

Housing Progress Report Q3/2022

1. Executive Summary

1.1 Overview

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 Q1 2022 from 1st January to 18th March, Q2 2022 from 19th March to 17th June and Q3 2022 from 18th June to 16th September 2022 inclusive. Data regarding the activity of the Department prior to this report can be found on our website at <https://www.dlrcoco.ie/en/housing/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
- Local Authority Home Loan Scheme
- 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

	2022 Q1	2022 Q2	2022 Q3	Total	2022 Target
DLR Build	0	0	0	0	450
DLR Part V	5	11	2	18	
AHB Build	0	131	0	131	
AHB Part V	0	5	0	5	
DLR Acquisition	1	1	0	2	
AHB Acquisition	0	1	4	5	
Total Build & Acquisition	6	149	6	161	
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DLR Lease	0	1	1	2	
AHB Lease	0	0	0	0	
RAS	28	2	5	35	
HAP - Standard	34	18	33	85	
HAP - Homeless	23	21	24	68	
Total RAS & HAP & Leasing	85	42	63	190	
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Total Delivery - all social housing delivery streams excluding bad relets	91	191	69	351	

Table 2: Traveller Specific Accommodation

	2022 Q1	2022 Q2	2022 Q3	Total
Refurbishment Works and New Sites	3	0	4	7
Casual Vacancies	1	2	2	5
Standard Housing	1	0	1	2

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 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)
Rockville Green	13	On Hold	Q2 2021	TBC
Ballyogan Square (Phase 1)	67	Construction in progress	Q3 2021	Q2 2023
Coastguard Cottages	4	Construction in progress	Q2 2022	Q4 2022
Park House	4	Construction in progress	Q3 2022	Q3 2023
Shanganagh Residential Lands	597 (200 social)	Construction in progress	Q3 2022	Phased delivery from Q1 2024
Moyola Court (infill)	4	Construction in progress	Q3 2022	Q2 2023
TOTAL	689			

Table 4: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Ballyogan Rise (Phase 2)	52	To follow on from Ballyogan Square (Phase 1) completion	2023	
St Laurence's Park	88	Enabling works completed. Stage 3 funding submission sent to DHLGH.	Q1 2023	Q1 2025
Roebuck Road Infill	4	Part 8 approved at June 2022 Council Meeting. Tender due to issue Q4 2022	TBC	TBC
Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting. Tender documents being progressed.	TBC	TBC
37A Rollins Villas (infill)	1	Stage 3 approved. Project tendered	Q1 2023	Q3 2023
Total	148			

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)	Project retendered.	Q1 2023	Q3 2024
Infill Site at Rockville Drive	1	Stage 2 approved. Pre-Part 8.	Q3 2023	Q4 2024
5 Corrig Road, Dalkey (Regeneration)	2	Funding approved. Tenders being reviewed.	Q4 2022	Q3 2023
27 Patrick Street Infill (Formerly Cross Avenue)	4	Stage 2 approved. Pre-Part 8.	Q2 2023	Q2 2024
St Michaels TAU	3	Stage 2 approved. Pre-Part 8.	Q2 2023	Q4 2023
Old Connaught TAU	6	Stage 2 approved. Pre-Part 8.	Q2 2023	Q4 2023
Blackglen Road Phase 1	164 (98 Social)	Stage 1 Approved. Preliminary Design stage	Q1 2024	Q4 2025
Total	156			
OVERALL TOTAL	1059			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits

Retrofits	2022 Q1	2022 Q2	2022 Q3	Total
Non-Standard Voids	0	1	0	1
Relets	39	37	31	107
Energy Upgrade Works	0	0	44	44
Traveller Specific Accommodation	1	0	0	1

Table 7: Maintenance Requests

Routine Maintenance	2022 Q1	2022 Q2	2022 Q3	Total
Requests received	1,375	1,256	1,612	4,243
Requests in progress	0	0	202	202
Requests completed	1,375	1,256	1,412	4,043

Table 8: Disabled Persons Alteration Scheme

	2022 Q1	2022 Q2	2022 Q3	Total
Works on hand at beginning of Quarter	145	150	135	-
Works Requests Received	16	15	46	77
Works Completed/Closed	11	30	17	58

3.2 Allocations

Table 9: Allocations

Allocations	2022 Q1	2022 Q2	2022 Q3	Total
Social Housing List	45	90	118	253
Transfer List	28	56	19	103
Total Allocations	73	146	137	356

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2022 Q1	2022 Q2	2022 Q3	Total
Area 1 (South West of M50)	6	8	2	16
Area 2 (Between M50 & N11)	8	11	4	23
Area 3 (North West of N11)	29	1	3	33
Total	43	20	9*	72

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.

