

To the chairperson and
Members of Dublin City Council

Report No. **238** of **2022**
Report of Assistant Chief Executive

Dublin City Council Housing Delivery Report – October 2022

The table below captures Dublin City Council's current pipeline across all of our delivery streams.

Summary of unit numbers in pipeline	Units
Under Construction	1,284
Tender Stage	666
Acquisitions	506
Part V	1,500
	(Current Pipeline - 662)
Regeneration Projects	2,100
Advanced Planning and Design	1,232
Preliminary Planning and Design	2,599
Traveller Housing	71
Long Term Leasing	1,465
	(Pipeline for 2022 – 440)
Affordable Purchase	1,802
Cost Rental	2,514
TOTAL	15,739

Coilín O'Reilly

Assistant Chief Executive

28th September 2022

The new Housing for All Government Strategy was published in September 2021, which set a five year target over a range of different delivery streams. The Department of Housing, Local Government and Heritage has issued 9,087 homes to be delivered by Dublin City Council from 2022-2026.

The table below details the targets by D.H.L.G.H. along with Dublin City Council's projected delivery, with further approximately 4,000 units in Affordable Purchase and Cost Rental.

	2022	2023	2024	2025	2026	TOTAL
Social Housing delivery target	895	1,931	1,974	2,122	2,165	9,087
Long term Leasing targets	480	475	410	100		1,465
D.H.L.G.H. Total Target	1375	2406	2384	2222	2165	10,552
D.C.C. Projected delivery	2022	2023	2024	2025	2026	
D.C.C. Build Programme	937	700	1,547	2,509	1,252	6,945
Long term Leasing Delivery	480	475	410	100		1,465
Part Vs	300	300	300	300	300	1,500
Total Delivery	1,717	1,475	2,257	2,909	1,552	9,910

D.C.C. acknowledges the difference between the total as set by D.H.L.G.H. and the D.C.C. Build Programme total delivery number. D.C.C. is examining ways of increasing delivery over the lifetime of the plan, including P.P.P. (Public Private Partnership) and C.D. (Competitive Dialogue) as additional methods of delivery.

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
Central	A.H.B. (Focus Ireland)	Connaught Street, Dublin 7	C.A.L.F.	20 12 x 1 bed 8 x 2 bed	On site – Turnkey	Completion of scheme	Q4 2022
Central	D.C.C.	Dominick Street	Regeneration	72 12 x 1 bed 50 x 2 bed 10 x 3 bed	On site	Completion of scheme	Q4 2022
Central	A.H.B. (Tuath)	Ellis Court, D.7	C.A.S.	22 6 x 1 bed 15 x 2 bed 1 x 3 bed	On site	Completion of scheme	Q1 2023
Central	A.H.B. (C.H.I.)	North King St	C.A.L.F.	30 11 x 1 bed 15 x 2 bed 4 x 3 bed	On site	Completion of scheme	Q4 2023
Central	D.C.C. (In house)	North King Street	Regeneration	30 7 x 1 bed 21 x 2 bed 2 x 3 bed	On site	Completion of scheme	Q4 2022
Central	D.C.C. (In House)	O' Devaney Gardens, D.7	Regeneration	56 6 x 1 bed 27 x 2 bed 23 x 3 bed	On site	Completion of scheme	Q4 2022
North Central	D.C.C. (Rapid build)	Bunratty Road D.17	L.A. Housing	78 32 x 1 bed 32 x 2 bed 14 x 3 bed	On site	Completion of scheme	Q2 2023
North Central	A.H.B. (Respond)	Chanel Manor, Coolock D.5	C.A.L.F.	78 20 x 1 bed 43 x 2 bed 15 x 3 bed	On site	Completion of scheme	Q1 2023

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
North Central	A.H.B. (Clanmil)	Newtown Cottages, Malahide Road	C.A.L.F.	3 3 x 3 bed	On site - Turnkey	Completion of scheme	Q3 2022
North Central	A.H.B. (Tuath)	Walker Grove, Clongriffin, D 13	C.A.S. Acquisition	32 16 x 2 beds 16 x 3 beds		Complete	Q3 2022
North West	A.H.B. (Novas)	Ratoath Avenue Finglas	C.A.S.	6 6 x 1 bed	Nominations under way	Completion of scheme	Q3 2022
South East	A.H.B. (Clúid)	Bethany House, D.4	C.A.L.F.	62 45 x 1 bed 17 x 2 bed	On site	Completion of Scheme	Q3 2023
South East	D.C.C. Turnkey	Moss Street, D.2	L.A. Housing	21 14 x 1 bed 7 x 2 bed	On site Legals & Snagging underway	Completion of scheme	Q3 2022
South Central	A.H.B. (Respond)	Bluebell Avenue	C.A.L.F.	52 12 x 1 bed 32 x 2 bed 8 x 3 bed	On site	Completion of scheme	Q3 2022
South Central	D.C.C. (Rapid build)	Bonham Street	L.A. Housing	57 26 x 1 bed 26 x 2 bed 5 x 3 bed	On site	Completion of scheme	Q2 2023
South Central	A.H.B. (Focus)	25-27 Bow Lane West, Dublin 8	C.A.L.F.	27 4 x studio 16 x 1 bed 7 x 2 bed	Funding approved	Completion of scheme	Q4 2023
South Central	D.C.C. (Rapid build)	Cork/Chamber Street, D.8	L.A. Housing	55 32 x 1 bed 10 x 2 bed 13 x 3 bed	On site	Completion of scheme	Q2 2023
South Central	D.C.C.	Cornamona, Ballyfermot	L.A. Housing	61 29 x 1 bed 19 x 2 bed 13 x 3 bed	On site	Completion of scheme	Q4 2022

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South Central	D.C.C. Turnkey	Drimnagh Rd	D.C.C. Turnkey Acquisitions	24 13 x 2 bed 11 x 3 bed	Snagging under way	Completion of scheme	Q4 2022
South Central	A.H.B.	Huband Road	C.A.S.	6	Proposal – Stage 1 referred to Department	Funding approved	Q4 2023
South Central	A.H.B. (Respond)	Long Mile Road	C.A.L.F.	138 51 x 1 bed 80 x 2 bed 7 x 3 bed	On site - Turnkey	Completion of scheme	Q1 2023
South Central	AHB (Clúid)	Lucan Road	CALF	30 10 x 1 bed 14 x 2 bed 6 x 3 bed	On site	Completion of scheme	Q4 2022
South Central	A.H.B. (Tuath)	Park West, D.12	C.A.L.F.	41 19 x 1 bed 22 x 2 bed		COMPLETE – DELIVERED	Q2 2022
South Central	A.H.B. (Tuath)	Park West, D.12	C.A.S.	43 13 x 1 bed 30 x 2 bed		COMPLETE – DELIVERED	Q2 2022
South Central	D.C.C. (Rapid build)	Springvale, Chapelizod D 20	L.A. Housing	71 21 x 1 bed 30 x 2 bed 20 x 3 bed	On site	Completion of scheme	Q2 2023
South Central	A.H.B. (Alone/Circle)	1b St. Michael's Estate, D10	C.A.S.	52	On site	Completion of scheme	Q4 2024
South Central	A.H.B. (Tuath)	The Laurels, 54 Inchicore Road, Dublin 8	A.H.B. Leasing	17 2 x studio 6 x 1 bed 9 x 2 bed		COMPLETE – DELIVERED	Q3 2022

