

Housing Progress Report Q3/2020

1. Executive Summary

1.1 Overview

In accordance with Guidelines issued by the Department of Housing, Planning and Local Government and the Council's Corporate Plan, this Report is produced to give an overview of the Social Housing portfolio at Dún Laoghaire-Rathdown County Council. The Report covers the provision, maintenance and management of social housing stock, implementation progress across the 5 Pillars identified in 'Rebuilding Ireland – An Action Plan for Housing and Homelessness' and the housing supports available for those who need them.

Data included in this Q3 Report covers the period from 20th June to 18th September 2020 inclusive. Data regarding the activity of the Department prior to this report can be found at <https://www.dlrcoco.ie/en/how-we-deliver-our-homes/housing-statistics>

It should be noted that while the majority of housing services continued during the period of restrictions introduced by the Government to contain and control the spread of Covid-19, some services were impacted, such as construction and private rented standards inspections. Housing Adaptation grants were accepted and processed during the period of restriction, but the completion of works by private contractors was delayed with a consequential reduction in the drawdown of grants.

This Report considers the following areas:

Housing Delivery

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

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
 Rebuilding Ireland Home Loan
 Tenant Purchase Scheme

2. Housing Delivery

2.1 Overview

The **Social Housing Target 2018-2021** for delivery by this Council is **1,563 homes**.

Table 1: Homes Delivered per Quarter during 2020

	Q1	Q2	Q3	Q4	Total	Target
DLR Build	0	0	0		0	
DLR Part V	0	1	9		10	
AHB Build	0	0	7		7	
AHB Part V	0	0	5		5	
DLR Acquisition	2	2	0		4	
AHB Acquisition	5	10	1		16	
DLR Lease	0	0	1		1	
AHB Lease	0	0	1		0	
Total Build, Acquisition & Leasing	7	13	24		44	

	Q1	Q2	Q3	Q4	Total	Target
RAS	5	2	9		16	16
HAP - Standard	46	57	61		164	240
HAP - Homeless	46	42	47		135	
Total RAS & HAP	97	101	117		315	

	Q1	Q2	Q3	Q4	Total	Target
Total Delivery All Social Housing delivery streams exc. bad relets	104	114	141		359	

Table 2: Traveller Specific Accommodation 2020

	Q1	Q2	Q3	Q4	Total
Refurbishment Works and New Sites	1	0	0		1
Casual Vacancies	0	2	0		2
Standard Housing	0	0	2		2

2.2 Housing Construction

The Housing Department recognises the importance of managing the development process in order to achieve the targets set out in the Delivery Programme 2018-2021. To this extent, the schemes are closely monitored from inception through to completion.

DLRCC CONSTRUCTION PROGRAMME 2018 – 2021

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.

Table 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Broadford Rise	21	Construction in progress	Q3 2017	Q4 2020
Enniskerry Road (AHB)	155	Construction in progress	Q2 2019	Q4 2021
Abbey View House (AHB)	11	Construction in progress	Q2 2019	Q4 2020
Ballyogan Ave (New Homes)	2	Construction in progress	Q4 2019	Q2 2021
Ballyogan Square	67	Enabling works in progress. Tender package being finalised.	Q4 2020	Q3 2022
TOTAL	256			

Table 4: Schemes with Part 8 Planning Approval

Rockville Green	13	Tenders currently being evaluated	Q4 2020	Q1 2022
Ballyogan Rise	52	Tender package being prepared		
Shanganagh	597 (200) Social	Part X Planning application approved	Q1 2021	Phased delivery from Q1 2024
TOTAL	662			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
St. Laurence's Park	88	Part 8 Public Consultation Complete	Q3 2021	Q3 2023
Moyola Court Infill	4	Part 8 Public Consultation Complete	Q3 2021	Q2 2022
Loughlinstown Wood	42	Contract Negotiations Ongoing	Q4 2020	Q2 2022
Roebuck Road Infill	3	Stage 1 Approval received	Q3 2021	Q2 2022
37 Rollins Villas	1	Stage 1 Approval received	Q2 2021	Q1 2022
Coastguard Cottages	4	Stage 1 Approval received	Q1 2021	Q2 2022
Total	142			
<u>OVERALL TOTAL</u>	<u>1060</u>			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits 2020

Retrofits	Q1	Q2	Q3	Q4	Total
Voids	0	0	0		0
Relets	15	15	13		43
Traveller Specific Accommodation	4	0	0		4

