



Dublin City Council Housing Delivery Report – January 2023

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	972
Tender Stage	727
Part V	1,500 (Current Pipeline - 549)
Regeneration Projects	2,030
Advanced Planning and Design	1,110
Pre Planning or Feasibility Stage	2,488
Traveller Housing	71
Long Term Leasing	1,465 (Delivered for 2022 – 367)
Affordable Purchase	1,802
Cost Rental	2,615
TOTAL	14,780

Coilín O'Reilly
Assistant Chief Executive
22nd December 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. (Clúid)	North Great Charles St., D1	C.A.L.F.	52	Commenced on site	Completion of scheme	Q2 2024
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	Q1 2024
Central	A.H.B. (Circle)	Railway Street, D1	C.A.L.F.	47 10 x 1 bed 27 x 2 bed 10 x 3 bed	On site	Completion of scheme	Q2 2024
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	Q2 2023
North West	D.C.C.	Prospect Hill Turnkey, D.11	L.A. Housing	58	Contractors on site	Completion of Scheme	Q3 2023
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	Q2 2024
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

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Unit No and Type	Status	Next Mile Stone	Finish Date
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	Q3 2024
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	Q1 2023
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	Q2 2023
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. (Dublin Simon)	25/26 Ushers Island, D.8	C.A.S.	100 100 x 1 bed	On site	Completion of scheme	Q4 2024
			TOTAL	972			

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	Q2 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	Infirmay 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	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. (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							
Central	D.C.C.	St. Finbar's Court, D.7	L.A. Housing-Regeneration	46	Stage 3 Approval	Submit the Stage 4 application & appoint a contractor	2024

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>Update:</p> <p>The redevelopment of St Finbar's Court to construct 46 Older Person homes has received Stage 3 approval. Tender assessment is currently completing for the appointment of a contractor and a Stage 4 application is being prepared for submission to the DHLGH.</p>							
North Central	D.C.C.	Glin Court, D.17	L.A. Housing Regeneration	32	Stage 3 Approval	The tender process for the appointment of a contractor is concluding	2024
<p>Update:</p> <p>The redevelopment of Glin Court has received Stage 3 approval. The tender process for the appointment of a contractor to construct the new housing scheme is currently in progress. The project is for the full demolition of the existing two housing blocks and the construction of 32 new homes for Older Persons and a new community room.</p>							
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
<p>Update:</p> <p>Tender completion delayed to August, estimated commencement Q4 2022</p>							
North Central	A.H.B. (FOLD)	Millwood Court, D.5	C.A.L.F.	52	Tender Stage	Commence on site	Q3 2024
<p>Update:</p> <p>C.A.L.F. funding application prepared, tender under way, commence on site Q1 2023</p>							

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	A.H.B. (DePaul)	Moorehaven	C.A.S.	8	Tender stage – no response to tender	Refurbishment	2023
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	Q3 2024
Update: Delayed start on site to Jan/Feb 2023							
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: 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							
South Central	A.H.B. (Circle)	Coruba House, D.12	C.A.L.F.	75	Planning Granted	Commence on site	Q4 2024
South Central	A.H.B. (Novas)	Kilmainham, D.8	C.A.L.F.	11	Main contracts tender issued	Commence on site	Q2 2024
			TOTAL	727			

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	Q1 2023
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.	34	Agreement in place	Units to be acquired	Q4 2023
Central	A.H.B.	Northbank, Dublin 1 (off-site for City Blk 3, D1)	C.A.L.F.	6	Agreement in place	Units to be acquired	Q1 2023
Central	D.C.C.	1-4 Shamrock Place, D.1	L.A. Housing/Leasing	4	Agreement in place	Units to be leased	Q3 2024
Central	A.H.B.	Spencer North, Dublin 1	C.A.L.F.	32	In Negotiations	Units to be agreed	Q1 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/Leasing	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	A.H.B.	Chanel Manor, Coolock, D.5	C.A.L.F.	9	Funding Approved	Units to be acquired	Q2 2023
Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	D.C.C.	194, 196, 198 Clonliffe Road, D.3	L.A. Housing/Leasing	3	Agreement in place	Units to be leased	Q2 2024
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.	Hampton, Grace Park Rd, D.9	L.A. Housing	8	Agreement in place	Units to be acquired	Q1 2024
North Central	A.H.B.	Hole in the Wall Road, Dublin 13	C.A.L.F.	22	Agreement in place	Units to be acquired	Q4 2024
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 West	D.C.C.	Addison Lodge, Botanic Road	L.A. Housing	2	Agreement in place	Units to be acquired	Q4 2023
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	Q1 2023