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
South Central	A.H.B. (Dublin Simon)	25/26 Ushers Island, D.8	C.A.S.	100 100 x 1 bed	On site	Completion of scheme	Q4 2024
			TOTAL	1,284			

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Dublin Simon)	Arbour Hill, Dublin 7	C.A.S.	14	Submit Stage 4	Stage 4 Approval	Q1 2024
Update: This project required a re- tender which has caused a delay getting on site, current estimation on a start date is Q4 2022.							
Central	D.C.C. In House	Infirmiry Road Dublin 8	L.A. Housing	38	Stage 3 Approval	Go out to tender for a contractor	Q4 2024
Update: The delivery of 38 homes on this site has received Stage 3 approval from the D.H.L.G.H. and achieved Part 8 planning permission. Preparation of tender documentation to appoint a contractor to the project is underway							
Central	A.H.B. (Clúid)	North Great Charles St., D1	C.A.L.F.	52	Commenced on site	Completion of scheme	Q1 2024
Update: Contractor is on site enabling works have commenced							
Central	D.C.C. Housing Land Initiative	O' Devaney Gardens	Joint Venture	275	Planning Granted 16 th May 2022	Construction start	TBC
Central	A.H.B. (Circle)	Railway Street, D1	C.A.L.F.	47 10 x 1 beds 27 x 2 beds 10 x 3 bed	Contract awarded	Commence on site	Q4 2023
Update: Contractors are due to commence on site September 2022							

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Dublin Simon)	Sean McDermott Street	C.A.L.F.	8 x 1 bed	Revised Funding approval required	Commence on site	Q4 2023
Update: There has been a cost increase on this development, this is under assessment							
North Central	D.C.C. In House (Rapid)	Belcamp B, D.17	L.A. Housing	12	Stage 2 Approval Preparing Stage 3 application for submission to the D.H.L.G.H.	Stage 3 approval to go out to tender	Q4 2024
Update: This project has Stage 2 Approval and Part 8 granted Currently preparing Stage 3 application for submission to the D.H.L.G.H.							
North Central	A.H.B. (Respond)	High Park, Gracepark Rd.	C.A.L.F.	101 40 x 1 bed 36 x 2 bed 25 x 3 bed	Tender Process	Award Tender commence on site	Q4 2024
Update: Tender completion delayed to August, estimated commencement Q4 2022							
North Central	A.H.B. (FOLD)	Millwood Court, D.5	C.A.L.F.	52	Part 8 approved Section 183 Disposal	Commence on site	Q3 2024
Update: C.A.L.F. funding application prepared, tender under way, commence on site Q4 2022							

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	A.H.B. (Focus)	15 Richmond Avenue, Fairview, D3	C.A.L.F.	35 19 x 1 bed 16 x 2 bed	Funding application approved	Commence on site	Q1 2024
Update: Due to commence on site September 2022							
South East	A.H.B. (P.M.V.T.)	Shaw Street, D8	C.A.S.	12 11 x 1 bed 1 x 2 bed	Stage 4 approved Tender assessment	Engage Contractor	Q2 2024
Update: C.A.S. construction project has recently received Stage 4 approval, site clearance commenced							
South East	A.H.B. (P.M.V.T.)	Townsend Street 180-187, D.4	C.A.S.	20 20 x 1 bed	Tender assessment	Stage 4 approval	Q4 2023
Update: Refurbishment C.A.S. project inclusion of additional units required a complete re-tender of the project							
			TOTAL	666			

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
All Areas	D.C.C.	General Acquisitions	L.A. Housing	220	Ongoing legals, valuations and inspection	Closing of acquisitions ongoing	2022
All Areas	Housing Agency	General Acquisitions	L.A. Housing	38	Various proposals in progress	Closing of acquisitions	2022
All Areas	A.H.B.	General and Special Needs	A.H.B. Leasing	80	Various proposals in progress	Closing of lease	2022
All Areas	A.H.B.	General and Special Needs	C.A.L.F.	50	Various proposals in progress	Closing of acquisitions	2022
All Areas	A.H.B.	General and Special Needs	C.A.S.	52	24 Complete, 28 in process	Closing of acquisitions ongoing	2022
North Central	A.H.B. (DePaul)	Moorehaven	C.A.S.	8	Acquisitions closed	Refurbishment	2022
North West	D.C.C.	Prospect Hill Turnkey, D.11	L.A. Housing	58	Tender documentation Issued & responses being assessed	Issuing contract & going on site	Q2 2023
			TOTAL	506			

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	A.H.B.	Bakersyard, N.C.R. D.1 (off-site)	C.A.L.F.	6	Agreement in place	Units to be acquired	Q3 2022
Central	D.C.C.	East Road, D.1	L.A. Housing/Leasing	55	Agreement in place	Units to be leased	Q2 2023
Central	A.H.B.	Northbank, Dublin 1 (off-site for City Blk 3, D1)	C.A.L.F.	40	Agreement in place	Units to be acquired	Q4 2023
Central	D.C.C.	Poplar Row, Dublin 3	L.A. Housing/Leasing	3	Agreement in place	Units to be leased	Q3 2022
Central	D.C.C.	1-4 Shamrock Place, D.1	L.A. Housing/Leasing	4	Agreement in place	Units to be leased	Q3 2023
North Central	A.H.B.	Belmayne, P4, Dublin 13	C.A.L.F.	26	In Negotiations	Units to be agreed	Q1 2025
North Central	D.C.C.	Block 2, Northern Cross, Malahide Road	L.A. Housing	19	Agreement in place	Units to be leased	Q3 2023
North Central	D.C.C.	Bonnington Hotel, Swords Road	L.A. Housing	12	Agreement in place	Units to be leased	Q3 2023
North Central	D.C.C.	Brookwood Court, Killester, D.5	L.A. Housing	7	Agreement in place	Units to be acquired	Q4 2022
North Central	A.H.B.	Chanel Manor, Coolock, D.5	C.A.L.F.	9	Funding Approved	Units to be acquired	Q2 2023
North Central	D.C.C.	194, 196, 198 Clonliffe Road, D.3	L.A. Housing/Leasing	3	Agreement in place	Units to be leased	Q4 2023
North Central	D.C.C.	Clonshaugh House, D.17	C.A.L.F.	2	Back in negotiations	Units to be agreed	Q4 2023
North Central	D.C.C.	Griffith Wood, D3	L.A. Housing	35	Agreement in place	Units to be acquired	Q3 2022

