

**SOCIAL HOUSING
PROGRESS REPORT**
Reporting Period Q3/2017

Executive Summary

Overview

The purpose of this Report is to give an overview of the Social Housing portfolio at Dún Laoghaire-Rathdown County Council, covering the provision, maintenance and management of social housing stock and implementation progress across the 5 Pillars in 'Rebuilding Ireland – An Action Plan for Housing and Homelessness'.

Data included in this report represents the current situation at the end date of the reporting period unless otherwise stated.

This Report considers the following areas:

Housing Provision

- ✓ Housing Supply
- ✓ Existing Housing Stock
- ✓ Management, Maintenance and Improvement of Housing Stock
- ✓ Traveller Specific Accommodation
- ✓ Housing Demand
- ✓ Vacant Units

Housing Support Services

- ✓ Allocations and Transfers
- ✓ Homeless Services
- ✓ Housing Welfare
- ✓ Rent arrears
- ✓ Private Rented Housing Standards
- ✓ Anti-Social Behaviour

Housing Provision

Housing Supply - Overview

The Council has exceeded the targets set for Housing Delivery 2015-2017. The following table represents the number of units delivered to date and the estimated amount of units to be delivered between 2017 and 2018.

Table 1: Social Housing Supply

SOCIAL HOUSING DELIVERY TARGETS

Figures are up to and including 28/06/2017

	2015	2016	2017 (Q1)	2017 (Q2)	2017 (Q3)	2017 (Q4)	2018	TOTAL
	Units Delivered	Units Delivered	Units Delivered	Units Delivered	Units Delivered	Estimated Units	Estimated Units	Delivered + Estimated
** SHIP Construction		54			6	4	141	205
SHIP Acquisition	35	20	2	1		46		104
SHIP PartV	3			1	2	18	15	39
CAS Acquisitions	2	28	18		1	2		51
Voids and Re-lets	21	20		11	20		2	74
SHCEP Part V - Leasing			92	32	4	12	36	176
SHCEP Acquisitions (CALF)	1	3		10		4	9	27
SHCEP Leasing	1	39				1	2	43
RAS	35	27	3	3	6	1	36	111
* HAP			4	31	61	60		156
* HAP - Homeless		99	22	42	27			190
Overall delivery Total	98	290	141	131	127	148	241	1,176

TOTAL Units Delivered to Date: **787**

TOTAL Units Delivered in 2017: **399**

% of Target achieved **116%**

* These figures are up to and including 26 September 2017

** Additional 21 units are scheduled for 2019

- ✓ Social Housing Delivery Targets 2015-2017: **target exceeded.**
- ✓ DLR Housing is expecting to deliver a total of **935 units between 2015 and 2017.**
- ✓ This represents an exceedance of **254 units.**
- ✓ **An additional amount of 241 units** are scheduled for delivery in 2018.

