

# SOCIAL HOUSING PROGRESS REPORT Reporting Period -Q1/2017

## 1. Executive Summary

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### *1.1. 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*

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

#### *Housing Support Services*

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

### 2.1. Housing Supply - Overview

DLR is confident that we will exceed the targets 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 2015 - 2017**

Figures are up to and including 29/03/2017

	2015 Units Delivered	2016 Units Delivered	2017 (Q1) Units Delivered	2017 (Q2-Q4) Estimated Units	2018 Estimated Units	TOTAL Delivered + Estimated
SHIP Construction		54		53	133	240
SHIP Acquisition	35	20	2	39		96
* SHIP PartV	3			50	41	94
CAS Acquisitions	2	28	18	3		51
Voids and Re-lets	21	20		29		70
* SHCEP Part V - Leasing			92	32		124
SHCEP Acquisitions (CALF)	1	3		26	54	84
SHCEP Leasing	1	39				40
* RAS	35	27	3	34	36	135
* ** HAP			4			4
* HAP - Homeless		99	22			121
<b>Overall delivery Total</b>	<b>98</b>	<b>290</b>	<b>141</b>	<b>266</b>	<b>264</b>	<b>1,059</b>

TOTAL Units Delivered to Date: 529

% of Target achieved 78%

\* These figures are up to and including 24th March 2017

\*\* HAP is client led and delivery is difficult to estimate

- ✓ As can be seen in Table 1, the number of units delivered in 2016 was **296% higher** than in 2015.
- ✓ Social Housing Delivery Targets 2015 -2017 have been achieved up to **78%** in the first quarter of 2017. DLR Housing is expecting to deliver a total of **795 units between 2015 and 2017.**
- ✓ This represents an exceedance of **114 units** over the targets set up in the Social Housing Delivery Targets 2015-2017.

Figure 1: Social Housing Delivery

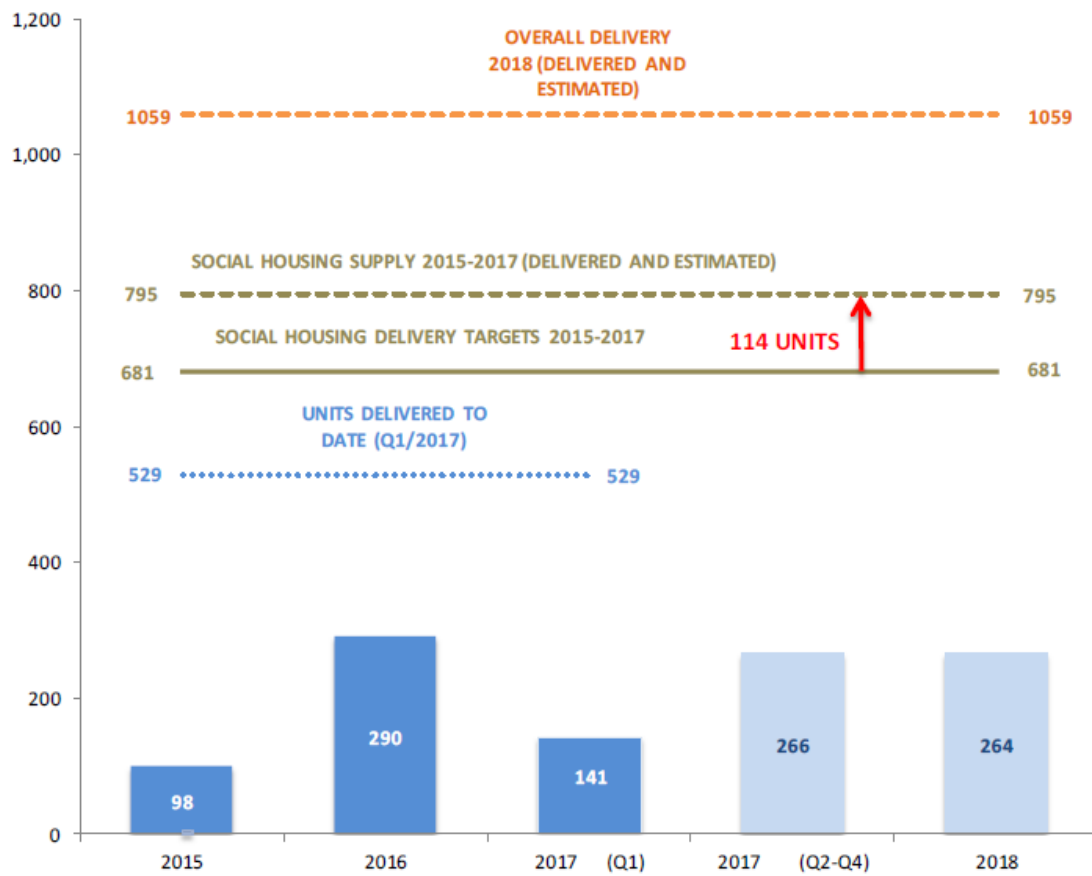
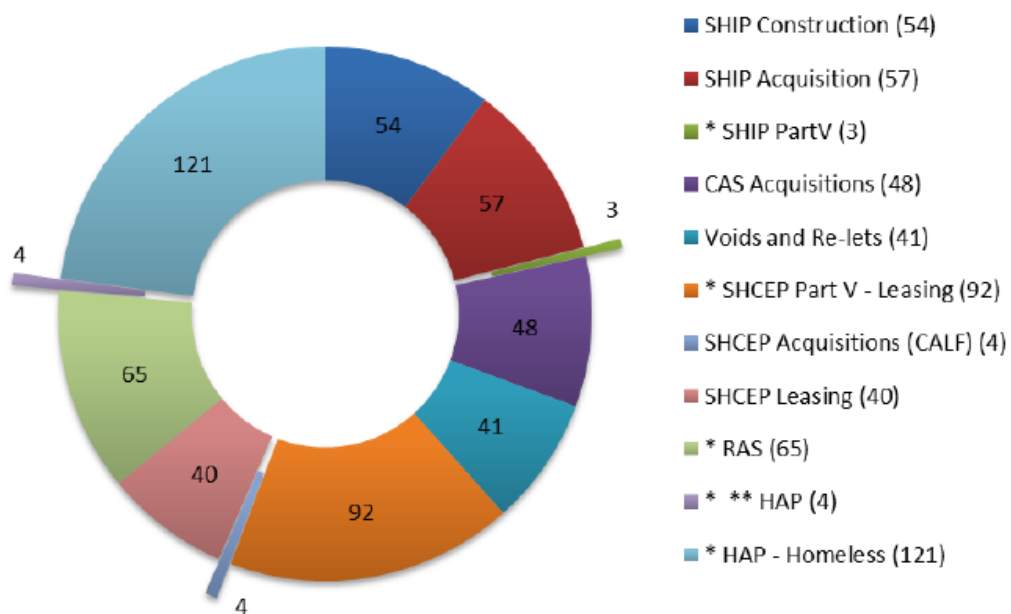