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	D.C.C.	Hampton, Grace Park Rd, D.9	L.A. Housing	8	Agreement in place	Units to be acquired	Q1 2023
North Central	D.C.C.	Newtown, Clarehall, D.17	L.A. Housing/Leasing	33	Agreement in place	Units to be leased	Q4 2023
North Central	D.C.C.	The Haven, Clontarf, Dublin 3	L.A. Housing	4	In Negotiations	Units to be agreed	Q3 2023
North Central	D.C.C.	Verville Vernon Avenue, D3	L.A. Housing	5	Agreement in place	Units to be acquired	Q3 2022
North West	D.C.C.	Addison Lodge, Botanic Road	L.A. Housing	2	Agreement in place	Units to be acquired	Q4 2022
North West	D.C.C.	Hamilton Gardens, Former C.I.E. Land, D.7	L.A. Housing/Leasing	48	Agreement in place	Units to be leased	Q3 2022
North West	D.C.C.	54 Glasnevin Hill, D.9	L.A. Housing/Leasing	10	Back in Negotiations	Units to be agreed	Q1 2024
North West	D.C.C.	Grove Industrial Est, Dublin 11	L.A. Housing	1	With Building Control	Units to be acquired	T.B.C.
North West	A.H.B.	Hampton Wood, Cell 16, Dublin 11	C.A.L.F.	12	In Negotiations	Units to be agreed	Q4 2022
North West	A.H.B.	Plunkett Hall, Hole in the Wall Road, Dublin 13	C.A.L.F.	6	In Negotiations	Units to be agreed	Q1 2023
South East	A.H.B.	Eglinton Road, Dublin 4	C.A.L.F.	14	In Negotiations	Units to be agreed	Q3 2023

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South East	A.H.B.	126 – 128 Harold's Cross Road, D.6	C.A.L.F.	3	Agreement in place	Units to be acquired	Q4 2023
South East	D.C.C.	Harold's Cross Classic Cinema, D.6	L.A. Housing/Leasing	9	Back in Negotiations	Units to be agreed	Q1 2023
South East	D.C.C.	Ivory Blds, John Rogerson's Quay	L.A. Housing	6	Agreement in place	Units to be acquired	Q3 2022
South East	A.H.B.	Lime Street, D.2 (off-site)	C.A.L.F.	15	Agreement in place	Units to be acquired	Q3 2022
South East	D.C.C.	Pembroke Row Grand Canal	L.A. Housing	1	Agreement in place	Units to be acquired	Q3 2022
South East	D.C.C.	Sandford Lodge, Dublin 4	L.A. Housing/Leasing	3	In Negotiations	Units to be agreed	Q4 2022
South East	D.C.C.	Sandymount Castle Park	L.A. Housing	2	Agreement in place	Units to be acquired	Q4 2022
South Central	A.H.B.	Bellevue Motors, Islandbridge, D.8	C.A.L.F.	2	Agreement in place	Units to be acquired	Q3 2022
South Central	D.C.C.	Blackhorse Inn Pub, Inchicore, D.8	L.A. Housing/Leasing	5	Agreement in place	Units to be leased	Q3 2023
South Central	A.H.B.	489/490 Bluebell Ave, D.12	C.A.L.F.	5	Agreement in place	Funding Approved	Q3 2022

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	A.H.B.	Brickfield Drive, Crumlin, D.12	C.A.L.F.	28	In Negotiations	Units to be agreed	Q2 2024
South Central	A.H.B.	Carriglea, Naas Road, D.12	C.A.L.F.	38	Agreement in place	Units to be acquired	Q4 2023
South Central	D.C.C.	88 – 90 Drimnagh Road	L.A. Housing	2	Agreement in place	Units to be acquired	Q4 2022
South Central	D.C.C.	ESB Depot, Parnell Avenue, D.12	L.A. Housing/Leasing	5	Back in Negotiations	Units to be agreed	Q1 2023
South Central	D.C.C.	Former Dulux site, Davitt Rd	L.A. Housing/Leasing	26	Agreement in place	Units to be leased	Q3 2022
South Central	D.C.C.	Former Faulkners Site, Chapelizod Hill Road, D.20	L.A. Housing/Leasing	17	Agreement in place	Units to be leased	Q4 2023
South Central	A.H.B.	Hanlons factory, 75-78 Cork Street. D.8	D.C.C.	5	Back in negotiations	Units to be agreed	Q4 2023
South Central	A.H.B.	I.D.A. Business Park, Newmarket, D.8	L.A. Housing/Leasing	41	Agreement in place	Units to be leased	Q3 2023
South Central	A.H.B.	Long Mile Rd,	C.A.L.F.	15	Funding Approved	Units to be acquired	Q1 2023
South Central	A.H.B.	Lucan Road, Chapelizod, D.20	C.A.L.F.	3	Agreement in place	Units to be acquired	Q3 2022
South Central	A.H.B.	143 Merrion Road, Dublin 4	C.A.L.F.	6	In Negotiations	Units to be agreed	Q1 2024

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	D.C.C.	Mill Street/Sweeney's Corner, Dublin 8	L.A. Housing/Leasing	3	In Negotiations	Units to be agreed	Q1 2023
South Central	D.C.C.	42a Parkgate Street, D.8	L.A. Housing/Leasing	51	Agreement in place	Units to be leased	Q4 2025
South Central	A.H.B.	The Laurels, 54 Inchicore Rd.	C.A.L.F.	1	Agreement in place	Units to be agreed	Q3 2022
South Central	D.C.C.	Thomas Moore Road, Walkinstown, D.12	L.A. Housing/Leasing	6	Back in Negotiations	Units to be leased or acquired	Q4 2023
			TOTAL	662			
			Delivery Target	1,500			