Part V Acquisitions (Approved)

Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
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.	Brickfield Drive, Crumlin, D.12	C.A.L.F.	28	In Negotiations	Units to be agreed	Q2 2024
South East	A.H.B.	Eglinton Road, Dublin 4	C.A.L.F.	14	In Negotiations	Units to be agreed	Q3 2023
South East	D.C.C.	ESB Depot, Parnell Avenue, D.12	L.A. Housing	5	Back in Negotiations	Units to be agreed	Q1 2023

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	9	Back in Negotiations	Units to be agreed	Q1 2023
South East	D.C.C.	47-51 Keeper Road, D.12	C.A.L.F.	4	In Negotiations	Units to be agreed	Q1 2024
South East	D.C.C.	Sandford Lodge, Dublin 4	L.A. Housing/Leasing	3	Agreement in place	Units to be leased	Q1 2023
Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	D.C.C.	Blackhorse Inn Pub, Inchicore, D.8	L.A. Housing/Leasing	5	Agreement in place	Units to be leased	Q3 2024
South Central	A.H.B.	Carriglea, Naas Road, D.12	C.A.L.F.	38	Back in Negotiations	Units to be acquired	Q4 2023
South Central	D.C.C.	Clanbrassil Street, Dublin 8	L.A. Housing	2	In Negotiations	Units to be agreed	Q4 2023

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
Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
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.	143 Merrion Road, Dublin 4	C.A.L.F.	6	In Negotiations	Units to be agreed	Q1 2024
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	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	549			
			Delivery Target	1,500			

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	Constitution Hill, D.7	L.A. Housing-Regeneration	124	Stage 2 approval Part 8 planning application lodged	Achieve planning approval	2025
Update:							
The Part 8 planning application was lodged in early December for the redevelopment of the complete site.							
The project proposal is for a mixture of deep retrofit, amalgamation and infill of the three existing housing blocks and for the provision of new housing blocks on the site. It is proposed that the project will be completed in two phases. The first phase involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot) and a new apartment block on the northern end of the site. The second phase will provide for the redevelopment of the two other housing blocks, along with a new apartment block to the south of the site and a row of mews houses along the boundary wall at the rear of the site.							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	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>This project has Stage 2 approval and currently work is in progress on preparing the pre- tender cost estimates. A Stage 3 application is due to be submitted shortly to the D.H.L.G.H. for approval to go to tender for the appointment of a contractor.</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 due to be being examined with the local Area Office in order to decide upon the best option and delivery mechanism.</p>							
Central	A.H.B.	Gardiner Street D.1	C.A.L.F./C.A.S.	45	Feasibility stage	Determine brief and delivery mechanism	TBC

