

SOCIAL HOUSING PROGRESS REPORT

Reporting Period Q2/2017

1. Executive Summary

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

- ✓ 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

2. Housing Provision

2.1. 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 2015 - 2017

Figures are up to and including 19/06/2017

	2015	2016	2017 (Q1)	2017 (Q2)	2017 (Q3-Q4)	2018	TOTAL
	Units Delivered	Units Delivered	Units Delivered	Units Delivered	Estimated Units	Estimated Units	Delivered + Estimated
SHIP Construction		54			20	152	226
SHIP Acquisition	35	20	2	1	41		99
SHIP PartV	3				24	15	42
CAS Acquisitions	2	28	18		3		51
Voids and Re-lets	21	20		11	23		75
SHCEP Part V - Leasing			92	32	27		151
SHCEP Acquisitions (CALF)	1	3		10	12	54	80
SHCEP Leasing	1	39			9		49
RAS	35	27	3	3	31	36	135
* HAP			4	31	50		85
* HAP - Homeless		99	22	64			185
Overall delivery Total	98	290	141	152	240	257	1,178

TOTAL Units Delivered to Date: **681**
 % of Target achieved **100%**

* These figures are up to and including 16th June 2017

- ✓ Social Housing Delivery Targets 2015-2017: **100% target achieved.**
- ✓ As can be seen in Figure 1, the number of units delivered **during the first half of the year** equals the total amount of units **delivered in 2016.**
- ✓ DLR Housing is expecting to deliver a total of **921 units between 2015 and 2017.**
- ✓ This represents an exceedance of **240 units.**
- ✓ **An additional amount of 257 units** are scheduled for delivery in 2018.

Figure 1: Social Housing Delivery

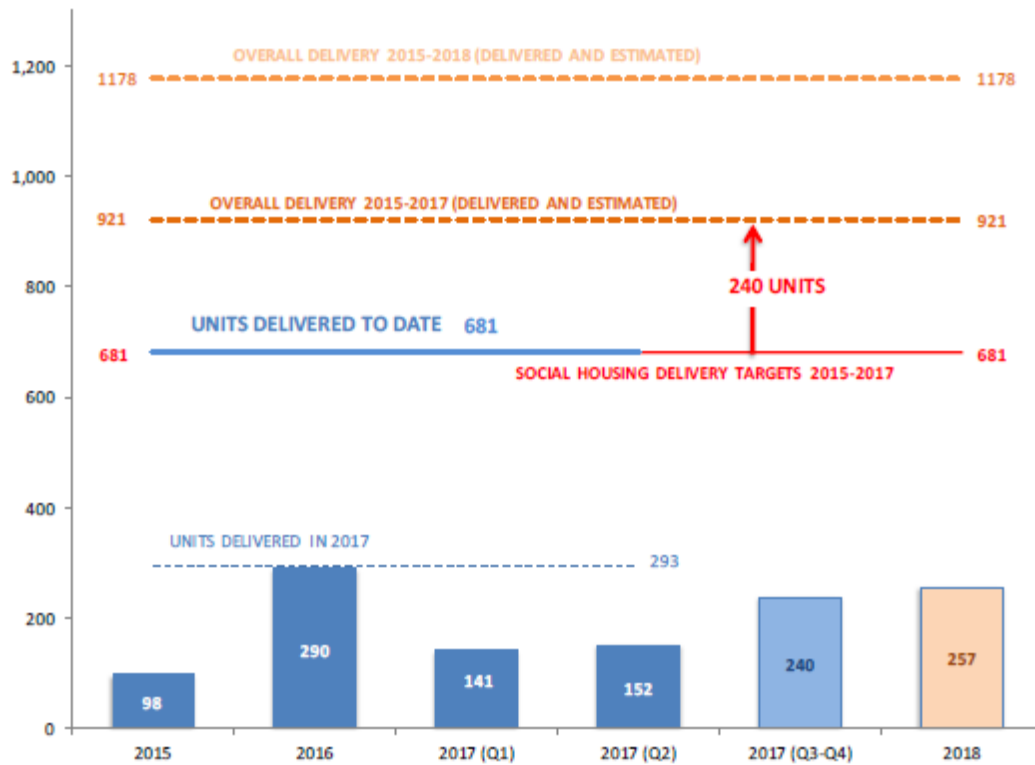
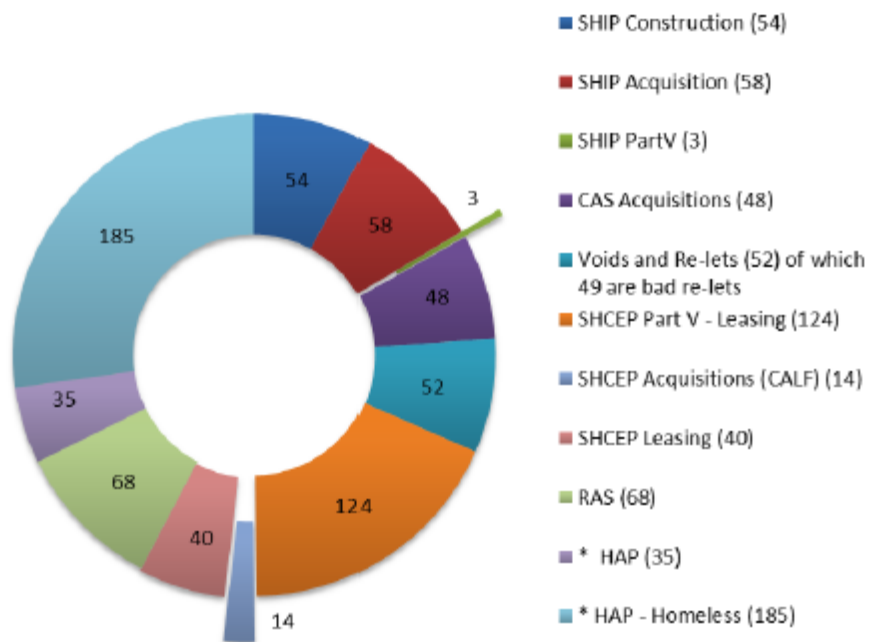