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	LDA	Dominick Street West	L.A. Housing-Regeneration	90	Feasibility ongoing	Determine brief and delivery mechanism	TBC
<p>Update:</p> <p>An appraisal process to examine the options for the delivery of public housing on this site at Dominick Street West is currently under review.</p>							
Central	D.C.C.	Dorset Street Flats, D.1	L.A. Housing-Regeneration	163	Stage 2 Approval Part 8 granted	Submit Stage 3 application to the D.H.L.G.H.	Q4 2025
<p>Update:</p> <p>Following the granting of Part 8 planning permission in January 2022, further consultation with the residents and local community took place. This project has Stage 2 approval and currently work is in progress on preparing the pre- tender cost estimates. Presently, a Stage 3 application is due to be submitted to the D.H.L.G.H. shortly for approval to go to tender for the appointment of a contractor.</p> <p>Site surveys are in progress onsite and active decanting is being led out by the Local Area Office.</p> <p>It is envisaged that the scheme will be completed in one phase.</p>							
Central	D.C.C.	Dunne Street	L.A. Housing-Regeneration	130	Proposal ongoing engagement with Local Area Office	Determine brief and delivery mechanism	TBC
<p>Update:</p> <p>A feasibility study has been completed for the redevelopment of Dunne Street. The options are now being examined with the local Area Office in order to decide upon the best option and delivery mechanism.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Depot Site)	Portland Row, D.1	L.A. Housing	50	A.H.B. selected	Select A.H.B.	TBC
<p>Update:</p> <p>Expressions of interest received, A.H.B. assigned to site</p>							
Central	D.C.C.	St. Finbar's Court, D.7	L.A. Housing-Regeneration	46	Stage 3 Approval	Complete the tender process and appoint a contractor	2024
<p>Update:</p> <p>The redevelopment of St Finbar's Court has received Stage 3 approval. Presently, preparations are imminent to issue the tender for the appointment of a contractor to construct the new housing scheme for Older Persons. It is expected that a contractor will be appointed and ready to commence on site by late Q4 2022</p>							
Central	D.C.C.	St. Bricin's Park,	L.A. Housing-Regeneration	10	In-house single stage process being pursued	Achieve initial approval from D.H.L.G.H. Q4 2022	TBC
<p>Update:</p> <p>The provision of ten older person homes is being proposed through the single stage process to complete the housing scheme at St Bricin's Park. There are ongoing discussions with the D.H.L.G.H. on preferred construction methods. It is anticipated that we will be in the position to commence the Part 8 process later this year. Consultation with the local community is planned to take place shortly through the Local Area Office</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C. (Rapid build)	Cromcastle & Woodville, D.17	L.A. Housing-Regeneration	146	Stage 1 Approval Design development ongoing	Achieve Stage 2 approval to lodge Part 8	2025
<p>Update:</p> <p>The regeneration of the first phase of Cromcastle Court and the Coalyard site has Stage 1 approval. The proposal is for the demolition of the existing three housing blocks on the Cromcastle Court site and for the construction of a new housing scheme in its place and the redevelopment of the Coalyard site with providing 39 new homes.</p> <p>A design team has been progressing with design proposals and are currently working towards the prePart 8 process. Further consultation with residents and the local community is planned to take place over the coming months.</p> <p>Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning application in Q1 2023.</p>							
North Central	D.C.C.	Glin Court, D.17	L.A. Housing Regeneration	32	Stage 3 Approval	Issue tender documentation to appoint contractor	2024
<p>Update:</p> <p>The redevelopment of Glin Court has received Stage 3 approval.</p> <p>The issuing of the tender for the appointment of a contractor to construct the new housing scheme is due shortly. The project is for the full demolition of the existing two housing blocks and the construction of 32 new homes for Older Persons.</p>							
North Central	D.C.C.	Gorsefield Court, D.5	L.A. Housing-Regeneration	44	Proposal Feasibility stage	Determine development options	TBC
<p>Update:</p> <p>DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons scheme. Once completed, a review of the options will take place, which will determine the best development option and delivery mechanism for the site.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C.	Mount Dillon Court, D.5	L.A. Housing-Regeneration	45	Proposal Feasibility stage	Determine development options	TBC
<p>Update:</p> <p>DCC City Architects are finalising their feasibility study for the redevelopment of this Older Persons scheme. Once completed, a review of the options will take place, which will determine the best development option and delivery mechanism for the site.</p>							
North Central	D.C.C.	St. Anne's Court, D.5	L.A. Housing-Regeneration	102	Stage 1 Approval	Design team to commence preliminary design	2026
<p>Update:</p> <p>DCC has received Stage 1 project and funding approval for the redevelopment of St. Anne's Court. The proposal is for the full demolition of the existing housing blocks and to replace with the construction of a new build Older Person housing scheme. The tender process for the appointment of an integrated design team has been concluded and a design team has been appointed to the project.</p>							
South East	A.H.B.	Clonmacnoise Grove, D.12	C.A.L.F.	29	Feasibility stage	Select A.H.B. to carry out the development	2025
<p>Update:</p> <p>Assessment on potential for additional units under way</p>							
South East	D.C.C.	Glovers Court, D.2	L.A. Housing-Regeneration	50	Stage 1 Approval	Procurement of a design team	2026
<p>Update:</p> <p>Dublin City Council has received Stage 1 approval from the DHLGH for initial project approval and funding for the redevelopment of Glovers Court. The next step will be to begin the procurement process for the appointment of an integrated design team.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	D.C.C.	Grove Road, D.6	L.A. Housing-Regeneration	30	Proposal Feasibility stage	Determine development options and delivery	2026
Update: The plans for Grove Road are at feasibility stage. DCC City Architects have undertaken a feasibility study to explore the development options available for the site. Once the feasibility study has been costed and reviewed, a decision will be made on the best development and delivery option for the project.							
South East	D.C.C.	Rathmines Avenue D.6	L.A. Housing-Regeneration	87	Proposal Feasibility stage	Determine redevelopment options and delivery	2026
Update: The regeneration plans for Rathmines Avenue are at feasibility stage. DCC City Architects have undertaken a feasibility study to explore the redevelopment options available for the existing housing scheme. Once the feasibility study has been costed and reviewed, a decision will be made on the best redevelopment and delivery option for the project.							
South East	A.H.B.	Ravensdale Close, D.12	C.A.L.F.	16	Feasibility stage	Select A.H.B. to carry out development.	TBC
Update: DCC older persons housing, assessment on potential for additional units under way							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	D.C.C.	Pearse House, D.2	L.A. Housing-Regeneration	75 Phase 1	Stage 1 Approval for Phase 1	Appoint design team, commence preliminary design	2025
<p>Update:</p> <p>Pearse House is a Protected Structure - Stage 1 has been received for the first phase of the regeneration - the full deep retrofit and amalgamation of existing flats in Blocks L, M, N and P also known as the “Small Flats”. Due to the large size and scope of the complex, it is not possible to carry out the regeneration of the entire scheme at the same time, therefore it will be completed on a phased basis over a number of years.</p> <p>The procurement of an integrated design team is almost complete and once a design team is appointed, they will develop and finalise a design to bring to Part 8 planning permission. The integrated design team will include a conservation architect.</p>							
South East	D.C.C. (Rapid build)	St. Andrew’s Court, D.2	L.A. Housing-Regeneration	37	Stage 1 Approval Design development ongoing	Receive Stage 2 approval and lodge Part 8 planning application	2025
<p>Update:</p> <p>The regeneration of St Andrews Court has received Stage 1 initial project and budget approval. The proposal is for the demolition of the existing housing blocks and for the construction of a new housing scheme.</p> <p>The design team are progressing with their design proposals and working towards Part 8 planning lodgement. The initiation of the pre-Part 8 Circulation of Layout under the Part 8 Planning and Development Regulations 2001 process was noted at the June South East Area Committee. The Stage 2 application for budget approval and permission to go for Part 8 planning permission has been to the Department of Housing, Local Government and Heritage.</p> <p>Consultation with former residents has commenced with the issuing of an information newsletter and an in person consultation meeting was held in June 2022.</p> <p>Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning application.</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	LDA	Bluebell, Inchicore, D12	L.A. Housing-Regeneration	140 Phase 1	Proposal – feasibility stage	Procure and appoint design team	TBC
<p>Update:</p> <p>The LDA and DCC are currently in discussions on the development of this site to deliver public housing</p>							
South Central	D.C.C. (In House)	Dolphin 1B D.8	L.A. Housing-Regeneration	34	Stage 1 Approval	Prepare for Stage 2 submission to the D.H.L.G.H. and Part 8	2024
<p>Update:</p> <p>Stage 1 project and funding approval has been received for the construction of approximately 34 new homes. Design development is progressing and community consultation on the proposals are proposed to take place shortly. It is anticipated to start the Part 8 process in Q4 2022</p>							
South Central	D.C.C.	Donore Avenue-(Former Teresa's Gardens)	L.A. Housing-Regeneration	154	Proposal Stage Preparing to Lodge Planning Application	Lodgement of Planning Application	2025
<p>Update:</p> <p>This project will provide for the delivery of approximately 543 homes in a collaboration between Dublin City Council and the Land Development Agency, under a working title 'Donore Project'</p> <p>28% of the homes provided will be for social housing and 72% for cost rental housing.</p> <p>The breakdown of the social homes include:</p> <p>41% 1 bed which 50% will be available for Older Person Accommodation</p> <p>48% 2bed</p> <p>11% 3 Bed</p> <p>A Part 10 planning application is due for lodgement Q4 2022</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Tyrone Place, D8	L.A. Housing-Regeneration	96	Proposal Feasibility stage	Determine development options	2026
<p><i>Update:</i></p> <p>A review of the development options for the regeneration of Tyrone Place is currently being undertaken by Housing Management, the Local Area Office and City Architects . All are cognisant that redevelopment options will need to take into consideration the large social and cost rental housing scheme that is planned for the adjacent site at Emmet Road.</p>							
			TOTAL	2,100			

