

Housing Progress Report Q2/2023

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 Housing portfolio at Dún Laoghaire-Rathdown County Council. The Report covers the provision, maintenance and management of housing stock and the housing supports available for those who need them.

Data included in this Report covers the full year for 2022, Q1 of 2023 and Q2 of 2023. The period covered by Q1 2023 is from 1st January to 24th March 2023 inclusive and the period covered by Q2 2023 is from 25th March 2023 to 16th June 2023. Data regarding the activity of the Department prior to this report can be found on our website at <https://www.dlrcoco.ie/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
- Affordable Purchase

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

	2023 Q1	2023 Q2	2023 Total	2023 Target
DLR Build	0	67	67	364
DLR Part V	13	27	40	
AHB Build	0	0	0	
AHB Part V	0	0	0	
DLR Acquisition	0	0	0	50
AHB Acquisition	0	1	1	-
Total Build & Acquisition	13	95	108	414
DLR Lease	144	1	145	39
AHB Lease	0	0	0	
RAS	11*	13	24	
HAP - Standard	29	28	57	
HAP - Homeless	20	18	38	
Total RAS & HAP & Leasing	204	60	264	
Total Delivery - all social housing delivery streams excluding bad relets	217	155	372	

*RAS – The 2 reported for Quarter 1 has been amended to 11

Table 2: Tenant in Situ Acquisitions

	2022 Total	2023	TOTAL	Approved for 50 acquisitions
Expressions of Interest Received	22	70	92	
Purchased	3	0	3	
Sale Agreed	3	5	8	
Under Negotiation/Inspection	2	7	9	
Under Consideration	2	28	30	
Not proceeding	12	30	42	

Table 3: Traveller Specific Accommodation

	2023 Q1	2023 Q2	2023 Total
Refurbishment Works and New Sites	0	0	0
Casual Vacancies/Relets	0	2	2
Standard Housing	0	0	0

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. In some cases the figure includes social and affordable housing.

Table 4: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Rockville Green	13	Being re-tendered	Q4 2023	TBC
Ballyogan Square (Phase 1)	67	Substantial completion Q2 2023	Q3 2021	Q2 2023
Coastguard Cottages	4	Construction in progress	Q2 2022	Q3 2023
Park House	4	Construction in progress	Q3 2022	Q1 2024
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
37A Rollins Villas (infill)	1	On-Site	Q1 2023	Q1 2024
Loughlinstown View (AHB)	42 (34 social)	On-Site	Q1 2023	Phased delivery from Q2
Total	734			

Table 5: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Ballyogan Rise (Phase 2)	52	Phase 2 Tender being progressed	Q4 2023	TBC
St. Laurence's Park	88	Tenders Assessed. Pre-Construction Stage.	Q3 2023	Q4 2025
Roebuck Road Infill	4	Tender closed, submissions received being assessed.	Q3 2023	Q4 2024
Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting. Tender documents being progressed.	Q4 2023	Q4 2024
Total	147			

Table 6: Schemes at Design/Tender Stage

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
Infill Site at Rockville Drive	1	Stage 2 approved. Due to go out to display under S179a)	Q3 2023	Q4 2024
27 Patrick Street Infill (Formerly Cross Avenue)	4	Stage 2 approved. To go back out to Consultation	Q4 2023	Q2 2025
St Michaels TAU	3	Part 8 Approved February 2023 Council Meeting. Tender documents being progressed	Q4 2023	Q1 2025
Old Connaught TAU	6	Stage 2 approved. Due to go out to consultation under S179a	Q2 2024	Q4 2025
Blackglen Road Phase 1	125	Stage 1 Approved. Preliminary Design stage. To go out to public display	Q2 2024	Q4 2025
Balally PPP – Bundle 5	52	Being developed under S85 Agreement	TBC	TBC
Lambs Cross PPP – Bundle 5	25	Being developed under S85 Agreement	TBC	TBC
Ballyman	300 (includes 150 for Affordable)	Accelerated Delivery Site Stage 1 Approved.	Q4 2023	TBC
Lehaunstown	80	Accelerated Delivery Site Stage 1 Approved.	Q4 2023	TBC
Old Connaught Avenue Housing site	60	Accelerated Delivery Site Stage 1 Approved.	Q4 2023	TBC
Mount Annville	25 (Affordable)	At design stage	TBC	TBC
Total	681			
OVERALL TOTAL	1562			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 7: Re-Lets and Retrofits

