

Housing Progress Report Q1/2023

1. Executive Summary

1.1 Overview

In accordance with Guidelines issued by the Department of Housing, Local Government and Heritage and the Council's Corporate Plan, this Report is produced to give an overview of the Housing portfolio at Dún Laoghaire-Rathdown County Council. The Report covers the provision, maintenance and management of housing stock and the housing supports available for those who need them.

Data included in this Report covers the full year for 2022 and Q1 of 2023. The period covered by Q1 2023 is from 1st January to 24th March 2023 inclusive. Data regarding the activity of the Department prior to this report can be found on our website at <https://www.dlrcoco.ie/en/housing/housing-statistics>

The government's new housing plan, *Housing for All*, was published on 2nd September 2021. The plan can be found at <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>.

This Report considers the following areas:

Housing Delivery

- Build
- Acquisition
- Part V
- Social Leasing
- Traveller Specific Accommodation
- HAP / RAS
- Cost Rental
- Affordable Purchase

Support

- Management, Maintenance and Improvement of Housing Stock
- Retrofits
- Housing Adaptation Grants
- Allocations & Assessments
- Choice Based Letting
- Homeless Services
- Private Rented Housing Standards
- Tenancy Management & Anti-social Behaviour
- Local Authority Home Loan Scheme
- Tenant Purchase Scheme

2. Housing Delivery

2.1 Overview

The Social Housing Target 2022-2026 for delivery by this Council is 1,994 homes.

Table 1: Homes Delivered per Quarter

	2022 Total	2023 Q1	2023 Target
DLR Build	4	0	364
DLR Part V	65	13	
AHB Build	144	0	
AHB Part V	5	0	
DLR Acquisition	2	0	
AHB Acquisition	13	0	
Total Build & Acquisition	233	13	
DLR Lease	5	144	39
AHB Lease	0	0	
RAS	62	2	
HAP - Standard	106	29	
HAP - Homeless	91	20	
Total RAS & HAP & Leasing	264	195	
Total Delivery - all social housing delivery streams excluding bad relets	497	208	

Table 2: Traveller Specific Accommodation

	2022 Total	2023 Q1
Refurbishment Works and New Sites	10	0
Casual Vacancies/Relets	6	0
Standard Housing	4	0

2.2 Housing Construction

The Housing Department recognises the importance of managing the development process as part of the effort to achieve the targets set by the Department of Housing, Local Government and Heritage (DHLGH). To this extent, the schemes are closely monitored from inception through to completion.

DLRCC CONSTRUCTION PROGRAMME 2022 – 2026

Includes SHIP, Major Refurbishments and AHB New Build

The following tables provide an overview of the different schemes under the Housing Construction Capital Programme, their current status and estimated completion date. It should be noted that dates indicated for handover are estimates and are subject to change. In some cases the figure includes social and affordable housing.

Table 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Rockville Green	13	Being re-tendered		TBC
Ballyogan Square (Phase 1)	67	Construction in progress	Q3 2021	Q2 2023
Coastguard Cottages	4	Construction in progress	Q2 2022	Q2 2023
Park House	4	Construction in progress	Q3 2022	Q4 2023
Shanganagh Residential Lands	597 (200 social)	Construction in progress	Q3 2022	Phased delivery from 2024
Moyola Court (infill)	4	Construction in progress	Q3 2022	Q4 2023
5 Corrig Road, Dalkey (Regeneration)	2	On-Site	Q4 2022	Q2 2023
37A Rollins Villas (infill)	1	On-Site	Q1 2023	Q1 2024
Total	692			

Table 4: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Ballyogan Rise (Phase 2)	52	To follow on from Ballyogan Square (Phase 1) completion	2023	TBC
St. Laurence's Park	88	Tender closed, submissions received being assessed.	Q2 2023	Q3 2025
Roebuck Road Infill	4	Stage 3 Funding Approval Received March 2023 – tenders due to issue shortly	Q2 2023	Q3 2024
Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting.	Q2 2023	Q2 2024

		Tender documents being progressed.		
Total	147			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
Loughlinstown Wood (AHB)	42 (34 social)	Contract Signed March 2023.	Q1 2023	Q3 2024
Infill Site at Rockville Drive	1	Stage 2 approved. To be progressed under new emergency Planning Legislation.	Q3 2023	Q4 2024
27 Patrick Street Infill (Formerly Cross Avenue)	4	Stage 2 approved. To go back out to Public Consultation under new emergency Planning Legislation.	Q2 2023 (Should this be Q3 2023)	Q4 2024
St Michaels TAU	3	Stage 2 approved. Part 8 Consultation ongoing. Part 8 Approval Received at February 2023 Council Meeting	Q2 2023	Q4 2023
Old Connaught TAU	6	Stage 2 approved. Pre-Part 8.	Q4 2023	Q4 2024
Blackglen Road Phase 1	125	Stage 1 Approved. Preliminary Design stage.	Q1 2024	Q4 2025
Balally PPP – Bundle 5	50	Being development under S85 Agreement	TBC	
Lambs Cross PPP – Bundle 5	25	Being developed under S85 Agreement	TBC	
Total	256			
OVERALL TOTAL	1095			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Re-Lets and Retrofits