Figure 1: Social Housing Delivery

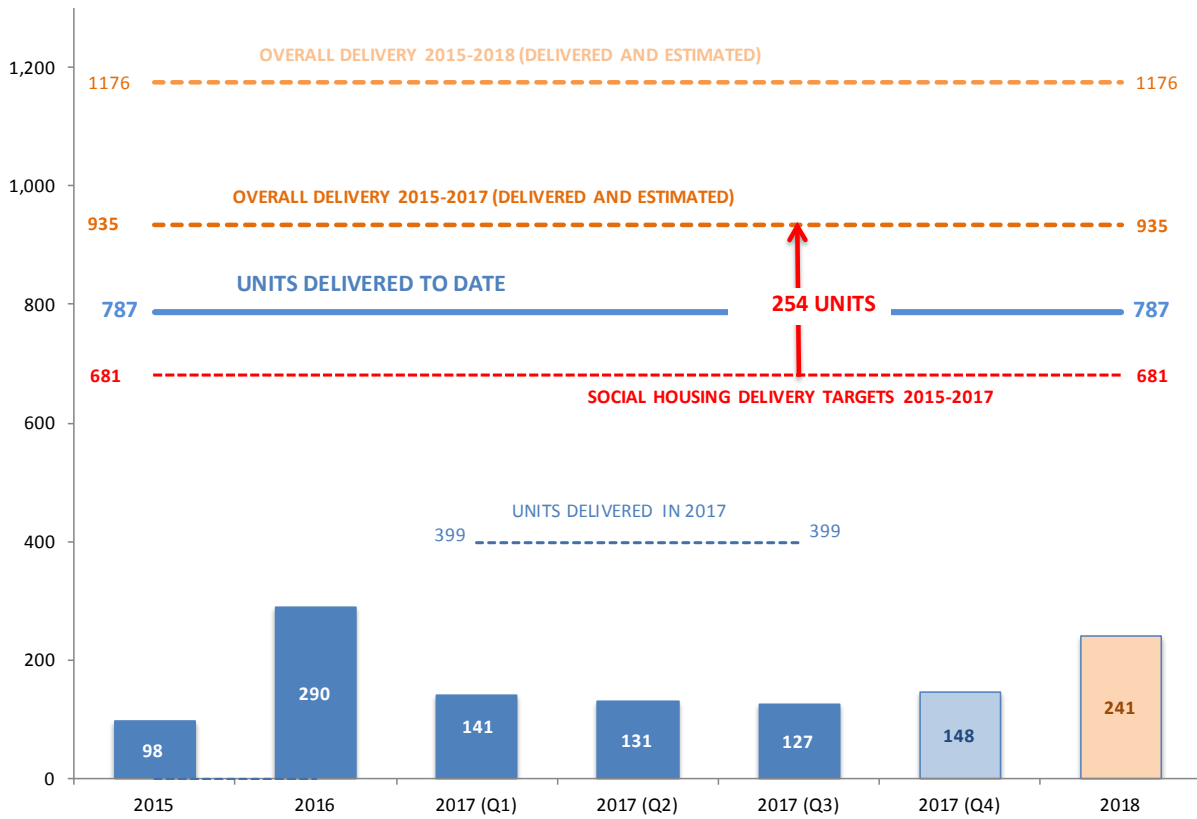
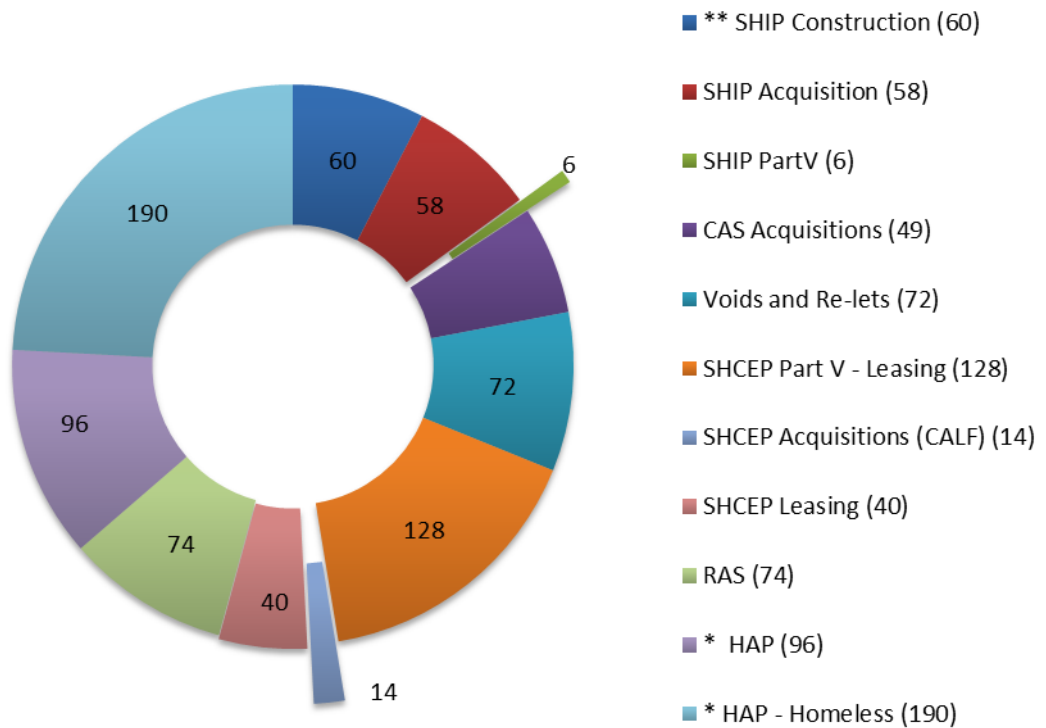


