

Dublin City Council's Housing Delivery Action Plan 2022-2026

HOUSING DEVELOPMENT



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Housing Delivery Action Plan in Context

- Context and Environment
 - Ambitious Targets
 - Broader Delivery Strands
 - Challenges
 - Inflation, resources, sectoral capacity, land availability, timelines
 - DCC Best Practice
 - Collaborative Delivery models
 - Level of demand for housing Social & Affordable



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DCC's Housing Delivery Action Plan

- ▶ DHLGH set DCC challenging targets for each of the five years

Year	DHLGH Target	Long Term Leasing	Total
2022	895	480	1375
2023	1931	475	2406
2024	1974	410	2384
2025	2122	410	2122
2026	2165	0	2165
Total	9087	2165	10200

- DCC HDAP 2022-2026 published in July shows how DCC will meet its targets



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How DCC Housing will achieve its social build target

The Table below shows when and how DCC will meet its HDAP Targets

Year	Estimated Part V (Private & LDA)	Existing LA Land bank	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Total Homes to be delivered	DHLGH TARGETS	VAR
2022	401	301	21	20	260	76	1079	895	184
2023	400	231	200	23	536	69	1459	1931	-472
2024	350	296	225	16	469	102	1458	1974	-516
2025	350	1372	200	18	284	0	2224	2122	102
2026	350	2058	100	20	131	60	2719	2165	554
TOTAL	1851	4258	746	97	1680	307	8939	9087	-148



Focus on Building Delivery – Existing LA Land bank

- ▶ **The build component draws on a wide range of supply mechanisms over the lifeline of the Plan.**
 - ▶ Existing LA Land bank accounts for 4,512 units and is key delivery platform
 - ▶ This category includes
 - ▶ Regeneration
 - ▶ Volumetric& DCC New Builds
 - ▶ PPP
 - ▶ Bundle 3, 3 DCC Sites 243 homes in 2025;
 - ▶ Bundle 4 & 5, 10 DCC Sites – detailed design to commence in Q4 2022 & following tender 18 month construction.
 - ▶ AHB delivering on DCC Deport Sites
 - ▶ HLI - O'Devaney Gardens & Oscar Traynor Road
- ▶ Building programme to provide housing for senior citizens, traveller accommodation, social housing, people with disabilities and will reflect the need of DCC housing list
- ▶ Delivering on DCC Land Bank beyond 2026 will require access to additional lands



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Focus on Building Delivery

- ▶ Part V Delivery
 - ▶ Plays a key role in delivery of social housing units and mixed tenure housing
 - ▶ It is dependent on the housing construction sector
 - ▶ recent upturn in new starts is reflected in a strong pipeline of anticipated delivery
 - ▶ Acquisition of units by DCC reflects what is being built
 - ▶ **Based on PP anticipate delivery of 1850 units between 2022 – 2026**
 - ▶ Will see increase in units as condition under AHA for 20% Part V starts to deliver



Focus on Building Delivery

▶ **LA Turnkey**

- ▶ DCC exploring opportunities to acquire turnkey units and plan to acquire 746 over course of the plan.

▶ **Buy and Renew**

- ▶ DCC actively identifying vacant properties and returning to use for social housing
- ▶ Target of 97 units over lifetime of plan
- ▶ High social and economic value to the City

Focus on Building Delivery – AHB Delivery

- ▶ HfA places emphasis on AHB Delivery (50% of total homes to be delivered)
- ▶ Requires strengthening collaboration with AHBs
- ▶ Delivery across
 - ▶ DCC Sites; AHB Constuction; Part Vs; AHB Turnkeys
 - ▶ Affordable & Cost Rental
- ▶ Plan includes schemes at feasibility to construction
- ▶ Based on AHB CALF and CAS only, AHBs will deliver
 - ▶ 39% of build schemes in 2022; 44% in 2023; & 41% in 2024.
 - ▶ When 50% of Part V units for thoste years are included the percentage delivery target of 50% is me
- ▶ Numbers for 2025 / 2026 will increase as Turnkey & Part V opportunities materialise



Where will Social Homes will be delivered?