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Peter McVerry Trust)	Halston Street, D7	C.A.S.	12 7 x 1 bed 5 x 2 bed	Stage 1 Approved – lodge planning	Planning permission granted	Q4 2024
<p>Update:</p> <p>Design team appointed community consultation engagement continuing, further detailed work on design in progress. Planning to be lodged September 2022</p>							
Central	A.H.B.	James Mc Sweeney House, Berkeley St, D.7	L.A. Housing	35	Financial assessment of project under way	Stage 1 Approval	Q2 2024
<p>Update:</p> <p>DCC reviewing the option Cabhru A.H.B. to deliver these units, Planning Permission in place</p>							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C. P.P.P. Bundle 3	Ready Mix Site, East Wall Road, D.3	Social Housing P.P.P. Bundle 3	67	Part 8 Approval	Procurement Stage Q4 2022	Q2 2025

Update:

The former ready mix site located on East Wall Road is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing P.P.P. Programme. Site location is accessible via this link <https://www.google.ie/maps/@53.3597734,-6.2385626,176m/data=!3m1!1e3>

The proposed scheme was presented to Central Area Committee members at a special meeting held on Feb 1st 2022 and the main feedback from the elected members was their desire to see the development utilised for Senior Citizens to downsize, therefore releasing 3 to 4-bedroom housing within the wider area.

The Part 8 planning application for the proposed scheme was formally lodged on 14th March 2022 with the closing date for submissions 29th April 2022. An online public consultation was arranged with the local community stakeholders for 14th April at 6.30pm by the P.P.P. Project Team.

The proposed scheme which will deliver 68 units in total, comprises 17no. 1 bed units; 28no. 2 bed units; and 23no. 3 bed units (10% of the apartments being designed to Universal Design standards). Site investigations undertaken during design development revealed some soil contamination arising from the site's former use, detailed reports including the appropriate waste management plans, for both construction and operational stage, were submitted with the Part 8 application.

A report was presented to the Central Area Committee on 14th June 2022. Part 8 approval was granted at the July City Council.

The tender competition will formally launch once planning approval is secured for all six sites included in Bundle 3, this is currently anticipated to September 2022 with construction due to commence on site by Q1 2024.