Figure 2: Units Delivered to Date (Q1/2015 to Q2/2017)



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 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 Q2-2017

Table 2: Completed Schemes

h) Completed				
SiteName	No Units	StatusDetail	On Site	Handover
Clontibret	(4)	Post Project Review	December 2015	December 2016
Cromlech Close	(15)	Fully occupied	April 2015	November 2016
Shanganagh Park Lodge	(1)	Fully occupied	January 2016	May 2016
Rochestown House Phase 2	(34)	Final Account Agreed. Project Review submitted	November 2014	August 2016
TOTAL (54)				

Table 3: Schemes on Site

g) On Site Scheme				
SiteName	No Units	StatusDetail	On Site	Handover (Estimated)
Glenamuck TAU (*)	(4)	Construction in progress	January 2017	Q3-2017
Fitzgerald Park	(50)	Construction in progress	November 2016	Q2-2018
Harbour Master Cottage	(2)	Construction in progress	January 2017	Q3-2017
Rosemount Court	(44)	Construction in progress	January 2017	Q3-2018
St Michael's Terrace	(4)	Construction in progress	August 2016	Q3-2017
The Brambles	(10)	Construction in progress	January 2017	Q4-2017
The Mews	(4)	Construction in progress	December 2016	Q4-2017
Rochestown House Phase 3	(14)	Construction in progress	August 2016	Q1-2018
TOTAL (132)				

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)	Handover (Estimated)	On Site	Handover
George's Place	(12)	Contractor being appointed	Q3-2017	Q2-2018		
Temple Hill	(3)	Contractor being appointed	Q3-2017	Q3-2018		
P132 Pottery Road	(4)	Tender out	Q4-2017	Q4-2018		
Broadford Rise	(21)	Tender Report being prepared	Q4-2017	Q4-2018		
TOTAL (40)						