Re-Lets & Retrofits	2023 Q1	2023 Q2	2023 Total
Non-Standard Voids	0	0	0
Relets	34	20	54
Retrofits - Energy Upgrade Works	0	0	0

Table 8: Maintenance Requests

Routine Maintenance	2023 Q1	2023 Q2	2023 Total
Requests received	1,925	1,768	3,693
Requests in progress	0	616	616
Requests completed	1,925	1,152	3,077

Table 9: Disabled Persons Alteration Scheme

	2023 Q1	2023 Q2	2023 Total
Works on hand at beginning	173	179	-
Works Requests Received	31	27	58
Works Completed/Closed	34	32	66
Works on hand at closing	170	174	-

3.2 Allocations

Table 10: Allocations

Allocations	2023 Q1	2023 Q2	2023 Total
Social Housing List	60	100	160
Transfer List	12	50	62
Total Allocations	72	150	222

3.3 Choice Based Letting (CBL)

Table 11: CBL Adverts by Area of Choice

	2023 Q1	2023 Q2	2023 Total
Area 1 (South West of M50)	7	3	10
Area 2 (Between M50 & N11)	9	0	9
Area 3 (North West of N11)	33	6	39
Total	49	9	58

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 12: Homeless Services

	2023 Q1	2023 Q2
No. of Homeless Families	77	81
No. of Homeless Individuals	156	157
No. of Allocations to homeless individuals/families*	15	27
No. of SHS offers currently accepted by homeless individuals/families	7	13
No. of Housing First Tenancies	4	8

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 7th June 2023. Up to the end of May 2023, 27% 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 28th June 2023.

3.6 Grant Assistance to Older Persons and Disabled People

**Table 13: Breakdown of Grant Assistance to Older Persons and Disabled People
Housing Adaptation Grant for Disabled People**

Housing Adaptation Grant for Disabled People	2023 Q1	2023 Q2	2023 Total
No. of Applications received	32	30	62
Provisional approvals issued	26	38	64
Grants paid	38	36	74
Value of Grants paid	€395,078	€338,884	€733,962

Housing Aid for Older Persons

	2023 Q1	2023 Q2	2023 Total
No. of Applications received	19	16	35
Provisional approvals issued	6	10	16
Grants paid	9	9	18
Value of Grants paid	€35,674	€38,088	€73,762

Mobility Aids Grant

	2023 Q1	2023 Q2	2023 Total
No. of Applications received	6	5	11
Provisional approvals issued	7	1	8
Grants paid	3	4	7
Value of Grants paid	€11,374	€14,270	€25,644

2023 Budget

Budget Provision (3 Schemes)	€2,570,004
Budget Spent	€833,368
Budget % Spent	32.43%

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 14: Rents

	2023 Q1	2023 Q2	2023 Total
Accrued Rent Arrears	€9,307	€98,365	€107,672
Rental Income	€3,715,661	€4,112,649	€7,828,310

3.8 Private Rented Housing Standards

Table 15: Private Rented Housing Standards

Private Rental Inspections	2023 Q1	2023 Q2	2023 Total
Inspections Carried Out	689	811	1,500
Dwellings Inspected	637	762	1,399
Dwellings Inspected Compliant with Housing Regulations	215	173	388
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	422	589	1,011

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.

Note: Quarter 1 amendments due to late returns.

3.9 Tenancy Management and Anti-social Behaviour

Table 16: Estate Management

	2023 Q1	2023 Q2	2023 Total
Pre-tenancy courses	0	2	2

Table 17: Anti-social Behaviour

Anti-social complaints	2023 Q1	2023 Q2	2023 Total
Received	38	28	66
Completed	27	25	52
Ongoing	10	12	22
Tenancy Warning	4	3	7
Tenancy Notification	2	3	5
Verbal Warning	4	1	5
Advice Given	15	12	27
Refer to Other Depts	3	2	5
Legal	2	1	3
No Further Action	1	3	4
Successful Possession Proceedings	1	1	2
Ongoing Possession Proceedings	3	2	5
Ongoing Exclusion Order Proceedings	0	1	1

Table 18: Tenancy Management Interviews

	2023 Q1	2023 Q2	2023 Total
Tenancy Management Interviews	18	14	32

3.10 Loans

Table 19: Local Authority Home Loan Scheme

Local Authority Home Loans (including Rebuilding Ireland Home Loans)	2023 Q1	2023 Q2	2023 Total
Applications received	9	13	22
Applications approved in principle	3	3	6
Loan Drawdowns	0	3	3