Figure 2: Units Delivered to Date (Q1/2015 to Q3/2017)



Housing Construction

DLR Housing recognises the importance of managing the development process in order to achieve the targets set out in the Delivery Strategy 2015-2017 in a timely manner. To this extent the schemes are closely monitored from inception through to completion.

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

SOCIAL HOUSING INVESTMENT PROGRAMME (SHIP) 2015 - 2017 Report Date Q3-2017

Table 2: Completed Schemes

h) Completed						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Shanganagh Park Lodge	(1)	Fully occupied	Q1-2016	Q2-2016	January 2016	May 2016
St Michael's Terrace	(4)	Post Project Review	Q3-2016	Q3-2017	August 2016	September 2017
Rochestown House Phase 2	(34)	Final Account Agreed. Project Review submitted	Q4-2014	Q3-2016	November 2014	August 2016
Harbour Master Cottage	(2)	Post Project Review	Q1-2017	Q3-2017	January 2017	August 2017
Cromlech Close	(15)	Final Account Agreed. Project Review submitted	Q2-2015	Q4-2016	April 2015	November 2016
Clontibret	(4)	Post Project Review	Q1-2016	Q4-2016	December 2015	December 2016
TOTAL (60)						

4 Halting Site bays and access road were also delivered at Glenamuck Road.

Glenamuck TAU (*)	(4)	Post Project Review	Q1-2017	Q3-2017	January 2017	July 2017
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Table 3: Schemes on Site

g) On Site Scheme						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Rosemount Court	(44)	Construction in progress	Q1-2017	Q3-2018	January 2017	
George's Place	(12)	Construction in progress	Q3-2017	Q2-2018	August 2017	
Fitzgerald Park	(50)	Construction in progress	Q4-2016	Q3-2018	November 2016	
Temple Hill	(3)	Construction in progress	Q3-2017	Q3-2018	July 2018	
The Brambles	(10)	Construction in progress	Q1-2017	Q1-2018	January 2017	
P132 Pottery Road	(4)	Construction in progress	Q4-2017	Q4-2018	October 2017	
The Mews	(4)	Construction in progress	Q4-2016	Q4-2017	December 2016	
Broadford Rise	(21)	Construction in progress	Q3-2017	Q1-2019	August 2017	
Rochestown House Phase 3	(14)	Construction in progress	Q3-2016	Q1-2018	August 2016	
TOTAL (162)						

Table 4: Schemes with Part 8 Planning Approval

e) Schemes with Part VIII Planning approval						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Park House	(4)	Design Team to be appointed to produce tender documents	Q2-2018	Q1-2019		
TOTAL (4)						

Table 5: Proposed Schemes at initial design stage

c) Proposed Schemes at initial design stage						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Ballyogan Court	(0)	Feasibility Stage				
Rockville Drive	(0)	Feasibility Stage				
Stillorgan St Laurences Park	(0)	Feasibility Stage				
Shanganagh Castle Site	(0)	Feasibility Stage				
Ballyogan Avenue	(0)	Feasibility Stage				
TOTAL (0)						