Table 5: 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	Q1-2018	Q4-2018		
TOTAL (4)						

Table 6: 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				
Ballyogan Avenue	(4)	Feasibility Stage				
Rockville Drive	(0)	Feasibility Stage				

Table 7: Working with AHB's

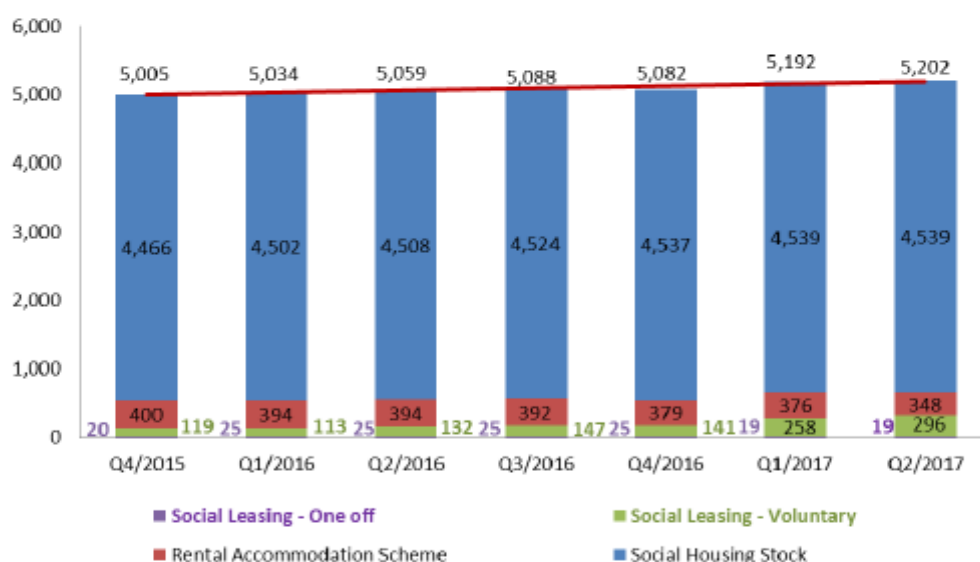
a) Working with Approved Housing Bodies						
SiteName	No Units	StatusDetail	On Site Date (Estimated)	Handover (Estimated)	On Site	Handover
Loughlinstown Wood	(42)	Planning Permission: decision awaited				
Abbey View House	(10)	Planning Permission: decision awaited				
Enniskerry Road	(155)	Awaiting legal agreements				

2.3. Current Housing Stock

Table 8: Breakdown of current Housing Stock

HOUSING STOCK			
Figures are up to and including 19/06/2017			
	Dundrum	Dún Laoghaire	TOTAL
Social Housing Stock	1,469	3,070	4,539
Rental Accommodation Scheme	162	186	348
Social Leasing - Voluntary	81	215	296
Social Leasing - One off	7	12	19
Total Housing Stock	1,719	3,483	5,202

Figure 3: Housing Stock - Evolution 2015-2017



2.4. Part V delivery

On the 24th 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.

2.5. Management, Maintenance and Improvement of Housing Stock

Table 9: Maintenance Requests

STOCK MAINTENANCE

Figures are up to and including 19/06/2017

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

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

Table 10: Disability - Home Adaptations

DISABILITY - HOME ADAPTATIONS TO COUNCIL STOCK

Figures are up to and including 19/06/2017

	Scheduled	Ongoing	Completed
Extensions and major works.	3	1	0
Bathroom alterations	28		17
Ramps	13		6
Stairlifts	5		4
Miscellaneous alterations	15		13
Total home adaptations to Council stock			40

2.6. Traveller Specific Accommodation

The Council is currently developing 4 Halting Site bays 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. Other sites will be advanced by way of Part V and Housing Construction Programme. A number of existing traveller sites are in need of some upgrade works.