Re-Lets & Retrofits	2022 Total	2023 Q1
Non-Standard Voids	3	0
Relets	152	34
Retrofits - Energy Upgrade Works	82	0

Table 7: Maintenance Requests

Routine Maintenance	2022 Total	2023 Q1
Requests received	6,228	1925
Requests in progress	-	618
Requests completed	6,228	1307

Table 8: Disabled Persons Alteration Scheme

	2022 Total	2023 Q1
Works on hand at beginning	145	173
Works Requests Received	117	31
Works Completed/Closed	89	34
Works on hand at closing	173	170

3.2 Allocations

Table 9: Allocations

Allocations	2022 Total	2023 Q1
Social Housing List	414	60
Transfer List	90	12
Total Allocations	504	72

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2022 Total	2023 Q1
Area 1 (South West of M50)	19	7
Area 2 (Between M50 & N11)	29	9
Area 3 (North West of N11)	51	33
Total	99	49

Note: Figures shown are for adverts which may represent multiple properties. Under the new Allocation Scheme there are now three areas of preference as shown above.

3.4 Homeless Services

Table 11: Homeless Services

	2022 Total	2023 Q1
No. of Homeless Families	71	77
No. of Homeless Individuals	155	156
No. of Allocations to homeless individuals/families*	46	15
No. of SHS offers currently accepted by homeless individuals/families	11	7
No. of Housing First Tenancies	13	4

Note: *Figures include those who may have signed for a tenancy but have yet to move out of homeless services/awaiting move-in grant.

3.5 Housing and Disability Steering Group

A meeting of the Steering Group was held on the 8th March 2023. To date, 29% of all housing allocations were made to Disabled People. The steering group are continuing to progress the Local Plan for Disabled People. This Plan can be found [here](#). An update from the steering group was given to the Housing SPC on the 22nd March 2023.

3.6 Grant Assistance to Older Persons and Disabled People

Table 12: Breakdown of Grant Assistance to Older Persons and Disabled People

Housing Adaptation Grant for Disabled People

Housing Adaptation Grant for Disabled People	2022 Total	2023 Q1
No. of Applications received	191	32
Provisional approvals issued	171	26
Grants paid	155	38
Value of Grants paid	€1,397,338	€395,078

Housing Aid for Older Persons

	2022 Total	2023 Q1
No. of Applications received	54	19
Provisional approvals issued	46	6
Grants paid	50	9
Value of Grants paid	€264,834.30	€35,674

Mobility Aids Grant

	2022 Total	2023 Q1
No. of Applications received	20	6
Provisional approvals issued	19	7
Grants paid	21	3
Value of Grants paid	€104,096	€11,374

2023 Budget

Budget Provision (3 Schemes)	€2,570,004
Budget Spent	€442,126
Budget % Spent	17.20%

Note: Some applications may be received in one year and processed in the following year as it can take some time before full documentation is submitted by the applicant.

3.7 Rent Arrears

Table 13: Rents

	2022 Total	2023 Q1
Accrued Rent Arrears	€836,541	€9,307
Rental Income	€16,640,116	€3,715,661

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2022 Total	2023 Q1
Inspections Carried Out	2,156	676
Dwellings Inspected	1,323	625
Dwellings Inspected Compliant with Housing Regulations	254	106
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	1,189	519

Note: Dwellings deemed compliant in a quarter are only deemed compliant with the Housing Standards Regulations at a particular point in time and may on reinspection be deemed non-compliant with the Regulations.

3.9 Tenancy Management and Anti-social Behaviour

Table 15: Estate Management

	2022 Total	2023 Q1
Pre-tenancy courses	3	0

Table 16: Anti-social Behaviour

Anti-social complaints	2022 Total	2023 Q1
Received	150	38
Completed	148	27
Ongoing	2	10
Tenancy Warning	17	4
Tenancy Notification	12	2
Verbal Warning	11	4
Advice Given	76	15
Refer to Other Depts	24	3
Court Case	5	1

Table 17: Tenancy Management Interviews

	2022 Total	2023 Q1
Tenancy Management Interviews	48	18

3.10 Loans

Table 18: Local Authority Home Loan Scheme

Local Authority Home Loans (including Rebuilding Ireland Home Loans)	2022 Total	2023 Q1
Applications received	49	9
Applications approved in principle	21	3
Loan Drawdowns	3	0