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	D.C.C.	Matt Talbot Court D.1	L.A. Housing-Regeneration	92	Stage 2	Prepare and Lodge Part 8 planning application	2025
<p>Update:</p> <p>The regeneration of Matt Talbot Court has received Stage 2 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 Stage 2 application has been submitted to the DHLGH and upon receipt of approval, the initiation of the Part 8 process will commence</p>							
Central	A.H.B. Tuath Housing	Portland Row, D.1	C.A.L.F.	50	A.H.B. to develop feasibility	Design Development	Q4 2025
<p>Update:</p> <p>Site investigation works ongoing, Tuath to present initial design proposals Q1 2023</p>							
Central	D.C.C.	St. Bricin's Park,	L.A. Housing-Regeneration	10	In-house single stage process being pursued	Achieve approval D.H.L.G.H. initial from	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.</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.</p> <p>A design team has been progressing with design proposals and are currently working towards the prePart 8 process.</p> <p>A project update was issued to Cromcastle Court residents and further consultation with residents and the local community is planned to take place</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>							
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>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	D.C.C.	St. Anne's Court, D.5	L.A. Housing-Regeneration	102	Stage 1 Approval	Design team to submit stage 1 report for 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 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>							
South East	D.C.C.	Grove Road, D.6	L.A. Housing-Regeneration	30	Proposal Feasibility stage	Determine development options and delivery	2026
<p>Update:</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>The plans for Grove Road are at feasibility stage.</p> <p>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.</p>							
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 at finalisation stage and when 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.	Rathmines Avenue D.6	L.A. Housing-Regeneration	87	Proposal Feasibility stage	Determine redevelopment options and delivery	2026
<p>Update:</p> <p>The regeneration plans for Rathmines Avenue are at feasibility stage.</p> <p>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.</p>							
South East	A.H.B. (FOLD)	Ravensdale Close, D.12	C.A.L.F.	25-30 approx.	Design and Feasibility	Community Consultation	TBC
<p>Update:</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
FOLD Housing are in the process of assessing the site for development							
South East	D.C.C. (Rapid build)	St. Andrew's Court, D.2	L.A. Housing-Regeneration	37	Stage 1 Approval	Receive Stage 2 approval and lodge Part 8 planning application	2025
<p>Update:</p> <p>The regeneration of St Andrews Court has 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 Stage 2 application for budget approval and permission to go for Part 8 planning permission has been submitted to the Department of Housing, Local Government and Heritage. Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning application.</p>							
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	28	Stage 1 Approval	Prepare for Stage 2 submission to the	2026

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
						D.H.L.G.H. and Part 8 lodgement	
<p>Update:</p> <p>Stage 1 project and funding approval has been received for the construction of approximately 28 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 mid 2023</p>							
South Central	D.C.C.	Donore Avenue- (Former Teresa's Gardens)	L.A. Housing-Regeneration	154	Stage 1 Approved	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' 28% of the homes provided will be for social housing and 72% for cost rental housing. The breakdown of the social homes include: 41% 1 bed which 50% will be available for Older Person Accommodation 48% 2bed 11% 3 Bed</p> <p>A Part 10 planning application was lodged on 9 December 2022</p>							

Regeneration Projects in Development							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
South Central	D.C.C.	Lissadell Maisonettes	L.A. Housing-Regeneration	70	Feasibility Stage	Submit Stage 1 application to D.H.L.G.H.	TBC
<p>Update:</p> <p>The feasibility study to review the options for the regeneration of Lissadell Maisonettes is now completed and has been sent for costing.</p> <p>It is envisaged that the preparation of a Stage 1 application for the initial project and funding approval for submission to the DHLGH will commence once the options are costed.</p>							
South Central	D.C.C.	Oliver Bond, D.8	L.A. Housing-Regeneration	48 Phase 1	Stage 1 Project Approval for Phase 1	Receive Stage 1 Budget Approval	TBC
<p>Update:</p> <p>We have received Stage 1 project approval from the DHLGH for the first phase of the regeneration of Oliver Bond, which is for the redevelopment of Blocks L, M and N. We also received funding for a Community Development Worker to be appointed to the Oliver Bond regeneration project.</p> <p>DCC City Architects and Housing Regeneration staff are currently reviewing queries received as part of our Stage 1 project approval to seek project budget approval.</p>							
South Central	D.C.C.	School Street, Thomas Court Bawn, D.8	L.A. Housing-Regeneration	115	Stage 1 Approval	Procure and appoint design team. Prepare planning strategy for later housing site phases	TBC
<p>Update:</p> <p>DCC received Stage 1 approval from the D.H.L.G.H. for the regeneration of School Street and Thomas Court Bawn. The next step is to procure an integrated design team for the redevelopment project.</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>Update:</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	2,030			

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	Planning lodged	Planning permission granted	Q4 2024

Update:

Request for additional information following planning application

Central	A.H.B.	James Sweeney House, Berkeley St, D.7	L.A. Housing	35	Further assessment of project required	Financial of project	Funding approval	Q4 2024
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Update:

DCC reviewing the option Cabhru A.H.B. to deliver these units, Planning Permission in place

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.

Planning approval has been secured for all six sites included in PPP Bundle 3. The OJEU/Tender notice has been updated to reflect planning approval for the bundle. The PQQ stage of procurement launched in December 2022.