Figure 2: Units Delivered to Date (Q1/2015 to Q1/2017)





#### Table 4: Schemes with Part 8 Planning Approval and DHPCLG Approval

f) Schemes with Part VIII Planning approval and DECLG Approval						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Completion Date (Estimated)	On Site Date	Completion Date
<b>George's Place</b>	<b>(12)</b>	Tendered	Q2-2017	Q4-2017		
<b>P132 Pottery Road</b>	<b>(4)</b>	Tender documents being prepared	Q2-2017	Q4-2017		
<b>Temple Hill</b>	<b>(3)</b>	Tendered	Q2-2017	Q4-2017		
<b>Broadford Rise</b>	<b>(21)</b>	Tender documents being prepared	Q2-2017	Q3-2018		
<b>TOTAL (40)</b>						

### Table 5: Schemes out to Public Consultation under Part 8 Planning

d) Schemes out to Public Consultation under Part VIII						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Completion Date (Estimated)	On Site Date	Completion Date
<b>Park House</b>	<b>(4)</b>	Public Consultation Part VIII	Q3-2017	Q2-2018		
<b>TOTAL (4)</b>						

Table 6: Proposed Schemes at initial design stage

c) Proposed Schemes at initial design stage						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Completion Date (Estimated)	On Site Date	Completion Date
<b>Ballyogan Avenue</b>	<b>(4)</b>	Feasibility Stage				
<b>Ballyogan Court</b>		Feasibility Stage				
<b>Rockville Drive</b>		Feasibility Stage	Q2-2017	Q1-2018		
<b>TOTAL (4)</b>						

### Table 7: Working with AHB's

a) Working with Approved Housing Bodies						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Completion Date (Estimated)	On Site Date	Completion Date
<b>Loughlinstown Wood</b>	<b>(42)</b>	Pre Planning Permission				
<b>Abbey View House (10 approx.)</b>		Pre Planning Permission				
<b>Enniskerry Road</b>	<b>(155)</b>	Tender documents being prepared				
<b>TOTAL (207)</b>						