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C. P.P.P. Bundle 3	Collins Avenue Junction of Swords Road	Social Housing P.P.P. Bundle 3	83	Part 8 Approval	Procurement Stage Q4 2022	Q2 2025
<p>Update:</p> <p>This site, located on the junction of Collins Avenue and Swords Road is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing P.P.P. Programme. Site location is accessible via this link: https://www.google.ie/maps/@53.3813979,-6.2432866,270m/data=!3m1!1e3</p> <p>The design team was appointed Q4 2020. The proposed scheme, which will deliver 83 units in total, comprises 41no. 1 bed units; 30no. 2 bed units; and 12no. 3 bed units (10% of the apartments being designed to Universal Design standards) and ancillary facilities. The Dublin Port Tunnel is located under the site and represents a significant constraint on the design.</p> <p>The proposed scheme was presented to North Central Area Committee members at their November meeting and we received largely positive feedback. The elected members requested additional information on the balcony design, material selection and connectivity/permeability to adjacent lands – this report was circulated to North Central Area Committee members in advance of their February meeting.</p> <p>The Part 8 planning application for the proposed scheme was formally lodged on the 10th May 2022 with the closing date for submissions the 21st June 2022. An information meeting was held with the local community stakeholders on 31st May 2022.</p> <p>A report was presented to the North Central Area Committee on 18th July 2022. Part 8 approval was granted at the September City Council meeting.</p> <p>The tender competition will formally launch once planning approval is secured for all six sites included in Bundle 3, this is currently anticipated to Q4 2022 with construction due to commence on site by Q1 2024.</p>							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. In House	Kildonan Lands, D.11	L.A. Housing	75 Phase 1 (71 Units phase 2)	Stage 1 approval for 75 D.C.C. units	Stage 2 approval	Q4 2026
<p>Update:</p> <ul style="list-style-type: none"> Department of Housing, Local Government and Heritage have given approval for Tus Nua Units to be considered in Stage 2 application Work has commenced on Stage 2 application Tender documents being prepared for procurement of design team requirements City Architects are discussing the Dublin City Development Plan 2022-2028 rezoning implications with Planning as this will impact on the site strategy and Part VIII process 							
North West	D.C.C. P.P.P. Bundle 3	Shangan Road, Ballymun (L.A.P Site 10)	Social Housing P.P.P. (Bundle 3)	93	Part 8 Approval	Procurement Stage Q4 2022	Q2 2025
<p>Update:</p> <p>This site, located on Shangan Road, Ballymun is one of three Dublin City Council sites included in Bundle 3 of the National Social Housing P.P.P. Programme. Site location is accessible via this link: https://www.google.ie/maps/@53.3944613,-6.2612419,539m/data=!3m1!1e3. The site proposed for development forms part of Site 10 (Ballymun LAP).</p> <p>The proposed scheme was presented to North West Area Committee members at their December meeting and we received very positive feedback. The design team was appointed Q4 2020. The proposed scheme will deliver 93 units in total, comprising 73 senior citizen apartment units of which 67 are 1 bed units and 6 are 2 bed apartment units. The remaining 20 units are comprised of 10 general need units (5 x 2 bed; 4 x 3 bed and 1 x 4 bed) and 10 medical need units (5 x 2 bed; 4 x 3 bed and 1 x 4 bed). It is also proposed to develop the link road and a landscaped public open space to cater for all ages/abilities as part of the development, to comply with LAP requirements.</p> <p>An information session on the proposed scheme was held for local residents and key stakeholders on 23rd February 2022. The primary areas of concern were surrounding privacy/overshadowing of existing properties; drainage; boundary treatment; boundary/building heights and the social mix of proposed tenants. We liaised with the design team on feedback received.</p> <p>The Part 8 planning application for the proposed scheme was formally lodged on the 10th May 2022 with the closing date for submissions the 21st June 2022. A report was presented to the North West Area Committee on 19th July 2022. Part 8 approval was granted at the September City Council meeting.</p> <p>The tender competition will formally launch once planning approval is secured for all six sites included in Bundle 3, this is currently anticipated to Q4 2022 with construction due to commence on site by Q1 2024.</p>							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South East	D.C.C.	Charlemont (Block 4), D.20	D.C.C. Turnkey Acquisitions	15		COMPLETE – DELIVERED	Q2 2022
South East	A.H.B. P.M.V.T.	Eagle Lodge Ranelagh	C.A.S.	19	Funding approval Stage 1 submitted	Funding approved	Q2 2023
South Central	A.H.B. (Circle)	Coruba House, D.12	C.A.L.F.	75	New Planning Application submitted	Planning permission	Q2 2024
Update: New planning application lodged. Development also includes 75 Cost Rental							
South Central	D.C.C.	31 Croftwood Drive	L.A. Housing	2	Single stage process	Go to tender	2023
Update: Part 8 Approval received March 2022.							
South Central	A.H.B. (P.M.V.T.)	Fishamble St.	C.A.S.	10	Stage 1 Approved	Submit Stage 2	Q1 2025
South Central	D.C.C. (Rapid build)	Grand Canal Basin, D.8	L.A. Housing	105	Proposal Design development ongoing	Prepare for D.H.L.G.H. submissions	2025
Update: A design team have been procured and appointed to develop a new social housing scheme for Part 8 Planning permission. Preliminary design is currently underway. Upon receipt of D.H.L.G.H. approvals, it is intended to start the Part 8 planning process later this year.							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	A.H.B. (Alone)	Jamestown Court	C.A.L.F.	43	Design development	Lodge Planning	2024
Update: This is Phase 3 of this development planning application being prepared. Site investigations underway							
South Central	A.H.B. (Novas)	Kilmainham, D.8	C.A.L.F.	11	Funding application submitted	Departmental approval	Q4 2023
Update: Awaiting funding approval, site clearance underway							
South Central	A.H.B. (Respond)	LAR Redmond Centre, Keeper Rd., D.12	C.A.S.	18	Design development	Stage 3 application	Q2 2024
Update: Re design of site current proposal for 18 units + opportunity to include adjoining housing development of 41 units under assessment							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. (Rapid build)	Rafters Road /Crumlin Rd	L.A. Housing	39	Stage 1 Approval Preliminary design development under way	Receive Stage 2 approval and lodge Part 8 planning application	2025
<p>Update:</p> <p>DCC has received Stage 1 initial project and budget approval for the delivery of a social housing scheme on this site.</p> <p>The design team are progressing with their design proposals and working towards Part 8 planning lodgement. The initiation of the pre-Part 8 Circulation of Layout under the Part 8 Planning and Development Regulations 2001 process was noted at the July South Central Area Committee.</p> <p>Presently, the Stage 2 application has been submitted to the Department of Housing, Local Government and Heritage for budget agreement and approval to go for Part 8 planning permission.</p> <p>Consultation with the local community took place at an in house meeting held in July.</p> <p>Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning application in Q4 2022</p>							
South Central	A.H.B. (Respond)	Sarsfield Road, OLV Centre, D.10	C.A.S.	6	Stage 2 approval received Resubmit planning	Stage 3 application	Q4 2024
South Central	D.C.C./A.H.B.	Sarsfield Road, D.10	L.A. Housing C.A.L.F.	176	Stage 1 Approval was received on 29 th August 2022	Stage 2 approval	2026
<p>Update:</p> <ul style="list-style-type: none"> An agreement in principal has been reached with the Sons of Divine Providence on the development of the site DHLGH granted Stage 1 Approval for the project following assessment of a Strategic Assessment Report Project Planning has commenced for the Stage 2 Application 							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	St. Michael's Estate, D.8	L.A. Mixed scheme	136	Design in progress	Lodge planning Q3 2022	TBC
Update: Phase 3 Public consultation concluded							
South Central	A.H.B.	Weir Home	C.A.S.	19	Stage 1 submitted	Stage 1 Approval	Q2 2025
			TOTAL	1,232			

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B.	Bannow Road (2.8 Acres), D.7	C.A.L.F.	100 approx.	Feasibility review	Select A.H.B.	2026
<p>Update:</p> <p>Expression of interest document prepared for circulation to A.H.B.s to deliver social housing. Confirmation of site boundary under way with mapping section , tenure mix to 50/50 Cost Rental v Social</p>							
Central	A.H.B. (Tuath) (Depot Site)	Broombridge Road, D.7	C.A.L.F.	15	Design development Community Consultation	Submit funding application Lodge Planning	2026
<p>Update:</p> <p>Design team in place working on detail design, Community engagement commenced</p>							
Central	D.C.C. P.P.P. Bundle 4	Croke Villas + Sackville Avenue D.3	Social Housing P.P.P. Bundle 4	75 61 + 14 x 3 bed houses	P.P.P. Design team procurement	Q3 2022 design team appointed	2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to CAC members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design.</p> <p>Note, the existing Part 8 approval and detailed design undertaken by DCC City Architects will be further evaluated and considered by the P.P.P. Design Team</p>							

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	A.H.B. (Focus)	Dominican Convent	C.A.L.F.	101	Feasibility Stage	Lodge Planning	2025
Central	A.H.B. FOLD (Depot Site)	Orchard Road, D.3	C.A.L.F.	37	Design development	Submit Planning	2024
Update: Design team in place working on site layout, Community Consultation under way							
Central	A.H.B. (Sophia)	Phibsborough	C.A.L.F.	9	Funding Application being prepared	Funding approved	2024
Central	A.H.B.	Russell Street, D.1	L.A. Housing	35	Feasibility Study Stage	Appoint A.H.B.	2025
Update: Further site assessment underway							
Central	A.H.B. (P.M.V.T.)	Seville Place	C.A.S.	11	Stage 1 Approved	Submit Stage 2	2024

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Stanley Street, D.7	Social Housing P.P.P. Bundle 4	110 – 165 approx.	P.P.P. Design team procurement	Q3 2022 design team to be appointed	2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to all CAC members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design.</p> <p>The site area is 1.1h. The site is currently in use as a Dublin City Fire Brigade Maintenance Depot.</p>							
North Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Collins Avenue, D. 9	Social Housing P.P.P. (Bundle 4)	99-131 approx.	P.P.P. Design team procurement	Q3 2022 design team to be appointed	2026
<p>Update:</p> <p>The depot site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to N.C.A.C. members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design.</p> <p>The site area is 1.546h and is currently in use as a waste management and roads depot.</p>							
North Central	D.C.C. (Rapid build)	Darndale Spine D.17	L.A. Housing	70	Stage 1 application being compiled for D.H.L.G.H.	Stage 1 approval	2025