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	A.H.B.	Belcamp B, D.17	C.A.L.F.	12	To go to A.H.B. protocol. Part 8 planning and Stage 2 approval in place	Appoint A.H.B. and achieve Stage 3 approval to go out to tender	Q4 2024
<p>Update:</p> <p>This project has Stage 2 Approval and Part 8 granted Currently preparing Stage 3 application for submission to the D.H.L.G.H.</p>							
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>							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<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>Planning approval has been secured for all six sites included in PPP Bundle 3. The OJEU/Tender notice has been updated to reflect planning approval for the bundle. The PQQ stage of procurement launched in December 2022.</p>							
North Central	A.H.B. (Clúid)	Thatch Road, D.9 Swords Road	C.A.L.F.	91	Design review ongoing	Submission of Part 8	Q1 2024
<p>Update:</p> <p>Design ongoing, engagement with Transport Infrastructure Ireland (TII) progressing</p>							
North West	A.H.B.	Ballymun L.A.P Site 19 St Joseph's site	L.A. Housing	51 (34 Affordable and 17 Senior Citizens')	A planning application was lodged for the development in September 2022. Further Information (FI) was requested in mid-November in respect of this application. DCC Housing are currently engaging with O'Cualann to address the FI request.	Submit Further Information requested.	2025
<p>Update:</p> <p>A planning application was lodged following a public consultation process. DCC Housing are engaging with parish authorities on a land acquisition requirement which will maximise the site potential.</p>							
North West	A.H.B. (Novas)	13 Casement Drive, D.11	C.A.S.	2 2 x 2 bed	Funding Approved	Award of contract	2024

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North West	A.H.B. (Novas)	307 Casement Road, D.11	C.A.S.	1 1 x 4 bed	Funding Approved	Award of contract	2024
North West	A.H.B. (Novas)	Barnamore Grove	C.A.S.	2 2 x 3 bed	Stage 3 approved	Submit Stage 4	2024
North West	A.H.B. (Novas)	Berryfield Drive D.11	C.A.S.	10	Re design	Resubmit Planning	2024
<p>Update: Planning to be resubmitted</p>							
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 • Stage 1 of the Civil and Structural Tender is currently being evaluated 							
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). The proposed scheme was presented to North West Area Committee members at their December meeting and we received very positive feedback.</p>							

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>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.</p> <p>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>Planning approval has been secured for all six sites included in PPP Bundle 3. The OJEU/Tender notice has been updated to reflect planning approval for the bundle. The PQQ stage of procurement launched in December 2022.</p>							
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 East	A.H.B. (Respond)	LAR Redmond Centre, Keeper Rd., D.12	C.A.S.	20	Design development	Community Consultation	Q3 2024
<p>Update:</p> <p>Pre Planning meeting held, next stage present design to the Community and the local Councillors in advance of planning application.</p>							
South Central	D.C.C.	31 Croftwood Drive	L.A. Housing	2	Single stage process	Go to tender	2023

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>Update:</p> <p>Part 8 Approval received March 2022.</p>							
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
<p>Update:</p> <p>A design team have been procured and appointed to develop a new social housing scheme for Part 8 Planning permission.</p>							
South Central	A.H.B. (Alone)	Jamestown Court	C.A.L.F.	43	Planning lodged	Grant Planning	2024
<p>Update:</p> <p>This is Phase 3 of this development, planning application submitted</p>							
South Central	D.C.C. (Rapid build)	Rafters Road /Crumlin Rd	L.A. Housing	39	Stage 1 Approval	Receive Stage 2 approval and lodge Part 8 planning application	2025

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<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>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>Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning application.</p>							
South Central	A.H.B. (Respond)	Sarsfield Road, OLV Centre, D.10	C.A.S.	6	Planning Granted	Disposal & Tender for Contractor	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 							
South Central	D.C.C.	Emmet Road (former Michael's Estate) D.8	D.H.L.G.H.	137 (Social Units)	Planning lodged 7 th October 2022	Planning decision	TBC