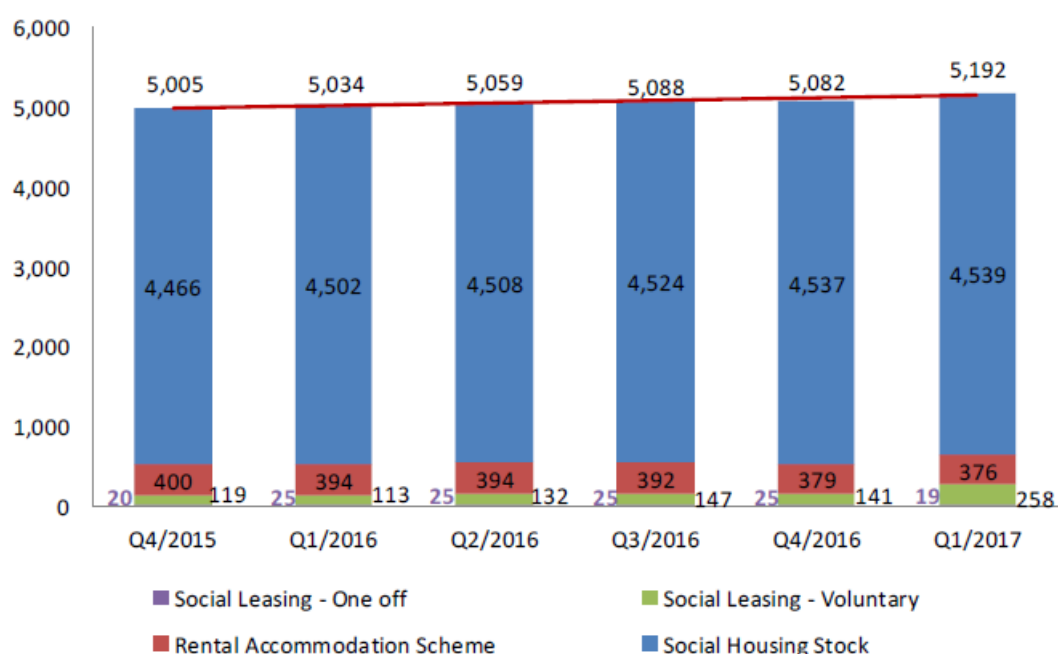
Table 8: Breakdown of current Housing Stock

**HOUSING STOCK**

Figures are up to and including 29/03/2017

	Dundrum	Dún Laoghaire	TOTAL
Social Housing Stock	1,470	3,069	4,539
Rental Accommodation Scheme	174	202	376
Social Leasing - Voluntary	81	177	258
Social Leasing - One off	7	12	19
<b>Total Housing Stock</b>	<b>1,732</b>	<b>3,460</b>	<b>5,192</b>

Figure 3: Housing Stock - Evolution 2015-2017

**2.3. Part V delivery**

On the 24<sup>th</sup> January 2017, the Department of Housing, Planning, Community and Local Government released the '*Part V of the Planning and Development Act 2000 – Guidelines January 2017*'. These Guidelines deal with specific issues having regard to the legislative changes introduced under the Urban Regeneration and Housing Act 2015.

Under section 28 of the Planning and Development Act, planning authorities are required to have regard to them in carrying out their functions under the Act. Housing and Planning Departments are in continuous communication to ensure the efficient delivery of appropriately Part V units, having regard to the Council Housing Strategy.

## 2.4. Management, Maintenance and Improvement of Housing Stock

**Table 9: Maintenance Requests**

### **STOCK MAINTENANCE**

Figures are up to and including 29/03/2017

Routine Maintenance	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017
Requests in hand	343	726	225	104	386
Requests completed	1,315	322	898	1,151	1295
<b>Total Maintenance Requests</b>	<b>1,658</b>	<b>1,048</b>	<b>1,123</b>	<b>1,255</b>	<b>1,681</b>

**Table 10: Disability - Home Adaptations**

### **DISABILITY - HOME ADAPTATIONS**

Figures are up to and including 29/03/2017

	Scheduled	Ongoing	Completed
Extensions and major works - UNITS BEING CONSIDERED	2		
Extensions and major works - COMPLETED			
Bathroom alterations			5
Ramps	1	1	4
Stairlifts			
<b>Total adaptations bathrooms conversions, stairlifts and ramps</b>			<b>9</b>

## 2.5. Traveller Specific Accommodation

The Council is currently developing 4 Halting Site bays (each to comprise a hard standing for mobile/caravan and a day house with kitchen/living room, utility room and bathroom) and access road at Glenamuck Road. The site was identified in the Traveller Accommodation Programme 2014-2018, and it is expected to be completed by July 2017.