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C.	Oscar Traynor Road	L.A. Housing	341	Planning design	Planning Application Q4 2022	TBC
<p>Update:</p> <p>Consultative Forum proposed for mid/late September</p>							
North Central	A.H.B.	Richmond Road, D 3 (21,27, & 29)	L.A. Housing	75 approx.	Feasibility Stage	Select A.H.B.	2025
North West	D.C.C.	Ballymun L.A.P Site Carton Lands	L.A. Housing	100	Site rezoned for housing and full review of development potential under way	Road realignment works decided and completed	TBC
<p>Update:</p> <p>Road realignment is required for Bus Connects and the Local bus network which will affect Carton Lands site. Design is at an initial stage. D.C.C. Housing are liaising with Roads and O’Cualann in relation to this, housing provision on the site will be ascertained by the road realignment requirements once they are finalised.</p>							
North West	D.C.C. (Rapid build)	Ballymun L.A.P Site 13 Sillogue Road (opposite Holy Spirit Church)	L.A. Housing	50	Preparing Expression of Interest	Advertise Expression of Interest	Q3 2026
<p>Update:</p> <p>An Expression of Interest is currently being prepared.</p>							

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. P.P. P. Bundle 4	Ballymun LAP Sites 5, 15, 16, 17 & 18 Santry Cross South Main Street West & Balcurris	Social Housing P.P.P. (Bundle 4)	126 approx.	P.P. P. Design team procurement	Q3 2022 design team appointed	2026
<p>Update:</p> <p>The sites have been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to NWAC members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design.</p> <ul style="list-style-type: none"> • Site 5 mixed use development • Sites 15 & 16 will be two/three storey homes. • Sites 17 and 18 will be apartment homes 							
North West	D.C.C. P.P.P. Bundle 5	Barry Avenue, Finglas	Social Housing P.P.P. Bundle 5	50 – 70 approx.	P.P.P. Design team procurement	Q3 2022, design team appointed	2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to NWAC members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design. The site is included in the DCC Draft Development Plan and the Finglas Strategy with Z3 Neighbourhood Centre zoning.</p>							

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C. P.P.P. Bundle 4	Wellmount Road, Finglas	Social Housing P.P.P. Bundle 4	70 - 100	P.P.P. Design team procurement	Q3 2022 design team to be appointed	2026
<p>Update:</p> <p>The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to NWAC members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design.</p> <p>The site is currently zoned Z1 – sustainable residential neighbourhoods, with a smaller section to the north zoned Z9 – amenity/open space lands/green network.</p>							
South East	A.H.B. (Clúid) (Depot Site)	Gulistan Terrace, D6	L.A. Housing	60 approx.	Design development and site assessment	Commence community engagement	2026
<p>Update:</p> <p>This development will also deliver 50% Cost Rental, approx. 60 units</p>							

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. P.P.P. Bundle 4	Basin View, D.8	Social Housing P.P.P. Bundle 4	100-174 approx.	P.P.P. Design team procurement	Q3 2022 design team to be appointed	2026
Update: The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to S.C.A.C. members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design. This will be a pilot to determine if P.P.P. can be utilised as a mechanism for regeneration. The overall site will be master planned by the P.P.P. Design Team to mixed tenure housing options.							
South Central	A.H.B. (Focus)	Braithwaithe St.	C.A.L.F.	49	Section 183 approved	Commence on site	Q4 2024
Update: Site part owned by D.C.C. Planning Permission granted							
South Central	D.C.C. P.P.P. Bundle 5	Cherry Orchard Avenue, D.10	Social Housing P.P.P. Bundle 5	80-100 approx.	P.P.P. Design team procurement	Q3 2022 design team to be appointed	2026
Update: The site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 5. An update was presented to S.C.A.C. members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design. The overall site will be master planned by the P.P.P. Design Team to mixed tenure housing options.							

Schemes at Preliminary Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C. (Depot Site)	Davitt Road, D.12	L.A. Housing	70		Determine development options and devise plan	TBC
South Central	Iveagh Trust A.H.B.	Dolphin/S.C.R. Site	C.A.L.F.	22 approx.	Feasibility and Design development	Submit Planning Application	2025
Update: Feasibility due for completion Q3 2022							
South Central	D.C.C.	Emmet Road	D.C.C. borrowing	110		Planning permission	2026
South Central	D.C.C. (Depot Site) P.P.P. Bundle 4	Forbes Lane, D.8	Social Housing P.P.P. Bundle 4	78 approx.	P.P.P. Design Team procurement	Q3 2022 design team to be appointed	2026
Update: The depot site has been approved by the Department of Housing, Local Government & Heritage and will be included in P.P.P. National Social Housing Programme, Bundle 4. An update was presented to S.C.A.C. members by the P.P.P. Project Team. It is important to note that the number of units is indicative and subject to detailed design. The site is currently in use as a Road Maintenance Depot.							
			TOTAL	2,599			

Traveller Accommodation Programme							
Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
North Central Stage 1	D.C.C.	Cara Park	L.A. Housing	9	Design Team in place. Preliminary consultations underway	Part 8 application	2024
North Central Stage 1	D.C.C.	Grove Lane	L.A. Housing	10	Preliminary design and consultation	CENA have had no engagement since 2020. Project stalled.	2024
North West Stage 1	D.C.C.	Avila. Park	L.A. Housing	3	Part 8 approved January 2022. Detailed design has started.	Detailed design	Q3 2023
North West Stage 1	D.C.C.	Redevelopment of St Margaret's	L.A. Housing	30	New consultation required as original plans were rejected by tenants on site.	Part 8 application	2024
North West Stage 1	D.C.C.	St. Mary's	L.A. Housing	2	Preliminary design completed. Copy of plan has been sent to Fingal for approval	Detailed design Needs agreement from Fingal	2024
South Central	D.C.C.	Labre Park	L.A. Housing	16	New design to be agreed	Part 8	2025
South Central Stage 1	D.C.C.	Reuben Street	L.A. Housing	1	Design team to be appointed	Detailed design	Q3 2023
			TOTAL	71			

Summary 2022 Long Term Lease D.C.C. Direct Delivery	Units
Closed to date 2022	242
Overall Long Term Leasing Pipeline 2022	440
Delivery Target 2022 - 2026	1,465

Vacant (Void) Property Refurbishments completed in 2022 (year to date)

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	14	34	34	41	7	130
Apartment	58	16	34	61	44	213
Senior Citizens	26	49	29	23	18	145
Total	98	99	97	125	69	488

These properties can be divided into: Vacant Council Properties: 345 Acquisitions: 54

Current Refurbishment of Voids underway

Status	Central	North Central	North West	South Central	South East	Total
For or with Framework	114	57	75	76	52	374
Direct Labour	23	19	38	21	32	133
Total	137	76	113	97	84	507

Buy and Renew Scheme: Derelict/Vacant properties 2022

Status of properties (32) below acquired under the Derelict Sites Act/C.P.O. and Acquisition process under the Buy and Renew Scheme

