

Housing Progress Report Q1/2022

1. Executive Summary

1.1 Overviews

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 and the housing supports available for those who need them.

Data included in this Report covers the full year for 2021 as well as Q1 2022. The period covered by Q1 2022 is from 1st January to 18th March 2022 inclusive and the 2021 total is from 1st January to 31st December 2021. 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>

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

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 2022-2026 for delivery by this Council is 1,994 homes

Table 1: Homes Delivered per Quarter

	2021 Total	2022 Q1	2022 Target
DLR Build	50	0	450
DLR Part V	21	5	
AHB Build	106	0	
AHB Part V	10	0	
DLR Acquisition	6	1	
AHB Acquisition	28	0	
DLR Lease	98	0	210
AHB Lease	0	0	
Total Build, Acquisition & Leasing	319	6	
RAS	18	28	
HAP - Standard	264	34	
HAP - Homeless	142	23	
Total RAS & HAP	424	85	
Total Delivery All Social Housing delivery streams exc. bad relets	743	91	

Table 2: Traveller Specific Accommodation

	2021 Total	2022 Q1
Refurbishment Works and New Sites	6	3
Casual Vacancies	7	1
Standard Housing	3	1

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 2018 – 2021 & 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.

Table 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Broadford Rise	21	Completed	Q3 2017	Q4 2021
Enniskerry Road (AHB)	155 (105 social)	Construction in progress. Phase 1 completed (27 social). Phase 2 (78 social & 50 cost rental) to be delivered in early Q2 2022.	Q2 2019	Q4 2021/Q2 2022
Rockville Green	13	Construction in progress	Q2 2021	Q3 2022
Ballyogan Square (Phase 1)	67	Construction in progress	Q3 2021	Q2 2023
TOTAL	256			

Table 4: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Moyola Court (infill)	4	Tender completed. Stage 4 funding submission being prepared.	Q2 2022	Q1 2023
Park House	4	Tender completed. Stage 4 funding submission being prepared.	Q2 2022	Q2 2023
Ballyogan Rise (Phase 2)	52	To follow on from Ballyogan Square (Phase 1) completion	2023	
St Laurence's Park	88	Tender package for construction contract being finalised. Enabling works completed.	Q4 2022	Q4 2024
Shanganagh Residential Lands	597 (200 social)	Tenders being evaluated.	Q2 2022	Phased delivery from Q4 2023
Total	745			

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)	Design drawings being updated in line with Building Regs. Project will then be tendered.	TBC	TBC
Roebuck Road Infill	4	Part 8 Consultation Ongoing	TBC	TBC
37A Rollins Villas (infill)	1	Part 8 Approved. Detailed design being advanced.	Q1 2023	Q3 2023
Coastguard Cottages	4	Stage 4 Funding Application submitted to DHLGH	Q2 2022	Q4 2022
Infill Site at Rockville Drive	1	Stage 1 approval received. Site surveys/investigations to be conducted.	Q3 2023	Q4 2024
Total	52			
OVERALL TOTAL	1,053			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits

Retrofits	2021 Total	2022 Q1
Non-Standard Voids	3	0
Relets	132	39
Energy upgrade works	53	0
Traveller Specific Accommodation	2	1

Table 7: Maintenance Requests

Routine Maintenance	2021 Total	2022 Q1
Requests received	6,148	1,375
Requests in process	470	161
Requests completed	5,678	1,214

Table 8: Disabled Persons Alteration Scheme

	2021 Q4	2022 Q1
Works on hand at beginning of Quarter	117*	145
Works Requests Received	35	16
Applications Received (applications can include a number of works)	27	10
Works Completed	38	11

* Q4 2021 applications on hand

3.2 Allocations

Table 9: Allocations

Allocations	2021 Total	2022 Q1
Social Housing List	236	45
Transfer List	119	28
Total Allocations	355	73

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2021 Total	2022 Q1
Area 1 (South West of M50)		6
Area 2 (Between M50 & N11)		8
Area 3 (North West of N11)		29
Total	107	43

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

	2021 @ 31st Dec	2022 @ 18th March
No. of Homeless Families	69	72
No. of Homeless Individuals	178	177
No. of Allocations to homeless individuals/families	49	1
No. of SHS offers currently accepted by homeless	0	0

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

The Council continues to work with the Steering Group to implement the Terms of Reference. A meeting of the Steering Group was held on the 10th of March 2022. To date, 19% of allocations were made to disabled people this year. The steering group has completed and published its Local Strategic Plan for Disabled People. This Plan can be found [here](#). An update from the steering group was given to the SPC on the 23rd March 2022.

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	2021 Total	2022 Q1
No. of Applications received	207	36
Provisional approvals issued	156	46
Grants paid	152	29
Value of Grants paid	€1,238,481	€254,156

Housing Aid for Older Persons

	2021 Total	2022 Q1
No. of Applications received	56	15
Provisional approvals issued	44	6
Grants paid	34	14
Value of Grants paid	€188,646	€68,450

Mobility Aids Grant

	2021 Total	2022 Q1
No. of Applications received	33	3
Provisional approvals issued	24	3
Grants paid	28	5
Value of Grants paid	€100,536	€24,439

2021 budgets

Budget Provision (3 Schemes)	€1,550,000
Budget Spent	€1,527,663
Budget % Spent	98.56%

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

	2021 Total	2022 Q1
Accrued Rent Arrears	€235,164	-€ 66,219
Rental Income	€17,164,548	€3,252,567

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2021 Total	2022 Q1
Inspections Carried Out	1175	376

3.9 Tenancy Management and Anti-Social Behaviour

Table 15: Estate Management

	2021 Total	2022 Q1
Pre-tenancy training	0*	0**

Notes:

*Figures in 2021 at 0 due to COVID-19 restrictions

**Covid restrictions lifted on 28 February 2022. First course arranged at the end of Q1 to take place in April 2022.

Table 16: Anti-Social Behaviour

Anti-Social Complaints	2021 Total	2022 Q1
Received	189	23
Completed	189	16
Ongoing	0	7
Tenancy Warning	10	1
Tenancy Notification	19	2
Verbal Warning	17	1
Advice Given	59	8
Refer to Other Depts	74	3
Court Case	4	3

Table 17: Tenancy Management Interviews

	2021 Total	2022 Q1
Tenancy Management Interviews	35	6

3.10 Loans

Table 18: Rebuilding Ireland/ Local Authority Home Loan

Home Loans	2021 Total (Rebuilding Ireland Home Loans)	2022 Q1 (Local Authority Home Loans)
Applications received	52	17
Applications approved in principle	24	2
Loan Drawdowns	4	0