

Housing Progress Report Q3/2023

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.

The data included in this Report covers Q1, Q2 and Q3 of 2023. The period covered by Q1 is 1st January to 24th March inclusive, Q2 is 25th March to 16th June inclusive and Q3 is 17th June to 15th September inclusive. The data regarding the activity of this 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 Q3	2023 Total	2023 Target
DLR Build	0	67	0	67	364
DLR Part V	13	27	58	98	
AHB Build	0	0	0	0	
AHB Part V	0	0	0	0	
DLR Acquisitions (includes Tenant-in-Situ)	0	0	1	1	
AHB Acquisition	0	1	0	4*	-
Total Build & Acquisition	13	95	59	167	414
DLR Lease	144	0	0	144	39
AHB Lease	0	0	0	0	
RAS	11**	13	7	31	
HAP - Standard	29	28	23	80	
HAP - Homeless	20	18	17	55	
Total RAS & HAP & Leasing	204	60	48	310	
Total Delivery – all social housing delivery streams excluding bad relets	217	155	107	477	

* Includes 3 b/f from 2022

**The 2 previously reported for Quarter 1 was incorrect and has been amended to 11

Table 2: Tenant in Situ Acquisitions

	Total to date	Approved for 50 acquisitions
Expressions of Interest Received	128	
Purchased	4	
Sale Agreed	35	
Under Negotiation/Inspection	33	
Under Consideration	53	
Not proceeding	77	

Table 3: Traveller Specific Accommodation

	2023 Q1	2023 Q2	2023 Q3	2023 Total
Refurbishment Works and New Sites	0	0	1	1
Casual Vacancies/Relets	0	2	1	3
Standard Housing	0	0	3	3

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. Schemes being delivered under the Planning and Development (S.179a) Regulations 2023 are identified.

Table 4: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Rockville Green	13	Stage 3 approval received. Tender issued.	Q4 2023	TBC
Coastguard Cottages	4	Substantial Completion Due Q3 2023	Q2 2022	Q3 2023
Park House	4	Construction in progress	Q3 2022	Q2 2024
Shanganagh Residential Lands	597 (200 social)	Construction in progress	Q3 2022	Phased delivery from Q3 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 2024
Total	667			

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	Due on Site Q4 2023 – building contracts signed.	Q4 2023	Q4 2025
Roebuck Road Infill	4	Due on Site Q4 2023 – Contract awarded	Q4 2023	Q4 2024
Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting. Tender documents being progressed. Stage 3 approval received.	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)	Q1 2024	Q4 2024
27 Patrick Street Infill (Formerly Cross Ave)	4	Stage 2 approved. Site investigation work to begin soon. S179a	Q2 2024	Q3 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	Q4 2024	Q2 2026
Blackglan Road Phase1	125	Stage 1 Approved. Preliminary Design stage. To go out to public display S179a	Q4 2024	Q4 2026
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. S179a	Q4 2024	TBC
Lehaunstown	80	Accelerated Delivery Site Stage 1 Approved. S179a	Q4 2024	TBC
Old Connaught Avenue Housing site	60	Accelerated Delivery Site Stage 1 Approved. S179a	Q4 2024	TBC

Mount Anville	25 (Affordable)	At design stage. S.179a	TBC	TBC
Total	681			
OVERALL TOTAL	1,495			

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 Q3	2023 Total
Non-Standard Voids	0	0	0	0
Relets	34	20	18	72
Retrofits - Energy Upgrade Works	0	0	45	45

Table 8: Maintenance Requests

Routine Maintenance	2023 Q1	2023 Q2	2023 Q3	2023 Total
Requests received	1,925	1,768	1,807	5,500
Requests in progress	618	616	550	550*
Requests completed	1,925	1,768	1,257	4,950

* This figure is the total number of maintenance requests outstanding when the Q3 report was produced. All other maintenance requests received in 2023 have been resolved and closed.