Property	Position
11 Annamoe Terrace, Dublin 7	Acquired Q2 2022 by C.P.O.
6 St. Brendan's Park, Coolock, Dublin 5.	Acquired Q1 2022.
27 Berryfield Road, Finglas, Dublin 11	Refurbishment works in progress. Estimated completion date Q2 2022
1 Cherry Orchard Grove, Dublin 10.	Acquired Q2 2022.
19 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q1 2023
13 Claddagh Green, Ballyfermot, Dublin 10.	Appoint design Team. Estimated completion Q4 2023.
21 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q1 2023.
6 Creighton Street, Dublin 2	Appoint Design Team. Estimated completion is Q4 2023
8 & 10 Ferguson Road, Dublin 9	Appoint Design Team. Estimated completion date Q3 2023
142 Harolds Cross Road, Dublin 6W	Appoint Design Team. Estimated completion Q4 2023.
144 Harolds Cross Road, Dublin 6W	Appoint Design Team. Estimated completion date Q4 2023.
48A Millwood Villas, Dublin 5	Refurbishment works in progress. Estimated completion date Q3 2022.
66 Montpelier Hill, Stoneybatter, Dublin 7.	Refurbishment works in progress, Estimated Completion date Q3 2022.
1, 2, 5, 6, 7, 10 & 11 Mulberry Cottages, Chapelizod, Dublin 20.	Acquired by CPO Q2 2022
414 North Circular Road	Refurbishment works in progress. Estimated completion date Q3 2022
8 O'Dwyer Road, Walkinstown, Dublin 12	Acquired Q2 2022.
15 Parkview Green, Finglas, Dublin 11.	Estimated completion Q2 2022.
4 Ravensdale Road, East wall Dublin 3	Appoint Contractor. Estimated completion date Q2 2022.
Apts. 1, 2, 4 & 7 South Circular Road, Dublin 8.	Acquired Q2 2022.
51 Seville Place, North Dock, Dublin 1.	Appoint Contractor. Estimated completion date Q3 2022.
68B St. Brendan's Park, Coolock, Dublin 5.	Acquired Q2 2022 by C.P.O.

Property	Position
6 Terrace Place, Dublin 1	Acquired Q2 2022 by C.P.O.
7 Terrace Place, Dublin 1	Acquired Q2 2022 by C.P.O.
8 Terrace Place, Dublin 1	Acquired Q2 2022 by C.P.O.
1 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
2 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
3 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
4 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
5 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
6 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
7 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.
8 Tyrrells Place, Dublin 1	Appoint Contractor. Estimated completion date Q4 2023.

Vacant residential property acquisitions:

We are currently negotiating the acquisition of **7** additional vacant residential properties under the buy and renew scheme.

Since this Buy and Renew scheme was introduced in 2018 and up to May 2022, D.C.C. have acquired 78 such properties and through the active engagement with owners of long term vacant properties has initiated the return of an additional 42 properties to use in the City with a further 39 currently under refurbishment.

The Housing Department vacant housing register has recorded **910** residential properties by accessing data from the CSO, Geo-directory, Vacanthomes.ie and internal databases.

Dublin City Council, Housing Development has undertaken **403** site inspections with a further **23** inspections scheduled and **44** title searches currently in progress.

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	D.C.C.	Balbutcher – Site 14	Affordable Housing Fund	105	Part 8 being prepared	Part 8	2025
Updates: 105 houses at Balbutcher Lane – 79 3bed & 26 2bed 1. Part VIII: Q4 2022 2. Procure design and build: Q2 2023 3. Detailed design: Q3 and Q4 2023 4. Construction: 2024 -2025							
North West	O Cualann	Ballymun-Site 21 (Sillogue Road)	Private Co-Op	12	Affordable Fund application submitted	Go on site	2023
North West	O Cualann	Ballymun-Sites 22/23	Private Co-Op	37	Complete	Complete	Complete
North West	O Cualann	Ballymun-Site 25 Parkview	Private Co-Op	44 (80 units on site – 36 Senior Citizens’ and 44 Affordable Purchase)	Planning permission granted for S.C. units. Pre planning held for Affordable proposals and application due to be lodged	Planning application lodged for Affordable	Q4 2023 for S.C. units T.B.C. for others.
South East	D.C.C./A.H.B.	Poolbeg S.D.Z. Phase 1	T.B.C.	100	Pre-Planning	Submission of Planning application by developer-Phase 1	2024
South East	D.C.C./A.H.B.	Poolbeg S.D.Z. Phase 2	T.B.C.	250			2026
South Central	L.D.A.	Bluebell	T.B.C.	100			2026

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Cherry Orchard	Affordable Housing Fund	172	Design Team appointed	Part 8	2025
			TOTAL	1,802			

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	L.D.A.	Cromcastle underpass site	T.B.C.	100	Feasibility stage	Design team appointment	2025
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 1 & 2	Cost Rental Equity Loan (C.R.E.L.)	170	Early design	Selection of design team	2024
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 3	Cost Rental Equity Loan (C.R.E.L.)	85	Planning design	Planning application	2025
North Central	A.H.B. (Clúid)	Oscar Traynor Road Phase 4	Cost Rental Equity Loan (C.R.E.L.)	85	Planning design	Planning application	2026
North West	A.H.B.	Coultry Road – Main Street, Ballymun, (Site 6), D.11	C.A.L.F.	279	Proposal received by two A.H.B.s. Financial model being reviewed by D.C.C. and the Department	Financial Approval	2026
South East	A.H.B.	Gulistan	Cost Rental Equity Loan (C.R.E.L.)	60	A.H.B. appointed	Feasibility and Design	2026
South Central	L.D.A.	Cherry Orchard-Parkwest Phase 1	T.B.C.	180	Pre Planning	Design Team Appointment pending Q3 2022	2026
South Central	L.D.A.	Cherry Orchard/Parkwest		720			2026
South Central	A.H.B. (Circle)	Coruba House, Crumlin	Cost Rental Equity Loan (C.R.E.L.)	38	Planning delay	Completion of planning process	2023

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	L.D.A.	Donore Avenue (St. Teresa's) Phase 1	T.B.C.	84	Proposal Stage Preparing to Lodge Planning Application	Planning application Submission 2022	2025
<p>Update:</p> <p>This project will provide for the delivery of approximately 543 homes in a collaboration between Dublin City Council and the Land Development Agency, under a working title 'Donore Project'</p> <p>72% of the homes provided will be for Cost Rental housing.</p> <p>The breakdown of cost rental homes include: Studio, One-bed homes, Two-bed homes, Three-bed homes</p> <p>A Part 10 planning application is due for lodgement Q4 2022</p>							
South Central	L.D.A.	Donore Avenue (St. Teresa's) Phase 2	T.B.C.	126			2026
South Central	L.D.A.	Donore Avenue (St. Teresa's) Phase 3	T.B.C.	210			2026
South Central	D.C.C.	Emmet Road	D.C.C. borrowing	377		Planning permission	2026
<p>Update:</p> <p>The project will provide for the delivery of 578 homes: 65% of the units will be Cost Rental</p> <p>The breakdown of cost rental homes include: Studios, One-bed homes, Two-bed homes, Three-bed homes</p> <p>A Part 10 planning application is due for lodgement Q3 2022</p>							
			TOTAL	2,514			