Projects at an Advanced Stage of Planning or Design							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Update:							
Planning application lodged 7 th October 2022, deadline for observations or submission 28 th November 2022							
South Central	A.H.B.	Weir Home	C.A.S.	19	Stage 1 submitted	Stage 1 Approval	Q2 2025
			TOTAL	1,110			

Schemes at Pre 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.	75 - 100 approx.	EOI circulated	Select A.H.B. Q1 2023	2026
Update:							
Expression of interest document circulated to A.H.B.s to identify a provider who can deliver social & cost rental housing on this site.							
Central	A.H.B. (Tuath) (Depot Site)	Broombridge Road, D.7	C.A.L.F.	20 - 23 approx.	Design development Community Consultation	Lodge Planning	2025
Update:							
Design team in place and are working on detailed design, detailed design to be presented to Cllrs and the local residents in advance of Planning.							

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
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	Q4 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>							
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
<p>Update:</p> <p>Further work on site layout and detailed design under way</p>							
Central	A.H.B.	Russell Street, D.1	L.A. Housing	35	Feasibility Study Stage	Appoint A.H.B.	2025

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>Update:</p> <p>Further site assessment required</p>							
Central	A.H.B. (P.M.V.T.)	Seville Place	C.A.S.	11	Stage 1 Approved	Submit Stage 2	2024
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	Q4 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	Q4 2022 design team to be appointed	2026
<p>Update:</p>							

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<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	A.H.B.(to be chosen)	Darndale Spine D.17	C.A.L.F.	70	Circulated to A.H.B. protocol (D.C.C. feasibility and design work to be incorporated)	A.H.B. assigned to the scheme	2025
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)	CALF of CAS	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

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<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	Site survey and expression of Interest documents have been finalised and will be issued in early 2023	Advertise Expression of Interest	Q3 2026
<p>Update:</p> <p>An Expression of Interest is currently being prepared.</p>							
North West	D.C.C. A.H.B.	Ballymun L.A.P Site 8 Coultry Gardens (NW of Coultry Park)	C.A.L.F.	45	To go out to the A.H.B. protocol	A.H.B. assigned to scheme	2025
<p>Update:</p> <p>Expression of Interest being prepared by DCC Housing.</p>							
North West	D.C.C. A.H.B.	Ballymun L.A.P Site 11 Sillogue Avenue	C.A.L.F.	100	To go out to the A.H.B. protocol. Site Survey currently being carried out	A.H.B. to be assigned to scheme	2026

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>Update:</p> <p>An Expression of Interest is currently being prepared.</p>							
North West	A.H.B.	Ballymun-Site 9, Coultrey Road	C.A.L.F.	30	Feasibility Stage. Preparation of funding application	Submit funding application	2025
<p>Update:</p> <p>Empower the Family are preparing an eligibility application for C.A.L.F. funding to D.H.L.G.H. D.C.C. Housing are liaising with them in relation to this.</p>							
North West	D.C.C. P.P. P. Bundle 4	Ballymun LAP Sites 5, 15, 16, 17 & 18	Social Housing P.P.P. (Bundle 4)	126 approx.	P.P. P. Design team procurement	Q4 2022 design team appointed	2026

Schemes at Pre Planning or Feasibility Stage

Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
		Santry Cross South Main Street West & Balcurris					

Update:

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.

- 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	Q4 2022 design team appointed	2026
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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 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.

The PPP Project Team have commenced early engagement with the Area Office and An Garda Siochana due to the specific local matters that need to be factored into sketch design proposal.

Schemes at Pre 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)	Church of the Annunciation, Finglas, D.11	Social Housing P.P.P. (Bundle 4)	100 approx.	P.P. P. Design team procurement	Q4 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 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.

- Demolition of old Church site is complete
- The Finglas Strategy envisages older persons’ housing for this site
- D.C.C. are engaged with local statutory stakeholders, as part of the overall project.

North West	D.C.C.	Mellowes Court, Finglas	L.A. Housing	50	Proposal Feasibility Stage	Determine development options	TBC
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Update:

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.

Schemes at Pre 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	Q4 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. The PPP Project Team have commenced early engagement with the Area Office and An Garda Síochána due to the specific local matters that need to be factored into sketch design proposal.</p>							
South East	A.H.B. (Clúid) (Depot Site)	Gulistan Terrace, D6	L.A. Housing	60 approx.	Design development and site assessment	Lodge Planning	2026
<p>Update:</p> <p>This development will also deliver 50% Cost Rental, approx. 60 units</p>							

Schemes at Pre 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	Q4 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. The overall site will be master planned by the Project Design Team.