Delivery output shows social homes being delivered in the following Areas:

Area	Estimated Part V (Private & LDA)	Existing LA Land bank	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Total Social Homes to be delivered	Identified Demand	Variance
Central	497	1006	100	16	221	48	1888	1155	733
North Central	156	954	225	20	568	14	1937	2537	-600
North West	73	740	100	23	150	25	1111	1879	-768
South Central	962	1314	300	38	615	188	3417	2339	1078
South East	163	244	21	0	126	32	586	1177	-591
Total	1851	4258	746	97	1680	307	8939	9087	-148



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Completed and Projected Delivery in 2022

1] Completed

Delivery Mechanism	Dwellings Delivered
DCC Part V	106
CALF Part V	40
CALF	102
CAS	43
Land bank	15
Affordable	37
Total	343

2] Projected

Delivery Mechanism	Dwellings to be Delivered
CALF	158
CAS	12
Part V	179
LA Turnkey	79
Land bank	255
Total	683



Regeneration

Potential Catchment (Complexes as a % of total tenancies)

Area	# Tenancies	# in Complexes	% in Complexes
South Central	7483	3719	50%
South East	3474	3014	87%
Central	3842	2926	76%
North Central	3862	1042	27%
North West	6286	633	10%
	24,947	11,334	45%



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Regeneration

Potential Catchment (Complexes as a % of total tenancies)

Area	#	Age of Complexes	#	%
South Central	62	0-25 years old (1997-2022)	50	23%
South East	50	26-50 years old (1971-1996)	69	32%
Central	50	51-75 years old (1945-1970)	73	34%
North Central	26	76-100 years old (1919-1944)	18	8%
North West	29	100-128 years old (1890-1918)	7	3%
	217		217	



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Current HFA Regeneration Planned Delivery (2022-2026)

(26 Sites, 8 Volumetric)

Year	Target	REGEN (inc Volumetric)	% of Target
2022	895	219	24%
2023	1,931	261	14%
2024	1,974	116	6%
2025	2,122	491	23%
2026	2,165	398	18%
TOTAL	9,087	1485	16%



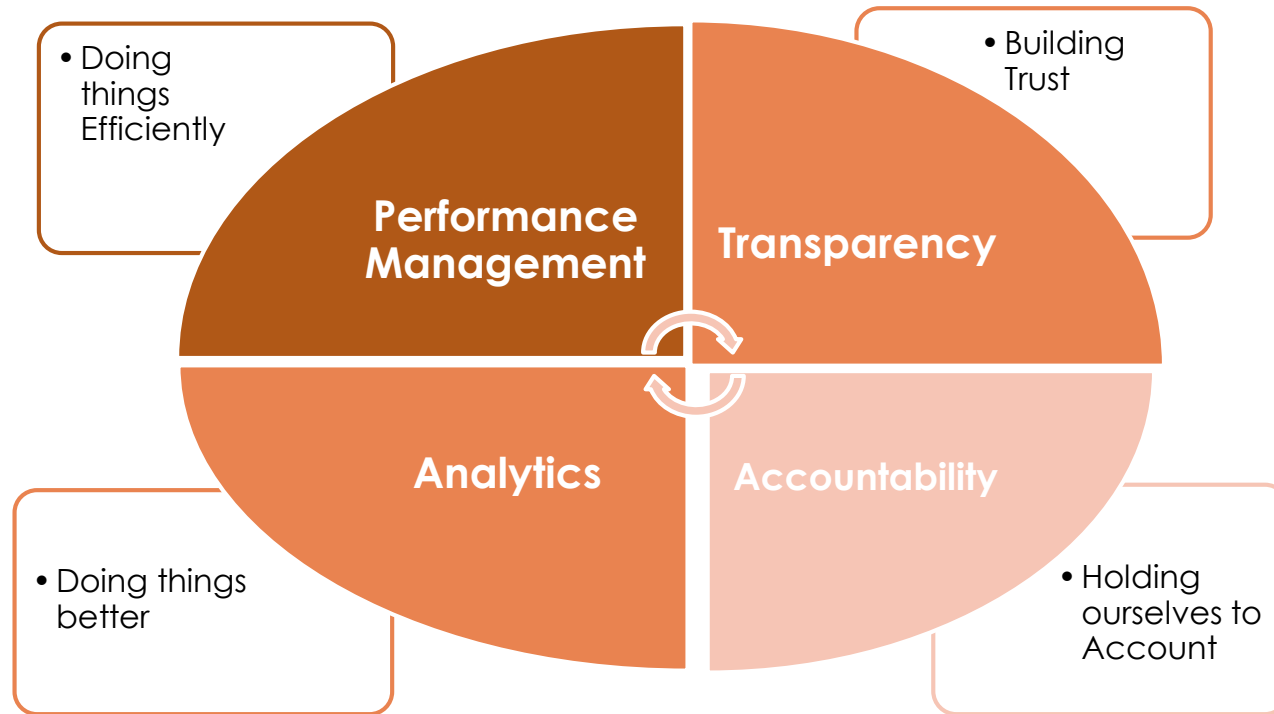
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Regeneration Prioritisation/Strategy