★ A cross party proposal for social and affordable housing for the Council lands at Shanganagh was agreed at the Council meeting of the 4th September 2017. A stress testing of the proposal has been considered and a Cost Benefit/Effectiveness Analysis (required under the Public Spending Code for any Public Capital Project in excess of €20million) is currently being procured. The National Development Finance Agency (NDFA) are also examining the proposal. Irish Water have been contacted regarding the availability of water and drainage services for the area. An initial layout has been prepared. At a Ward Councillors Party Leader Workshop it was agreed:

1. Cost Effectiveness Analysis procured and completed
2. Apply for Stage one approval
3. Proceed to the procurement of Design Team
4. Ward Councillors to collate queries and forward to Housing Department (Mary Loughran mloughran@dlrcoco.ie) who will establish FAQs

Table 6: Working with AHB's

a) Working with Approved Housing Bodies						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Loughinstown Wood	(42)	Planning Permission: decision awaited				
Abbey View House	(11)	Planning Permission				
Enniskerry Road	(155)	Awaiting legal agreements				
TOTAL (208)						

Current Housing Stock

Table 7: Breakdown of current Housing Stock

HOUSING STOCK

Figures are up to and including 26/09/2017

	Dundrum	Dún Laoghaire	TOTAL
Social Housing Stock	1,471	3,074	4,545
Rental Accommodation Scheme	161	180	389
Social Leasing - Voluntary	81	219	300
Social Leasing - One off	8	12	20
Total Housing Stock	1,721	3,485	5,254

Figure 3: Housing Stock - Evolution 2015-2017

HOUSING STOCK

Figures are up to and including

26/09/2017

	Q4/2015	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017
Social Housing Stock	4,466	4,502	4,508	4,524	4,537	4,539	4,539	4,545
Rental Accommodation Scheme	400	394	394	392	379	376	348	389
Social Leasing - Voluntary	119	113	132	147	141	258	296	300
Social Leasing - One off	20	25	25	25	25	19	19	20
Total Housing Stock	5,005	5,034	5,059	5,088	5,082	5,192	5,202	5,254

Part V delivery

Under section 28 of the Planning and Development Act, planning authorities are required to have regard to 'Part V of the Planning and Development Act 2000 – Guidelines January 2017' in carrying out their functions under the Act. Housing and Planning Departments are in continuous communication to ensure the efficient delivery of appropriate Part V units, having regard to the Council Housing Strategy. For delivery see Table 1.

Management, Maintenance and Improvement of Housing Stock

Table 8: Maintenance Requests

STOCK MAINTENANCE

Figures are up to and including

26/09/2017

Routine Maintenance	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017
Requests in hand	343	726	225	104	386	311	158
Requests completed	1,315	322	898	1,151	1295	1068	1013
Total Maintenance Requests	1,658	1,048	1,123	1,255	1,681	1,379	1,171

Vacant Units	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017
Undergoing work prior to occupation	20	20	28	25	28	22	16
Long term voids	1	1	3	3	3	3	3

Planned Maintenance

Central Heating Upgrades - to be completed in 2017	85
Re-wiring to be completed in 2017	90

Table 9: Disability - Home Adaptations

DISABILITY - HOME ADAPTATIONS TO COUNCIL STOCK

2017 Figures from 01/01/2017 to 26/09/2017

New Applications Received 2017	81
General DPA Works Completed 2017	75
<i>Bathroom Alterations/Showers</i>	<i>33</i>
<i>Ramps</i>	<i>10</i>
<i>Stairlifts</i>	<i>13</i>
<i>Other/Misc</i>	<i>19</i>
Major Alterations/Extensions Completed	2

* *Documentation is currently being renewed to ensure is user friendly*

Traveller Specific Accommodation

(TAP) 2014-2018

Glendruid: 5 families

Glenamuck: 4 families.