*Figures for Q3 2022 are lower than average as properties were not being advertised on CBL for a number of weeks due to the changeover to a new CBL system.

3.4 Homeless Services

Table 11: Homeless Services

	2022 at 18 th	2022 at 17 th June	2022 at 16 th Sept
No. of Homeless Families	72	73	87
No. of Homeless Individuals	177	172	180
No. of Allocations to homeless individuals/families	1	5	23
No. of SHS offers currently accepted by homeless individuals/families	0	11	9

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

A meeting of the Steering Group was held on the 14th September 2022. To date, 24% of all housing allocations were made to disabled people. The steering group are continuing to progress the Local Plan for Disabled People. This Plan can be found [here](#). An update from the steering group was given to the SPC on the 28th September 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	2022 Q1	2022 Q2	2022 Q3	Total
No. of Applications received	36	54	49	139
Provisional approvals issued	46	25	55	126
Grants paid	29	35	47	111
Value of Grants paid	€254,156	€288,132	€460,627	€1,002,915

Housing Aid for Older Persons

	2022 Q1	2022 Q2	2022 Q3	Total
No. of Applications received	15	10	16	41
Provisional approvals issued	6	9	11	26
Grants paid	14	11	10	35
Value of Grants paid	€68,450	€73,042	€49,063	€190,555

Mobility Aids Grant

	2022 Q1	2022 Q2	2022 Q3	Total
No. of Applications received	3	4	5	12
Provisional approvals issued	3	1	8	12
Grants paid	5	5	0	10
Value of Grants paid	€24,439	€22,309	€0	€46,748

2022 Budget

Budget Provision (3 Schemes)	€1,820,000
Budget Spent	€1,240,218
Budget % Spent	68.14%

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

	2022 Q1	2022 Q2	2022 Q3	Total
Accrued Rent Arrears	-€ 66,219	€239,887	€245,085	€418,753
Rental Income	€3,252,567	€4,151,439	€3,501,018	€10,905,024

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2022 Q1	2022 Q2	2022 Q3	Total
Inspections Carried Out	380	593*	480	1,453

*** The figure previously reported for Q2 has been amended to include data received after the Q2 report was issued**

3.9 Tenancy Management and Anti-social Behaviour

Table 15: Estate Management

	2022 Q1	2022 Q2	2022 Q3	Total
Pre-tenancy courses	0*	1	1	2

***No pre-tenancy courses due to Covid-19 restrictions in place**

Table 16: Anti-social Behaviour

Anti-social complaints	2022 Q1	2022 Q2	2022 Q3	Total
Received	23	47	55	125
Completed	16	38	48	102
Ongoing	7	9	7	23
Tenancy Warning	1	7	6	14
Tenancy Notification	2	2	1	5
Verbal Warning	1	4	6	11
Advice Given	8	21	30	59
Refer to Other Depts	3	1	5	9
Court Case	3	1	1	5

Table 17: Tenancy Management Interviews

	2022 Q1	2022 Q2	2022 Q3	Total
Tenancy Management Interviews	6	17	13	36

3.10 Loans

Table 18: Local Authority Home Loan Scheme

Local Authority Home Loans (including Rebuilding Ireland Home Loans)	2022 Q1	2022 Q2	2022 Q3	Total
Applications received	17	16*	10	43
Applications approved in principle	2	9	3	14
Loan Drawdowns	0	0	2	2

* In the quarter 2 quarterly report, an incorrect figure of 33 was given as the number of applications received in that quarter. 33 was in fact the total number of applications received to that point in the year. The correct figure for quarter two is 16.