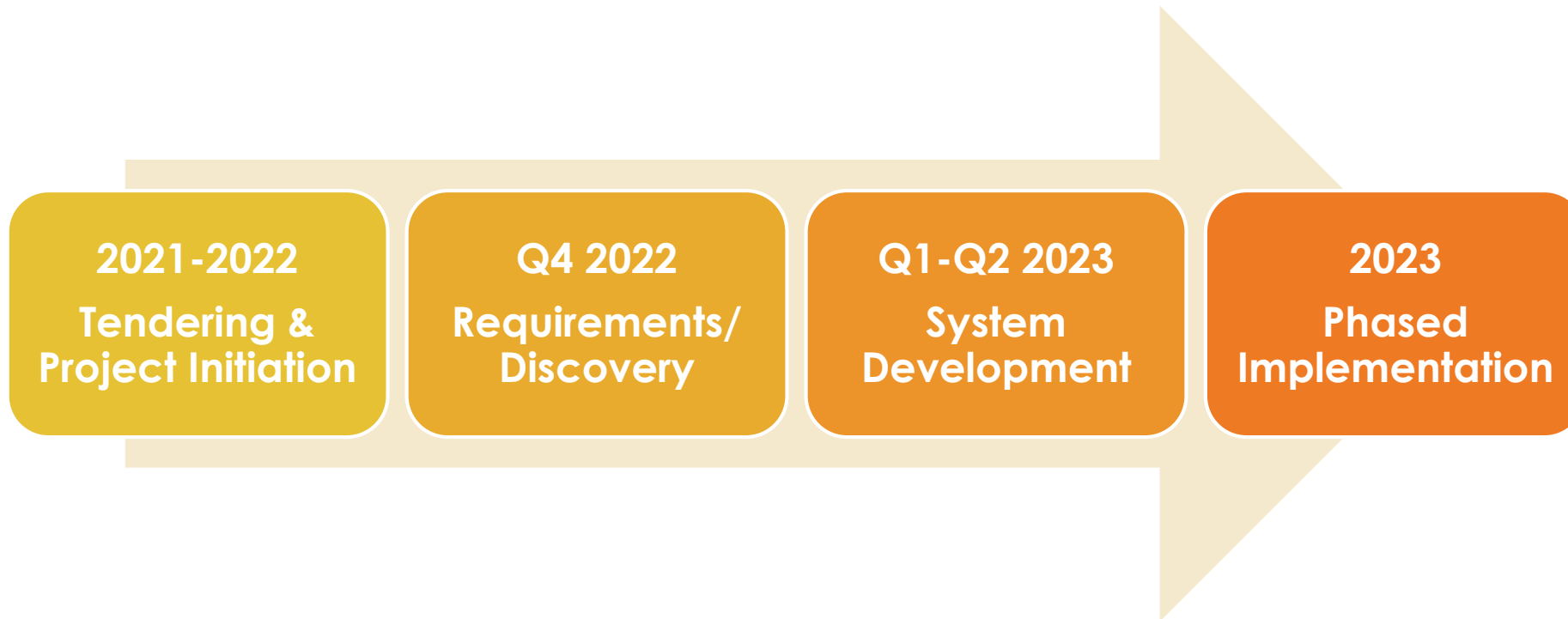
Criteria/Consideration	Options
Age	Precinct Improvement
Condition	Precinct Improvement + Fabric Upgrade
Additionality	Energy Efficiency Retrofit
Space Standards/Bedsits	Retrofit/Amalgamation
Fair Allocation across areas	Retrofit/Amalgamation and Infill
Location/Proximity/Decanting	Infill Only
Tenure Mix/Cost Rental	Demolish & New Build
Cost/Capacity/Development Options	



Project Management System



PMS System – Estimated Timeline



What are the Affordable and Cost Rental targets?

- The following projects are currently projected to be delivered:

Year	Affordable Dwellings	Cost Rental Dwelling	Total Delivery
2022	37		37
2023	56		56
2024	215	160	375
2025	586	653	1239
2026	1200	1114	2314
Total	2094	1927	4021



Affordable and Cost Rental Delivery by Area

Area	Affordable Dwellings	Cost Rental Dwellings	Total Delivery
Central	348	158	506
North Central	77	320	397
North West	857	279	1136
South Central	312	1100	1412
South East	500	70	570
Total	2094	1927	4021



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Beyond 2026

- ▶ HDAP - Plan for 5 year period
- ▶ Housing for All – targets build programme to 2030
- ▶ DCC preparing now to meet needs beyond 2026

- ▶ Regeneration; HLIs; DCC Landbank; LDA

- ▶ Two significant areas :

- Kylemore Road/Naas Road lands and

- Glasnevin (the Dublin Industrial Estate and surrounding lands).

Industrial lands will be brought forward as regeneration lands during the lifetime of the development plan

Land acquisition will be explored