Table 9: Disabled Persons Alteration Scheme

	2023 Q1	2023 Q2	2023 Q3	2023 Total
Works on hand at beginning	173	179	174	-
Works Requests Received	31	27	25	83
Works Completed/Closed	34	32	48	114
Works on hand at closing	170	174	151	-

3.2 Allocations

Table 10: Allocations

Allocations	2023 Q1	2023 Q2	2023 Q3	2023 Total
Social Housing List	60	100	58	218
Transfer List	12	50	61	123
Total Allocations	72	150	119	341

3.3 Choice Based Letting (CBL)

Table 11: CBL Adverts by Area of Choice

	2023 Q1	2023 Q2	2023 Q3	2023 Total
Area 1 (South West of M50)	7	3	22	32
Area 2 (Between M50 & N11)	9	0	13	22
Area 3 (North West of N11)	33	6	14	53
Total	49	9	49	107

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	2023 Q3
No. of Homeless Families	77	81	81
No. of Homeless Individuals	156	157	150
No. of Allocations to homeless individuals/families*	15	27	53
No. of SHS offers currently accepted by homeless individuals/families	7	13	13*
No. of Housing First Tenancies	4	8	13

*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 6th September 2023. Up to the end of August 2023, 22% 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 27th September 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 Q3	2023 Total
No. of Applications received	32	43	58	133
Provisional approvals issued	26	38	37	101
Grants paid	38	36	28	102
Value of Grants paid	€395,078	€338,884	344,790	1,078,752

Housing Aid for Older Persons

	2023 Q1	2023 Q2	2023 Q3	2023 Total
No. of Applications received	19	23	15	57
Provisional approvals issued	6	10	32	48
Grants paid	9	9	13	31
Value of Grants paid	€35,674	€38,088	52,262	126,024

Mobility Aids Grant

	2023 Q1	2023 Q2	2023 Q3	2023 Total
No. of Applications received	6	7	14	27
Provisional approvals issued	7	1	5	13
Grants paid	3	4	2	9
Value of Grants paid	€11,374	€14,270	8,300	33,944

2023 Budget

Budget Provision (3 Schemes)	€2,570,504
Budget Spent	€1,238,720
Budget % Spent	48.19%

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 Q3	2023 Total
Rent Charged	€3,766,145	€4,461,200	€4,136,023	€12,363,368
Rent Payments Received	€3,715,661	€4,112,649	€4,473,051	€12,301,361
Accrued Rent Arrears	€9,307	€98,365	€176,096	€283,768

3.8 Private Rented Housing Standards

Table 15: Private Rented Housing Standards

Private Rental Inspections	2023 Q1*	2023 Q2*	2023 Q3	2023 Total
Inspections carried out	688	828	1,412	2,928
Dwellings Inspected	636	549	853	2,038
Dwellings Inspected Compliant with Housing Regulations	105	154	264	523
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	531	395	589	1,515

*Figures previously reported in Q1 and Q2 have been amended due to late return of inspection reports

Note: Dwellings deemed compliant in a quarter are only deemed compliant with the Regulations at a particular point in time.

3.9 Tenancy Management and Anti-social Behaviour

Table 16: Estate Management

	2023 Q1	2023 Q2	2023 Q3	2023 Total
Pre-tenancy courses	0	2	1	3

Table 17: Anti-social Behaviour

Anti-social cases	2023 Q1	2023 Q2	2023 Q3	2023 Total
Received	38	28	46	112
Completed	27	25	44	96
Ongoing	10	12	16	16*
Tenancy Warning	4	3	2	9
Tenancy Notification	2	3	2	7
Verbal Warning	4	1	4	9
Advice Given	15	12	29	56
Refer to Other Depts	3	2	4	9
No Further Action	1	3	1	5
Successful Possession Proceedings	1	1	0	2
Ongoing Possession Proceedings	-	-	3	3
Successful Exclusion Order Proceedings	0	0	1	1
Ongoing Exclusion Order Proceedings	0	0	1	1

* these cases are ongoing and carried over each quarter giving total of 16 cases to date

Table 18: Tenancy Management Interviews

	2023 Q1	2023 Q2	2023 Q3	2023 Total
Tenancy Management Interviews	18	14	8	40

3.10 Loans

Table 19: Local Authority Home Loan Scheme

Local Authority Home Loans (including Rebuilding Ireland Home Loans)	2023 Q1	2023 Q2	2023 Q3	2023 Total
Applications received	9	13	16	38
Applications approved in principle	3	3	7	13
Loan Drawdowns	0	3	3	6