

# **Dún Laoghaire-Rathdown Quarterly Management Report**

## Housing Progress Report Q1/2020

### 1. Executive Summary

#### 1.1 Overview

In accordance with Department Guidelines 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 report represents the current situation at 27th March, 2020. Data regarding the activity of the Department in previous years can be found at <https://www.dlrcoco.ie/en/housing/housing-delivery/housing-statistics>**

This Report considers the following areas:

#### *Housing Delivery*

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

#### *Housing Support*

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- Management, Maintenance and Improvement of Housing Stock
- Retrofits
- Housing Adaptation Grants
- Allocations & Assessments
- Choice Based Letting
- Homeless Services
- Private Rented Housing Standards
- Estate 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					
DLR Part V	0					
AHB Build	0					
AHB Part V	0					
DLR Acquisition	2					
AHB Acquisition	5					
DLR Lease	0					
AHB Lease	0					
<b>Total Build, Acquisition &amp; Leasing</b>	<b>7</b>					

	Q1	Q2	Q3	Q4	Total	Target
RAS	5					
HAP - Standard	46					
HAP - Homeless	46					
<b>Total RAS &amp; HAP</b>	<b>97</b>					

	Q1	Q2	Q3	Q4	Total	Target
<b>Total Delivery</b> All Social Housing delivery streams exc. bad relets	<b>104</b>					

**Table 2: Traveller Specific Accommodation 2020**

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

## 2.2 Housing Construction

dlr Housing recognises the importance of managing the development process in order to achieve the targets set out in the Delivery Strategy 2018-2021 in a timely manner. 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 built**

The following tables provide an overview of the different schemes under the Housing Construction Capital Programme, their current status and estimated completion date:

**Table 3: Schemes on Site**

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
<b>Broadford Rise</b>	21	Construction in progress	Q3 2017	Q2 2020
<b>Enniskerry Road (AHB)</b>	155	Construction in progress	Q2 2019	Q4 2021
<b>Abbey View House (AHB)</b>	11	Construction in progress	Q2 2019	Q1 2021
<b>Ballyogan Ave (New Homes)</b>	2	Construction in progress	Q4 2019	Q4 2020
<b>TOTAL</b>	<b>189</b>			

**Table 4: Schemes with Part 8 Planning Approval**

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)
<b>Ballyogan Court</b>	119	Part 8 Approved	Q3 2020	Q3 2022
<b>Rockville Drive</b>	13	Part 8 Approved	Q2 2020	Q1 2021
<b>TOTAL</b>	<b>132</b>			

**Table 5: Schemes at Design/Tender Stage**

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
<b>Shanganagh</b>	597	Part X Planning application submitted		
<b>St Laurences Park</b>	89	Stage 2 Application submitted		
<b>Moyola Court Infill</b>	4	Stage 2 Application submitted		
<b>Loughlinstown Wood</b>	42	Tender Received	Q2 2020	Q2 2021
<b>Total</b>	<b>732</b>			
<b><u>OVERALL TOTAL</u></b>	<b><u>1053</u></b>			

### 3. Housing Support

#### 3.1 Management, Maintenance and Improvement of Housing Stock

**Table 6: Retrofits 2020**

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

**Table 7: Maintenance Requests 2020**

Routine Maintenance	Q1	Q2	Q3	Q4	Total
Requests received	1897				
Requests in process	467				
Requests completed	1430				

**Table 8: Disabled Persons Alteration Scheme 2020**

	Q1	Q2	Q3	Q4	Total
Works on Hand at beginning of Quarter	129				
Requests Received	24				
Works Completed	14				

### **3.2 Allocations**

**Table 9: Allocations 2020**

Allocations	Q1	Q2	Q3	Q4	Total
Social Housing List	78				
Transfer List	19				
<b>Total Allocations</b>	97				

### **3.3 Choice Based Letting (CBL)**

**Table 10: CBL Adverts by Area of Choice in 2020**

	Q1	Q2	Q3	Q4
Dún Laoghaire/Dalkey	0			
Blackrock/Stillorgan	0			
Ballybrack/Shankill	1			
Ballinteer/Ballyogan	8			
<b>Total</b>	9			

**Note:** Figures shown are cumulative from 1<sup>st</sup> January 2020 and the number of adverts put on CBL. Some adverts represent a number of properties.

### **3.4 Homeless Services**

**Table 11: Homeless Services 2020**

	Q1	Q2	Q3	Q4
No. of Homeless Families	87			
No. of Homeless Individuals	177			
No. of Allocations to homeless individuals/families	17			
No. of SHS offers currently accepted by homeless individuals/families	5			

### **3.5 Housing and Disability Steering Group**

The Council continues to work with the Steering Group on implementing the Terms of Reference. A schedule of meetings for 2020 was agreed at the last meeting held in December 2019.

In Q1 of 2020, 23% 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	Cumulative Total
No. of Applications received	17				
Provisional approvals issued	32				
Grants paid	39				
Value of Grants paid	€293,135				

**Housing Aid for Older Persons**

	Q1	Q2	Q3	Q4	Cumulative Total
No. of Applications received	6				
Provisional approvals issued	1				
Grants paid	2				
Value of Grants paid	€9,660				

**Mobility Aids Grant**

	Q1	Q2	Q3	Q4	Cumulative Total
No. of Applications received	10				
Provisional approvals issued	5				
Grants paid	12				
Value of Grants paid	€46,611				

<b>Budget Provision (3 Schemes)</b>	€1,550,000
<b>Budget Spent</b>	€ 349,406
<b>Budget % Spent</b>	22.5%

**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				
Rental Income	€3,893,283.96				



### 3.8 Private Rented Housing Standards

**Table 14: Private Rented Housing Standards 2020**

<b>Private Rental Inspections</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Inspections Carried Out	305				

### 3.9 Estate Management and Anti-Social Behaviour

**Table 15: Estate Management 2020**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Pre-tenancy training	54				

**Table 16: Anti-Social Behaviour 2020**

<b>Anti-Social Complaints</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Received	15				
Completed	10				
On-going	5				
Tenancy Warning	2				
Tenancy Notification	1				
Verbal Warning	1				
Advice Given	2				
Refer to Other Depts	4				
Court Case	1				

**Table 17: Estate Management Interviews 2020**

	Q1	Q2	Q3	Q4	Total
Estate Management Interviews	10				

### **3.10 Loans**

**Table 18: Rebuilding Ireland Home Loan 2020**

<b>Rebuilding Ireland Home Loan</b>	Q1	Q2	Q3	Q4	Total
Applications received	15				
Applications approved in principle	6				
Loan Drawdowns	2				