2.7. Housing Demand

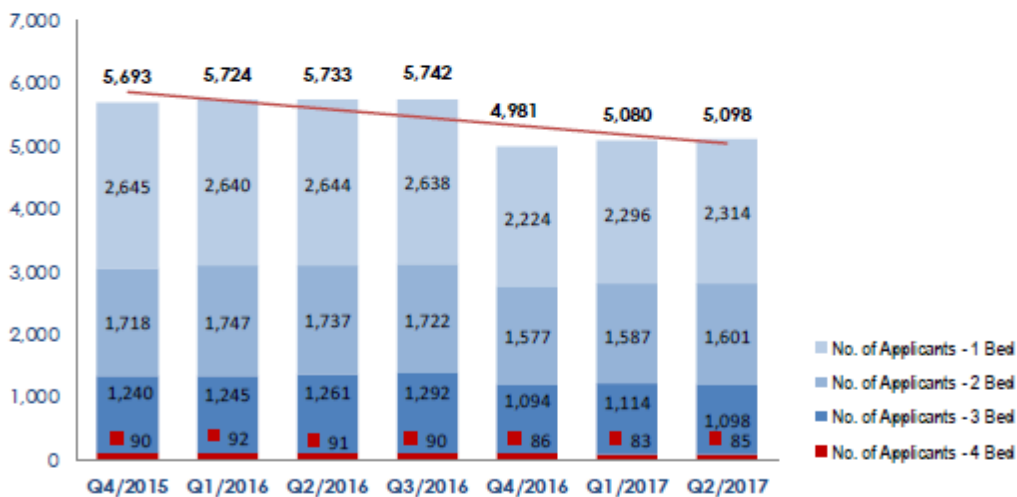
Applicants on Social housing are placed on a waiting list according to their accommodation needs. The following table shows the number of applicants on the stated date:

Table 11: Current Housing Demand

HOUSING DEMAND	
Figures as at 20/06/2017	
	Q2/2017
Applicants - 1 Bed	2,314
Applicants - 2 Bed	1,601
Applicants - 3 Bed	1,098
Applicants - 4 Bed	85
Applicants - Total	5,098

The following figure shows Housing demand from the period Q4/2015 to Q2/2017. Over that time-span, the number of applicants **decreased by 10.5%** due to HNA and increased allocations. The slight increase between two consecutive quarters has been reduced from 1.99% (period Q4/2016 to Q1/2017) to 0.35% (Q1/2017 to Q2/2017).

Figure 4: Applicants in Social Housing Waiting List



3. Housing Support Services

3.1. Allocations and Transfers

Table 12: Allocations

ALLOCATIONS

Figures are for the quarter 1st April to 19th June inclusive

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

3.1.1. Choice Based Letting (CBL)

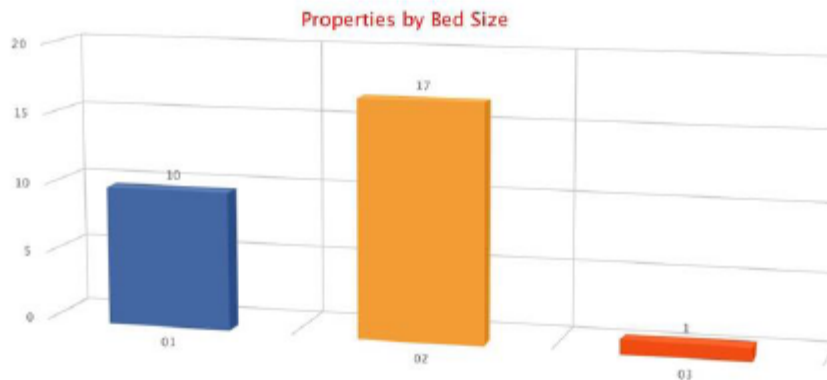
An online Choice Based Letting (CBL) system that allows housing applicants to express their interest in available properties is now in use on a pilot basis. The first properties were advertised on the CBL website on Wednesday, 8th March 2017 with additional properties being advertised on a weekly basis.