Casual vacancies: 10 families

Standard social units: 2 families

Refurbishment Works: 4 units at St Louise's Park

Housing Demand

Applicants on Social housing are placed on a waiting list according to their accommodation needs. The following table shows the number of applicants on the stated date:

Table 10: Current Housing Demand

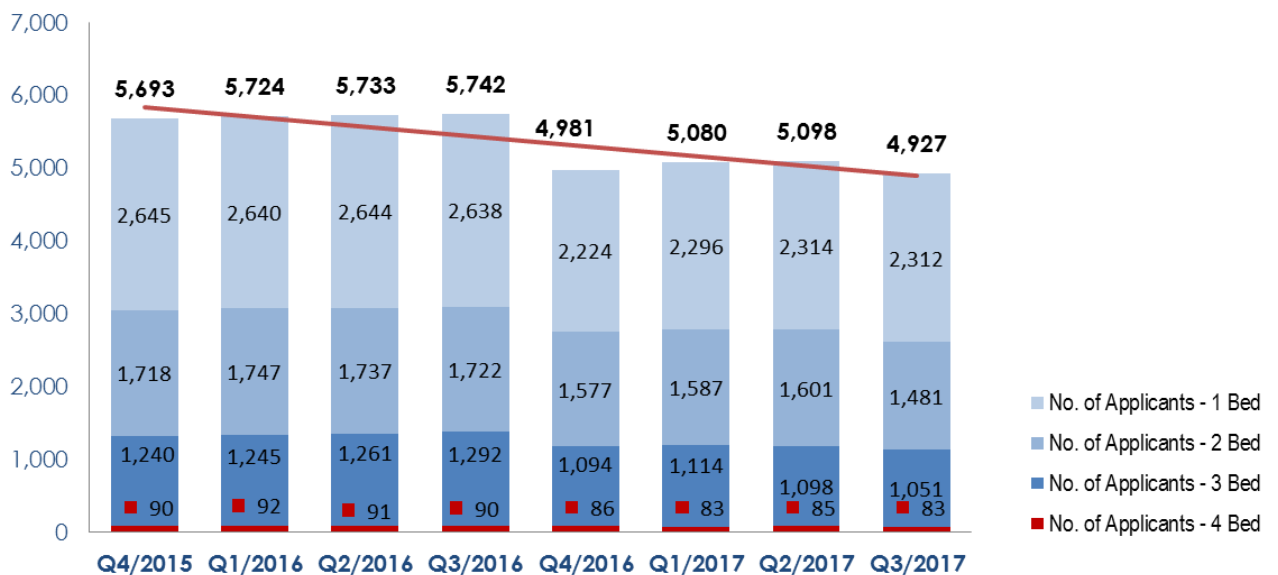
HOUSING DEMAND

Figures as at 27/09/2017

	Q3/2017
Applicants - 1 Bed	2,312
Applicants - 2 Bed	1,481
Applicants - 3 Bed	1,051
Applicants - 4 Bed	83
Applicants - Total	4,927

The following figure shows Housing demand from the period **Q4/2015 to Q3/2017**. Over that time-span, the number of applicants **decreased by 13.5%** due to HNA and increased allocations. The last consecutive quarters showed an overall reduction of 3.35%.

Figure 4: Applicants in Social Housing Waiting



List

Allocations and Transfers

Table 11: Allocations

ALLOCATIONS

Allocations as of 16/6/17

Allocations - Social Housing List	120
Allocations - Transfer list	40
Total Allocations	160