The PPP Project Team have met with the Area Office to discuss the redevelopment and specifically stakeholder engagement for the duration of the project. The Area Office are leading out on establishing a Residents/Community Forum. Once established, the PPP Project Team intend to meet with them both online and in person (Town Hall) to lay out the regeneration project timeline, their involvement, present designs, listen to their feedback, debunk any rumours circulating and establish good project communications going into Q1 2023. Table below is indicative timeline & for illustrative purposes:

Project Action	Lead DCC Dept	Timeline
Initiate community engagement	Area Housing Office	Q4 2022 into 2023
Commence Design & Masterplan	PPP Project Team	Q1 2023 to Q3 2023 subject to masterplan & stakeholder engagement
Draft propose Z9 zoning reordering	PPP Project Team	Q1 2023
Community/Residents Engagement	Area Office & PPP Project Team	Ongoing throughout 2023 & beyond.
Lodge Part 8 Planning	PPP Project Team	Q4 2023 subject to above milestones being achieved. This is an ambitious date that will

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
						require the key milestones being met, local Cllr & Community support.	
South Central	A.H.B. (Focus)	Braithwaithe St.	C.A.L.F.	49	Section 183 approved	Commence on site	Q4 2024
<p>Update:</p> <p>Site part owned by D.C.C. Planning Permission granted. Financial appraisal under way</p>							
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	Q4 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 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.</p> <p>The overall site will be master planned by the P.P.P. Design Team to mixed tenure housing options.</p>							
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	Lodge Planning	2025

Schemes at Pre Planning or Feasibility Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<p>Update:</p> <p>Feasibility complete, community information meeting held, currently preparing for planning</p>							
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	Q4 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 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.</p> <p>The site is currently in use as a Road Maintenance Depot.</p>							
			TOTAL	2,488			

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			

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

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	26	45	59	60	43	200
Apartment	88	22	48	87	60	305
Senior Citizens	32	66	53	43	40	234
Total	146	133	160	190	143	739

These properties can be divided into: Vacant Council Properties: **642** Acquisitions: **97**

Current Refurbishment of Voids underway

Status	Central	North Central	North West	South Central	South East	Total
For or with Framework	115	54	71	76	59	375
Direct Labour	19	20	25	35	41	140
Total	134	74	96	111	100	515

Buy and Renew Scheme: Derelict/Vacant properties 2022

Status of properties (39) 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.	To be assigned to a contractor.
1 Cherry Orchard Grove, Dublin 10.	Appoint design team.
27A Clune Road, Finglas, Dublin 11.	Acquired Q3 2022.
29A Clune Road, Finglas, Dublin 11.	Acquired Q3 2022.
19 Connaught Street, Dublin 7.	Appoint Contractor. Estimated completion date Q1 2023
21 Connaught Street, Dublin 7.	Appoint Contractor. Estimated completion date Q1 2023.
13 Claddagh Green, Ballyfermot, Dublin 10.	Appoint design Team. Estimated completion Q4 2023.
6 Creighton Street, Dublin 2.	Appoint Design Team. Estimated completion is Q4 2023.
8 Ferguson Road, Dublin 9.	Appoint Design Team. Estimated completion date Q3 2023.
10 Ferguson Road, Dublin 9.	Appoint Design Team. Estimated completion date Q3 2023.
175 Finglas Park, Finglas, Dublin 11.	Contractor Appointed. Estimated completion Q4 2022.
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.

