

Housing Progress Report Q4/2022

1. Executive Summary

1.1 Overview

In accordance with Guidelines issued by the Department of Housing, Local Government and Heritage 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, Q3 2022 from 18th June to 16th September 2022 and Q4 from 17th September to 9th December 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	2022 Q4	Total	2022 Target
DLR Build	2*	0	0	0	2	450
DLR Part V	5	11	2	0	18	
AHB Build	0	131	0	2	133	
AHB Part V	0	5	0	0	5	
DLR Acquisition	1	1	0	0	2	
AHB Acquisition	0	1	4	1	6	
Total Build & Acquisition	8	149	6	3	166	
DLR Lease	0	1	1	3	5	
AHB Lease	0	0	0	0	0	
RAS	28	2	5	17	52	
HAP - Standard	34	18	33	22	107	
HAP - Homeless	23	21	24	18	86	
Total RAS & HAP & Leasing	85	42	63	60	250	
Total Delivery - all social housing delivery streams excluding bad relets	93*	191	69	63	416	

* 2 Units delivered in Q1 2022 which were not previously accounted for.

Table 2: Traveller Specific Accommodation

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Refurbishment Works and New Sites	3	0	4	3	10
Casual Vacancies	1	2	2	1	6
Standard Housing	1	0	1	2	4

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 Date (estimated)
Rockville Green	13	On Hold		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 2024
Moyola Court (infill)	4	Construction in progress	Q3 2022	Q4 2023
5 Corrig Road, Dalkey (Regeneration)	2	On-Site	Q4 2022	Q3 2023
TOTAL	691			

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 Approval received. Tender issued 16th Dec 2022	Q2 2023	Q3 2025
Roebuck Road Infill	4	Part 8 approved at June 2022 Council Meeting. Stage 3 Funding Application to be submitted Q1 2023	TBC	TBC
Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting. Tender documents being progressed.	Q2 2023	TBC

37A Rollins Villas (infill)	1	Stage 4 funding approval received. In process of appointing a Contractor.	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)	At final stage of tender process, contract due to be signed.	Q1 2023	Q3 2024
Infill Site at Rockville Drive	1	Stage 2 approved. Pre-Part 8.	Q3 2023	Q4 2024
27 Patrick Street Infill (Formerly Cross Avenue)	4	Stage 2 approved. Pre-Part 8. To go back out to Public Consultation in Jan 2023	Q4 2023	Q4 2024
St Michaels TAU	3	Stage 2 approved. Part 8 Consultation ongoing.	Q2 2023	Q4 2023
Old Connaught TAU	6	Stage 2 approved. Pre-Part 8.	Q4 2023	Q4 2024
Blackglen Road Phase 1	164 (98 Social)	Stage 1 Approved. Preliminary Design stage	Q1 2024	Q4 2025
Total	220			
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	2022 Q4	Total
Non-Standard Voids	1*	1	0	1	3
Relets	39	37	31	34	141
Energy Upgrade Works	0	0	44	38	82

* Non-Standard Void completed Q1 2022 which was not previously accounted for.

Table 7: Maintenance Requests

Routine Maintenance	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Requests received	1,375	1,256	1,612	1,428	5,671
Requests in progress	0	0	202	57	-
Requests completed	1,375	1,256	1,412	1,371	5,414

Table 8: Disabled Persons Alteration Scheme

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Works on hand at beginning of quarter	145	150	135	164	-
Works Requests Received	16	15	46	22	99
Works Completed/Closed	11	30	17	19	77

3.2 Allocations

Table 9: Allocations

Allocations	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Social Housing List	51*	137*	129*	75	392
Transfer List	25*	35*	20*	8	88
Total Allocations	76*	172*	149*	83	480

* Figures previously reported in Q1, 2 and 3 have been updated in this report. These changes are mainly due to the time lag in updating records with allocations to AHB properties.

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Area 1 (South West of M50)	6	8	2	3	19
Area 2 (Between M50 & N11)	8	11	4	6	29
Area 3 (North West of N11)	29	1	3	18	51
Total	43	20	9*	27	99

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 March	2022 at 17 th June	2022 at 16 th Sept	2022 at 9 th Dec
No. of Homeless Families	72	73	87	75
No. of Homeless Individuals	177	172	180	171
No. of Allocations to homeless individuals/families	1	5	23	42
No. of SHS offers currently accepted by homeless individuals/families	0	11	9	14

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 30th November 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 Housing SPC on the 7th December 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	2022 Q4	Total
No. of Applications received	36	54	49	44	183
Provisional approvals issued	46	25	55	24	150
Grants paid	29	35	47	39	150
Value of Grants paid	€254,156	€288,132	€460,627	€347,964	€1,350,879

Housing Aid for Older Persons

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
No. of Applications received	15	10	16	7	48
Provisional approvals	6	9	11	17	43
Grants paid	14	11	10	12	47
Value of Grants paid	€68,450	€73,042	€49,063	€58,553	€249,108

Mobility Aids Grant

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
No. of Applications received	3	4	5	6	18
Provisional approvals issued	3	1	8	7	19
Grants paid	5	5	0	11	21
Value of Grants paid	€24,439	€22,309	€0	€57,348	€104,096

2022 Budget

Budget Provision (3 Schemes)	€1,820,000
Budget Spent	€1,704,083
Budget % Spent	93.63%

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	2022 Q4	Total
Accrued Rent Arrears	-€ 66,219	€239,887	€245,085	€197,581	€616,334
Rental Income	€3,252,567	€4,151,439	€3,501,018	€4,709,117	€15,614,141

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Inspections Carried Out	380	593*	480	658	2,111
Dwellings Inspected					1,312
Dwellings Inspected Compliant with Housing Regulations					310
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)					1,002

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

Note: Dwellings deemed compliant in a quarter are only deemed compliant with the Housing Standards Regulations at a particular point in time and may on reinspection be deemed non-compliant with the Regulations.

3.9 Tenancy Management and Anti-social Behaviour

Table 15: Estate Management

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Pre-tenancy courses	0*	1	1	1	3

***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	2022 Q4	Total
Received	23	47	55	21	146
Completed	16	38	48	39	141
Ongoing	0	0	0	5	5
Tenancy Warning	1	7	6	3	17

Tenancy Notification	2	2	1	7	12
Verbal Warning	1	4	6	0	11
Advice Given	8	21	30	14	73
Refer to Other Depts	3	1	5	14	23
Court Case	3	1	1	0	5

Table 17: Tenancy Management Interviews

	2022 Q1	2022 Q2	2022 Q3	2022 Q4	Total
Tenancy Management Interviews	6	17	13	10	46

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	2022 Q4	Total
Applications received	17	16	10	6	49
Applications approved in principle	2	9	3	4	18
Loan Drawdowns	0	0	2	1	3