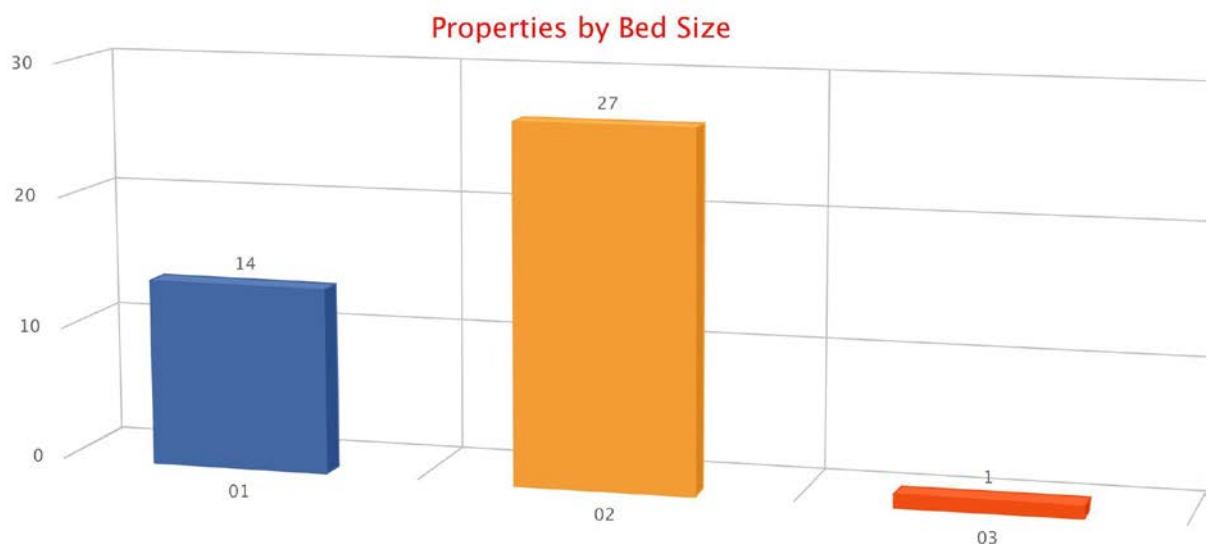
Choice Based Letting (CBL)

An online Choice Based Letting (CBL) system that allows housing applicants to express their interest in available properties is now in use on a pilot basis. The first properties were advertised on the CBL website on Wednesday, 8th March 2017 with additional properties being advertised on a weekly basis. The graphs below show the number of properties advertised to date by area of choice and bed size:

Figure 5: CBL Properties by Area of Choice



Figure 6: CBL Properties by Bed Size



Homeless Services

Table 12: Homeless Services

HOMELESS SERVICES

Figures are up to and including 26/09/17

Homeless Services	
No. of individuals/households registered as homeless	168
No. of Homeless Families	83
No. of Allocations to homeless individuals/families	49
No. of SHS offers currently accepted by homeless individuals/families	22
Number of Homeless HAP tenancies secured to September 2017	86

Housing Welfare

The Housing Welfare Officer provides an efficient and professional housing related service in a holistic manner to Dun Laoghaire-Rathdown County Council tenants and applicants in need of support.

Table 13: Housing Support Services

HOUSING SUPPORT SERVICES

Figures are for the quarter 1st July 2017 to 26thth June 2017 inclusive

	2017
No. of Housing Welfare Cases - STARTED	12
No. of Housing Welfare Cases - COMPLETED	10
Average Monthly Case Files for this quarter	45
Currently Engaging with Housing Welfare	41

Housing and Disability Steering Group

The Steering Group meetings took place on the 27th June and the 26th September 2017. The Housing Agency presented an update on the Strategy and progress to date.

Grant Assistance to the Elderly and Disabled

Table 14: Grant Assistance to the Elderly and Disabled – Breakdown

GRANT ASSISTANCE TO THE ELDERLY AND DISABLED

From 1 January to 26th September 2017

Housing Adaptation Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received in current year	111		
Provisionally approved	117	€972,359	
Grants Paid	88	€767,909	
Sub - Total Value			€1,020,000

Mobility Aids Housing Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received in current year	17		
Provisionally approved	18	€55,260.75	
Grants Paid	10	€32,911.75	
Sub - Total Value			€180,000

Housing Aid for Older People Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received in current year	9		
Provisionally approved	10	€44,494	
Grants Paid	6	€22,634	
Sub - Total Value			€142,000

BUDGET 2017 PROVISION	€1,342,000
DOE 2017 ALLOCATION	€1,520,681

Note: some applications may be received in one year. However, it might take some time before full documentation is submitted by the applicant.