Property	Position
197 Larkhill Road, Dublin 9.	Acquired Q3, 2022. Contractor to be appointed.
66 Montpelier Hill, Stoneybatter, Dublin 7.	To be assigned to Contractor.
1 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
2 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
5 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
6 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
7 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
10 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
11 Mulberry Cottages, Chapelizod, Dublin 20.	Appoint design team.
414 North Circular Road, Dublin 7.	Refurbishment works in progress. Estimated completion date Q4 2022
8 O'Dwyer Road, Walkinstown, Dublin 12.	Contractor assigned. Estimated completion date Q4 2022.
15 Parkview Green, Finglas, Dublin 11.	Refurbishment works in progress. Estimated completion date Q4 2022.
4 Ravensdale Road, East Wall Dublin 3.	Refurbishment works in progress. Estimated completion date Q4 2022.
6 St. Brendan's Park, Coolock, Dublin 5.	Estimated completion date Q4 2022.
68B St. Brendan's Park, Coolock, Dublin 5.	Appoint contractor. Estimated completion date Q3 2023.
6 Terrace Place, Dublin 1.	Appoint design team.
7 Terrace Place, Dublin 1.	Appoint design team.
8 Terrace Place, Dublin 1.	Appoint design team.
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.

Property	Position
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 October 2022, D.C.C. have acquired 93 such properties and through the active engagement with owners of long-term vacant properties has initiated the return of an additional 53 properties to use in the City with a further 39 currently under refurbishment.** The Housing Department vacant housing register has recorded **1035** residential properties by accessing data from the CSO, Geo-directory, Vacanhomes.ie and internal databases.

Dublin City Council, Housing Development has undertaken **841** site inspections with a further **33** inspections scheduled and **128** title searches currently in progress.

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
Central	Housing Land Initiative	O 'Devaney Gardens Phase 1 & 2	Affordable Housing Fund	113	Planning lodged by Developer to A.B.P.	Planning approval	2023
Central	Housing Land Initiative	O 'Devaney Gardens Phase 3	Affordable Housing Fund	96	Planning Granted 16 th May 2022	Construction Start	2025
North Central	D.C.C./A.H.B.	Belmayne	TBC	500	Feasibility	Selection of design team- decision on development options	2026
North Central	Housing Land Initiative	Oscar Traynor Road Phase 1 & 2	Affordable Housing Fund	86	Selection of design team	Planning Application Q4 2022	2024
North Central	Housing Land Initiative	Oscar Traynor Road Phase 3	Affordable Housing Fund	43	Planning design	Planning application	2025

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
North Central	Housing Land Initiative	Oscar Traynor Road Phase 4	Affordable Housing Fund	43	Planning design	Planning application	2026
North West	D.C.C.	Sillogue-Site 12	Affordable Housing Fund	101	Part 8 being prepared	Part 8	2025
<p>Updates:</p> <p>LAP 12 + Sillogue Road, LA Affordable Housing Scheme</p> <p>101 houses – 66 3bed & 35 2bed</p> <ol style="list-style-type: none"> 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	D.C.C.	Balbutcher – Site 14	Affordable Housing Fund	105	Part 8 being prepared	Part 8	2025
<p>Updates:</p> <p>105 houses at Balbutcher Lane – 79 3bed & 26 2bed</p> <ol style="list-style-type: none"> 1. Part VIII: Q4 2022 2. Procure design and build: Q2 2023 3. Detailed design: Q3 and Q4 2023 							

Affordable Purchase Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
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
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

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
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	Design Development and site assessment	Lodge Planning	2026
South Central	L.D.A.	Cherry Orchard-Parkwest Phase 1	T.B.C.	180	Pre Planning	Design Team Appointment pending	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.)	75	Planning granted	Commence on site	Q4 2024
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
Update:							

Cost Rental Homes							
Committee Area	Provider	Schemes	Funding Stream	Units	Current Stage	Next Milestone	Finish Date
<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	H.F.A.& A.H.F. (Affordable Housing fund)	441	Planning lodged 7 th October 2022	Planning decision	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>							
			TOTAL	2,615			

Overview of DCC Housing Delivery 2022

Total Units 1,303

Built Units

Target 895

Category	Total
DCC Delivery	224
AHB	301
Part V*	156
Total Build	681

*Excludes Part V delivery of 111 new build social housing units agreed under Leasing

Further Delivery

Part V Leasing 111 units

Acquisitions 144

Long Term Leasing

Ceiling 480 Delivered 367

2022 Acquisition Breakdown

AHB ACQ	35
Housing Agency ACQ	31
DCC ACQ	78
Total	144

Of the 78 DCC Acquisitions completed in 2022, 18 were Tenant in Situ.