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



3.2. Homeless Services

Table 13: Homeless Services

HOMELESS SERVICES

Figures are up to and including 16/06/2017

Homeless Services	
No. of individuals/households registered as homeless	156
No. of Homeless Families	60
No. of Allocations to homeless individuals/families	27
No. of SHS offers currently accepted by homeless individuals/families	22
Number of Homeless HAP tenancies secured	86

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 14: Housing Support Services

HOUSING SUPPORT SERVICES

Figures are for the quarter 1st April 2017 to 19th 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	51
Currently Engaging with Housing Welfare	44

3.3.1. Housing and Disability Steering Group

Steering Group meeting took place on the 5th April 2017 to continue to progress the strategy.

3.3.2. Grant Assistance to the Elderly and Disabled

Table 15: Grant Assistance to the Elderly and Disabled – Breakdown

GRANT ASSISTANCE TO THE ELDERLY AND DISABLED

Figures are up to and including 19/06/2017

Housing Adaptation Grant	No. of Grants	Value	Total Budget Provision 2017
No. of Applications received in current year	74		
Provisionally approved	68	€620,950.00	
Grants Paid	49	€385,537.00	
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	9		
Provisionally approved	11	€32,521.75	
Grants Paid	3	€6,900.00	
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	7	€27,893.00	
Grants Paid	2	€7,646.00	
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.

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 16: Current Rent Arrears

Current Rent Arrears	DLRCC Rents	Value	DLRCC RAS	Value
Rents between 4-6 weeks old	251	€81,779.80	28	€9,465.52
Rents between 7-12 weeks old	456	€272,668.73	54	€27,555.77
Rents greater than 12 weeks old	1,219	€4,194,343.62	136	€326,824.39
Total	1,926	€4,548,792.15	218	€363,845.68

*The above is the position at 31/05/2017. 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 17: Private Rented Stock

PRIVATE RENTED STOCK

Figures are up to and including 19/06/2017

No. of properties inspected (1st Inspection)	156
No. of Total Inspections conducted	165
No. of advisory notes issued to landlord (informal notices)	218
No. of improvement notices issued	6
No. of prohibition notices issued	1
No. of Rent book Notices issued	0
* No Private Rented Properties registered with the Private Rented Tenancies Board	16,327
(*) as at 19/06/2017	

3.6. 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 18: Anti-Social Behaviour - Matters addressed

ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED

Figures are up to 20/06/2017

	Dun Laoghaire	Dundrum	Total
ASB Complaints - COMPLETED	13	24	37
ASB Investigatons - ONGOING	1	2	3
ASB Complaints - RECEIVED	14	26	40
ASB Investigatons - DISMISSED	0	0	0
ASB Complaints - VALID FOR INVESTIGATION	14	26	40

Table 19: Anti-Social Behaviour - Breakdown of actions taken

Figures are up to 20/06/2017

Action Taken	Dun Laoghaire	Dundrum	Total
Advice Given	5	10	15
Verbal Warning issued	1	2	3
1st Written Warning issued	0	0	0
2nd Written Warning issued	0	0	0
Final Writte Warning issued	0	0	0
Tenancy Notification	3	2	5
Tenancy Warning	0	1	1
Protracted Enquiry	0	0	0
Refer Housing Welfare Officer	0	1	1
Refer to Maintenance	0	0	0
Refer to Allocations	1	0	1
Refer to Environment	0	2	2
Refer to Gardai	3	3	6
Legal Action	0	1	1
Exclusion Orders sought	0	0	0
Estate Management Transfer	0	1	1
Other	0	0	0
Record Only	0	0	0
Possession application served	0	1	1
Total	13	24	37

Table 20: Tenancy outcome

TENANCY OUTCOME

Figures are up to 20/06/2017

	Dun	Dundrum	Total
Voluntary Surrender of Tenancy	-	-	-
Eviction	-	-	-
Exclusion Orders Obtained	-	-	-
Total	-	-	-

Table 21: 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	-
No. Housing Applicants interviewed	12

Table 22: Tenancy Training

TENANCY TRAINING

Figures are up to 20/06/2017

	Total
Information Session for new Tenants	38
Attendees	33