Rent Arrears

The following table refers to the number of rent accounts that are in arrears and highlights the liability owed to Council.

Table 15: Current Rent Arrears

Current Rent Arrears	DLRCC Rents	Value	DLRCC RAS	Value
Rents between 4-6 weeks old	261	€90,688.61	24	€8,705.77
Rents between 7-12 weeks old	463	€286,371.00	56	€30,082.09
Rents greater than 12 weeks old	1,222	€4,297,805.01	144	€355,534.20
Total	1,946	€4,674,864.62	224	€394,322.06

*The above is the position at 26/08/2017. It does not include accounts with credit or zero balances. It does however include accounts that are currently keeping arrangements to reduce arrears as well as

accounts that have had back dated debits applied as part of the Annual Rent Review. Furthermore, for payments made in post/offices/shops, there is a time lag of 3-5 days before they are credited to actual rent accounts.

Private Rented Housing Standards

Table 16: Private Rented Stock

PRIVATE RENTED STOCK

Figures are up to and including 26/09/2017

No. of properties inspected (1st Inspection)	148
0	343
No. of advisory notes issued to landlord (informal notices)	402
No. of improvement notices issued	7
No. of prohibition notices issued	1
No. of Rent book Notices issued	-
* No Private Rented Properties registered with the Private Rented Tenancies Board	16,327
(*) as at 19/06/2017	

Anti-Social Behaviour

The Anti-Social Section investigates complaints of Anti-Social behaviour in accordance with the policy which was adopted on 14th November 2016.

Principal objectives of the Section are to:

- ✓ Prevent and reduce ASB
- ✓ Co-ordinate services within the Council in dealing with ASB
- ✓ Adopt a multi-agency approach in dealing with ASB
- ✓ Promote the principles of good estate management

The following is a report of the matters addressed:

Table 17: Anti-Social Behaviour - Matters addressed

ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED

Figures are up to 26/09/2017

	Dun Laoghaire	Dundrum	Total
ASB Complaints - COMPLETED	41	24	65
ASB Investigations - ONGOING	0	2	2
ASB Complaints - RECEIVED	41	26	67
ASB Investigations - DISMISSED	0	0	0
ASB Complaints - VALID FOR INVESTIGATION	41	26	67

Table 18: Anti-Social Behaviour - Breakdown of actions taken

Figures are up to 26/09/2017

Action Taken	Dun Laoghaire	Dundrum	Total
Advice Given	18	8	26
Verbal Warning issued	4	3	7
1st Written Warning issued	0	0	0
2nd Written Warning issued	0	0	0
Final Writte Warning issued	0	0	0
Tenancy Notification	3	5	8
Tenancy Warning	2	1	3
Protracted Enquiry	0	0	0
Refer Housing Welfare Officer	1	0	1
Refer to Maintenance	0	0	0
Refer to Allocations	0	1	1
Refer to Environment	3	0	3
Refer to Gardai	5	4	9
Legal Action	1	0	1
Exclusion Orders sought	0	0	0
Estate Management Transfer	1	1	2
Other	0	0	0
Record Only	0	0	0
Possession application served	1	0	1
Total	39	23	62

Table 19: Tenancy outcome

TENANCY OUTCOME

Figures are up to 26/09/2017

	Dun	Dundrum	Total
Voluntry Surrender of Tenancy	-	-	-
possession Order obtained	1	-	1
Exclusion Orders Obtained	-	-	-
Total	1	-	-

Table 20: Estate Management Interviews / Background Checks

ESTATE MANAGEMENT INTERVIEWS/BACKGROUND CHECKS

Figures are up to 26/09/2017

	Total
Housing Applicants Approved	25
Housing Applicants Refused/Referred	6
Decision Pending	1
No. Housing Applicants interviewed	32