## 2.6. 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 11: Current Housing Demand

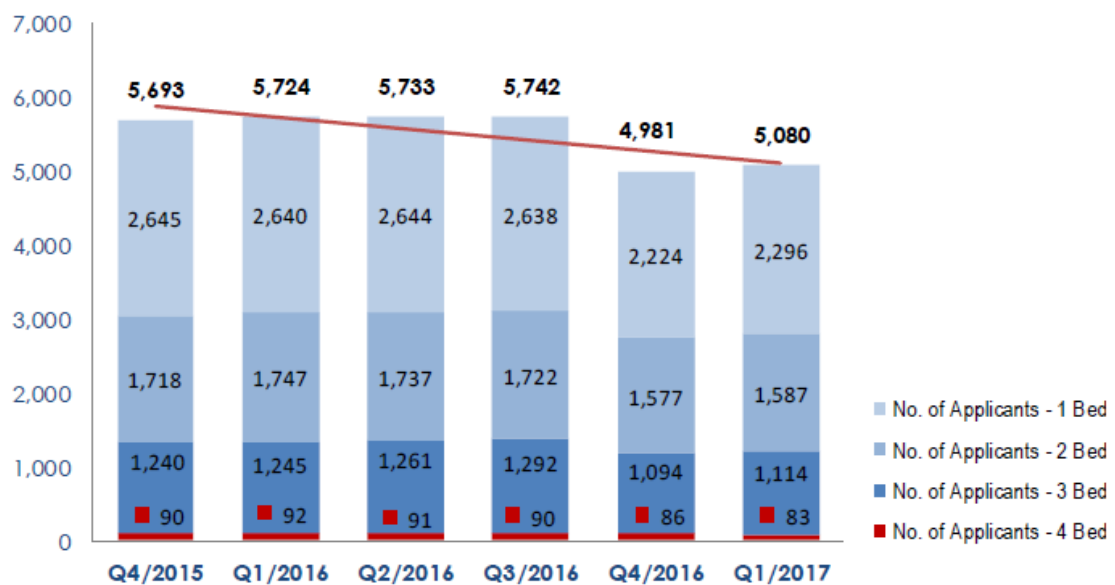
**HOUSING DEMAND**

Figures as at 30/03/2017

	Q1/2017
Applicants - 1 Bed	2,296
Applicants - 2 Bed	1,587
Applicants - 3 Bed	1,114
Applicants - 4 Bed	83
<b>Applicants - Total</b>	<b>5,080</b>

The following figure shows Housing demand from the period Q4 2015 to Q1 2017. Over that time-span, the number of applicants decreased by 12% due to HNA and increased allocations.

Figure 4: Applicants in Social Housing Waiting List



### 3. Housing Support Services

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### 3.1. Allocations and Transfers

**Table 12: Allocations**

#### **ALLOCATIONS**

Figures are up to and including 24/03/2017

Allocations - Social Housing List	58
Allocations - Transfer list	31
<b>Total Allocations</b>	<b>89</b>

#### 3.1.1. 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, 8<sup>th</sup> March 2017 with additional properties being advertised on a weekly basis.

**Table 13: Properties advertised in March 2017**

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

Advertisement Period Ending	Bed Size	Local Electoral Area (LEA)	No of Expressions of interest
14/03/2017	2	Glencullen/Sandyford	70
14/03/2017	1	Glencullen/Sandyford	64
14/03/2017	2	Dun Laoghaire	122
21/03/2017	1	Blackrock	111
21/03/2017	3	Killiney/Shankill	29
21/03/2017	2	Dun Laoghaire	98
28/03/2017	2	Killiney Shankill	100
28/03/2017	2	Glencullen/Sandyford	58
28/03/2017	2	Dun Laoghaire	70
<b>Total No. of Expressions of Interest</b>			<b>722</b>

### 3.2. Homeless Services

Table 14: Homeless Services

**HOMELESS SERVICES**

Figures are up to and including 24/03/2017

Homeless Services	
No. of individuals/households registered as homeless	188
No. of Homeless Families	56
No. of Allocations to homeless individuals/families	11
No. of SHS offers currently accepted by homeless individuals/families	13
<b>Number of Homeless HAP tenancies secured</b>	<b>22</b>

**3.3. 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 15: Housing Support Services

**HOUSING SUPPORT SERVICES**

Figures are up to and including 29/03/2017

	2017
No. of Housing Welfare Cases - STARTED	28
No. of Housing Welfare Cases - COMPLETED	18
<b>Average Monthly Case Files for this quarter</b>	
Currently Engaging with Housing Welfare	55

**3.3.1. Housing and Disability Steering Group**

Steering Group meeting will take place on the 5<sup>th</sup> April 2017 to continue to progress the strategy.