Table 7: Maintenance Requests 2020

Routine Maintenance	Q1	Q2	Q3	Q4	Total
Requests received	1897	991	1464		4,352
Requests in process	467	240	565		1,272
Requests completed	1430	751	899		3,080

Table 8: Disabled Persons Alteration Scheme 2020

	Q1	Q2	Q3	Q4	Total
Works on Hand at beginning of Quarter	129	130	126		385
Requests Received	24	8	24		56
Works Completed	14	2	3		19

3.2 Allocations

Table 9: Allocations 2020

Allocations	Q1	Q2	Q3	Q4	Total
Social Housing List	78	25	26		129
Transfer List	19	12	10		41
Total Allocations	97	37	36		170

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice in 2020

	Q1	Q2	Q3	Q4
Dún Laoghaire/Dalkey	0	5	0	
Blackrock/Stillorgan	0	2	1	
Ballybrack/Shankill	1	3	7	
Ballinteer/Ballyogan	8	5	3	
Total	9	15	11	

Note: Figures shown are cumulative from 1st January 2020 and the number of adverts put on CBL. Some adverts represent multiple properties.

3.4 Homeless Services

Table 11: Homeless Services 2020

	Q1	Q2	Q3	Q4
No. of Homeless Families	87	72	73	
No. of Homeless Individuals	177	190	214	
No. of Allocations to homeless individuals/families	17	9	5	
No. of SHS offers currently accepted by homeless individuals/families	5	1	4	

3.5 Housing and Disability Steering Group

The Council continues to work with the Steering Group on implementing the Terms of Reference. A meeting was held on 23rd June 2020 with the next meeting scheduled to take place on 22nd September.

To date, 27% of allocations were made to people with disabilities.

3.6 Grant Assistance to Older Persons and People with Disabilities

Table 12: Breakdown of Grant Assistance to Older Persons and People with Disabilities 2020

Housing Adaptation Grant for People with a Disability

	Q1	Q2	Q3	Q4	Total
No. of Applications received	17	23	46		86
Provisional approvals issued	32	12	36		80
Grants paid	39	9	31		79
Value of Grants paid	€293,135	€110,733	€277,035		€680,903

Housing Aid for Older Persons

	Q1	Q2	Q3	Q4	Total
No. of Applications received	6	3	5		14
Provisional approvals issued	1	0	3		4
Grants paid	2	0	1		3
Value of Grants paid	€9,660	€0	€7,105		€16,765

Mobility Aids Grant

	Q1	Q2	Q3	Q4	Total
No. of Applications received	10	6	3		19
Provisional approvals issued	6	3	7		16
Grants paid	12	3	6		21
Value of Grants paid	€46,611	€11,253	€31,187		€89,051

Budget Provision (3 Schemes)	€1,550,000
Budget Spent	€786,719
Budget % Spent	50.8%

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 2020

	Q1	Q2	Q3	Q4	Total
Accrued Rent Arrears	€4,327,673.03	€248,077	-€57,658		€4,518,092
Rental Income	€3,893,283.96	€3,897,640	€4,210,059		€12,000,982

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2020

Private Rental Inspections	Q1	Q2	Q3	Q4	Total
Inspections Carried Out	305	100	485		890

3.9 Tenancy Management and Anti-Social Behaviour

Table 15: Estate Management 2020

	Q1	Q2	Q3	Q4	Total
Pre-tenancy training	54	0*	0*		54

Figures at 0 due to COVID-19 restrictions

Table 16: Anti-Social Behaviour 2020

Anti-Social Complaints	Q1	Q2	Q3	Q4	Total
Received	15	29	30		74
Completed	10	15	41		66
On-going	5	14	8		27
Tenancy Warning	2	3	3		8
Tenancy Notification	1	2	3		6
Verbal Warning	1	1	3		5
Advice Given	2	3	24		29
Refer to Other Depts	4	10	5		19
Court Case	1	1	1		3

Table 17: Tenancy Management Interviews 2020

	Q1	Q2	Q3	Q4	Total
Tenancy Management Interviews	10	0*	8		18

Figures at 0 due to COVID-19 restrictions

3.10 Loans

Table 18: Rebuilding Ireland Home Loan 2020

Rebuilding Ireland Home Loan	Q1	Q2	Q3	Q4	Total
Applications received	15	7	10		32
Applications approved in principle	6	0	5		11
Loan Drawdowns	2	0	1		3