchard



## SUMMARY

Type A	123 no.   3 bed/ 5 pers.
Type B	18 no.   3 bed/ 5 pers.
Type D	7 no.   2 bed/ 4 pers.
Type E	25 no.   2 bed/ 4 pers.
Total	172 no.



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# DCC Delivery Balbutcher Housing | 105 no. units | estimated completion 2025

**Design Team** | City Architects - MOLA Architecture

## Project Description

- Affordable family homes to be delivered under AHF and Design and Build Development Agreement.
- New linkage / permeability, 2 no public open spaces.

## Number / Type of Units

- 105 units (79 - 3 bed / 26 - 2 bed) 75% 3 bed and 25% 2 bed
- All homes with private rear gardens exceeding the min 10 sq. metres per bed space
- 79 no. units have in curtilage parking for one car as does the existing housing in the area

## Planning & Construction

Part 8 submission Q2 2022 – CEO Part 8 Report to Council anticipated September 2022

Design and Build Procurement Q 3 / Q4 2022

Detail design development Q1 / Q2 2023

Construction 2023 / 2025



**Balbutcher Housing Site | Location**



**Balbutcher | Homezone view looking North**



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# DCC Delivery – Balbutcher

## 105 NO. NEW HOMES

TYPE 01 | 59 no. terrace homes  
3-Bed, 2 Storey Unit | 109 sqm  
Front Entry

TYPE 02 | 5 no. end terrace homes  
3-Bed, 2 Storey Unit | 109 sqm  
Side Entry

TYPE 03 | 2 no. detached homes  
3-Bed, 2 Storey Unit | 109 sqm  
Front entry

TYPE 04 | 26 no. terrace homes  
2-Bed, 2 Storey Unit | 88sqm  
Porch Entry

TYPE 05 | 13 no. terrace and detached homes  
3-Bed, 2 Storey Unit | 109 sqm  
Double fronted | front entry

	3-Bed, 2 Storey Unit	-	59 No.
	3-Bed, 2 Storey Unit	-	5 No.
	3-Bed, 2 Storey Unit	-	13 No.
	3-Bed, 2 Storey Unit	-	02 No.
Total		-	105 No.



# DCC Delivery – Sillogue

## SILLOGUE HOUSING | 101 no. units

Design Team | City Architects - MOLA Architecture

### Project Description

- Affordable family homes to be delivered under AFF and Design and Build Development Agreement.
- 2 no. public open spaces.

### Number / Type of Units

- 101 units (66 - 3 bed / 35 - 2 bed) 65% 3 bed and 35% 2 bed
- All homes with private rear gardens exceeding the min 10 sq. metres per bed space
- 66 no. units have in curtilage parking for one car as does the existing housing in the area

### Planning Status

- Total Site Area = 2.2ha; **Net Density** 101 units | **62.5 dph**
- Currently Pre Part 8 Consultation
- Part 8 formal submission June 2022
- Subject to Approval by Area Committee - Part 8 to City Council Mtg Sept 2022



Sillogue Housing Site | Location



Sillogue | View from Home Zone looking South East



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## DCC Delivery – Sillogue

### 101 NO. NEW HOMES

TYPE 01 | 62 no. terrace homes  
3-Bed, 2 Storey Unit | 109 sqm  
Front Entry

TYPE 02 | 4 no. end terrace homes  
3-Bed, 2 Storey Unit | 109 sqm  
Side Entry

TYPE 03 | 34 no. terrace homes  
2-Bed, 2 Storey Unit | 88sqm  
Porch Entry

TYPE 04 | 1 no. end terrace home  
2-Bed, 2 Storey Unit | 88sqm  
Side Entry



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# Affordable Housing Act 2021

- Enacted in July 2021
  - Places the LA Affordable purchase scheme, Cost Rental and First Home Shared Equity Scheme on a statutory basis
- The AHF will provide Exchequer funding support to local authorities to assist in meeting the cost of delivery of affordable housing.
  - It has evolved from the Serviced Sites Fund (SSF)
  - Funding will continue to be for provision of infrastructure to facilitate delivery of affordable housing on local authority lands
  - No longer be limited to costs of servicing of sites but will be for all-in development costs
  - It is an open call so not restricted to a certain time frame
  - The maximum amount of AHF is €100,000 per affordable home subject to meeting a number of criteria



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# Housing Agency Presentation on Affordability in practice



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