**3.3.2. Grant Assistance to the Elderly and Disabled**

Table 16: Grant Assistance to the Elderly and Disabled – Breakdown

<b>BUDGET 2017 PROVISION</b>	<b>€1,342,000</b>
<b>DOE 2017 ALLOCATION</b>	<b>TBA</b>

**GRANT ASSISTANCE TO THE ELDERLY AND DISABLED**

Figures are up to and including

07/03/2017

Housing Adaptation Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received	30	€240,620	
Provisionally approved	28	€207,766	
Grants Paid	19	€151,148	
<b>Sub - Total Value</b>			<b>€1,020,000</b>

Mobility Aids Housing Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received	3	€10,700	
Provisionally approved	3	€13,050	
Grants Paid	1	€1,900	
<b>Sub - Total Value</b>			<b>€180,000</b>

Housing Aid for Older People Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received	3	€12,552	
Provisionally approved	2	€5,499	
Grants Paid	-	-	
<b>Sub - Total Value</b>			<b>€142,000</b>

**3.4. Rent Arrears**

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

Table 17: Current Rent Arrears

Current Rent Arrears	DLRCC Rents	Value	DLRCC RAS	Value
Rents between 4-6 weeks old	255	€83,820.60	26	€7,466.06
Rents between 7-12 weeks old	451	€267,678.06	48	€24,952.09
Rents greater than 12 weeks old	1,240	€4,152,863.74	149	€334,323.26
<b>Total</b>	<b>1,946</b>	<b>€4,504,362.40</b>	<b>223</b>	<b>€366,741.41</b>

\*The above is the position at 28/02/2017. 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.

### 3.5. Private Rented Housing Standards

Table 18: Private Rented Stock

PRIVATE RENTED STOCK	
Figures are up to and including 29/03/2017	
No of Properties inspected	152
No. of Total Inspections Conducted	157
No. of advisory notes issued to landlord (informal notices)	257
No. of improvement notices issued	3
No. of prohibition notices issued	1
No. of Rent book Notices issued	0
* No Private Rented Properties registered with the Private Rented Tenancies Board	15,667
(*) as at 15/12/2016	

### 3.6. Anti-Social Behaviour

The anti-social Section investigates complaints of anti-social behaviour in accordance with the policy which was adopted on 14<sup>th</sup> 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 up to 24th March 2017:

**Table 19: Anti-social Behaviour - Matters addressed**

**ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED**

Figures are up to 24/03/2017

	Dun Laoghaire	Dundrum	Total
ASB Complaints - COMPLETED	6	6	12
ASB Complaints - DISMISSED	-	-	-
ASB Complaints - FOR INVESTIGATION	8	6	14
ASB Investigatons - ONGOING	2	-	2
<b>ASB Complaints - RECEIVED</b>	<b>8</b>	<b>6</b>	<b>14</b>

**Table 20: Anti-social Behaviour - Breakdown of actions taken**

Action Taken	Dun Laoghaire	Dundrum	Total
Advice Given	2	1	3
Verbal Warning issued		1	1
1st Written Warning issued			-
2nd Written Warning issued			-
Final Writte Warning issued			-
Tenancy Notification	2	2	4
Tenancy Warning			-
Protracted Enquiry			-
Refer Housing Welfare Officer			-
Refer to Maintenance			-
Refer to Allocations			-
Refer to Environment	1		1
Refer to Gardai		2	2
Legal Action	1		1
Exclusion Orders sought			-
Estate Management Transfer	1		1
Other			-
Record Only			-
Possession application served	1		1
<b>Total</b>	<b>8</b>	<b>6</b>	<b>14</b>

Table 21: Tenancy outcome

**TENANCY OUTCOME**

Figures are up to 24/03/2017

	Dun Laoghaire	Dundrum	Total
Voluntary Surrender of Tenancy			-
Eviction			-
Exclusion Orders Obtained			-
<b>Total</b>	-	-	-

Table 22: Estate Management Interviews / Background Checks

**ESTATE MANAGEMENT INTERVIEWS/BACKGROUND CHECKS**

In accordance with Anti-social Behaviour Strategy to Mar-17

	Total
Housing Applicants Approved	11
Housing Applicants Refused/Referred	1
Decision Pending	-
<b>No. Housing Applicants interviewed</b>	<b>12</b>