

## Housing

# Housing Progress Report Q2/2024

### 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 data Q1 2024 from 1<sup>st</sup> January to 15<sup>th</sup> March and Q2 from 18<sup>th</sup> March to 7<sup>th</sup> June 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 2<sup>nd</sup> 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

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- Build
- Acquisition
- Part V
- Social Leasing
- Traveller Specific Accommodation
- HAP / RAS
- Cost Rental
- Affordable Purchase

#### Support

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- Management, Maintenance and Improvement of Housing Stock
- Retrofitting
- 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**

	2024 Q1	2024 Q2	2024 Total	2024 Target
DLR Build	0	4	4	<b>372</b>
DLR Part V	0	8	8	
AHB Build	0	38	38	
AHB Part V	0	0	0	
DLR Acquisitions (includes Tenant-in-Situ)	7	<b>5</b>	12	
AHB Acquisition	CAS	0	1	
	CALF	0	2	2
<b>Total Build &amp; Acquisition</b>	<b>8</b>	<b>57</b>	<b>65</b>	
DLR Lease	0	0	0	<b>101</b>
AHB Lease	0	0	0	
RAS	6	6	12	
HAP - Standard	29	24	53	
HAP - Homeless	16	16	32	
<b>Total RAS &amp; HAP &amp; Leasing</b>	<b>51</b>	<b>46</b>	<b>97</b>	
<b>Total Delivery – all social housing delivery streams excluding bad relets</b>	<b>59</b>	<b>103</b>	<b>162</b>	<b>473</b>

**Table 2: Traveller Specific Accommodation**

	2024 Q1	2024 Q2	2024 Total
Refurbishment Works and New Sites	0	0	0
Casual Vacancies/Relets	1	0	1
Standard Housing	0	1	1

### 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 3: Schemes on Site**

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
<b>Rockville Green</b>	13	on site 21 <sup>st</sup> June.	Q2 2024	Q3 2025
<b>Park House</b>	4	On Site	Q3 2022	Q4 2024
<b>Shanganagh Residential Lands</b>	597 (200 social)	On Site	Q3 2022	Phased delivery from Q3 2024
<b>37A Rollins Villas (infill)</b>	1	Nearing completion	Q1 2023	Q3 2024
<b>Loughlinstown View (AHB)</b>	42 (34 social)	Complete	Q1 2023	Q2 2024
<b>St. Laurence's Park</b>	88 (48 social)	On Site	Q4 2023	Q4 2025
<b>Roebuck Road Infill</b>	4	On Site	Q1 2024	Q1 2025
<b>Total</b>	<b>749</b>			

**Table 4: Schemes with Part 8 Planning Approval**

Site Name	No. Units (estimated)	Status Detail	On Site Date estimated	Handover estimated
<b>Ballyogan Rise (Phase 2)</b>	52	Phase 2 Tender being progressed	Q4 2024	TBC
<b>Woodpark TAU</b>	3	Stage 3 approval received. Contractor costs being reviewed.	Q3 2024	Q2 2025
<b>Infill Site at Rockville Drive</b>	1	Awaiting Stage 3 approval. To go to tender.	Q3 2024	Q1 2025
<b>St Michaels TAU</b>	3	Part 8 Approved February 2023 Council Meeting. Tender documents being progressed.	Q3 2024	Q2 2025
<b>Total</b>	<b>59</b>			

**Table 5: Schemes at Design/Tender Stage**

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
<b>27 Patrick Street Infill (Formerly Cross Ave)</b>	4	Stage 2 approved. Site investigation work carried out. <b>S179a</b>	Q4 2024	Q3 2025
<b>Old Connaught TAU</b>	6	Stage 2 approved. Due to go out to consultation under <b>S179a</b>	Q4 2024	Q2 2026
<b>Blackglen Road Phase1</b>	125	Stage 1 Approved. Preliminary Design stage. To go out to public display <b>S179a</b>	Q4 2024	Q4 2026
<b>Balally PPP – Bundle 5</b>	52	Being developed under S85 Agreement.	TBC	TBC
<b>Lambs Cross PPP – Bundle 5</b>	25	Being developed under S85 Agreement.	TBC	TBC
<b>Ballyman</b>	300 (includes 150 for Affordable)	Accelerated Delivery Site Stage 1 Approved. <b>S179a</b>	Q4 2024	TBC
<b>Lehaunstown</b>	80	Accelerated Delivery Site Stage 1 Approved. <b>S179a</b>	Q4 2024	TBC
<b>Old Connaught Avenue Housing site</b>	60	Accelerated Delivery Site Stage 1 Approved. <b>S179a</b>	Q4 2024	Q1 2027
<b>Mount Anville</b>	24 (Affordable)	At design stage. <b>S.179a</b>	Q4 2024	Q1 2026
<b>Total</b>	<b>676</b>			
<b>OVERALL TOTAL</b>	<b>1,484</b>			

### 3. Housing Support

#### 3.1 Management, Maintenance and Improvement of Housing Stock

**Table 6: Re-lets and Retrofits**

Re-lets & Retrofits	2024 Q1	2024 Q2	2024 Total
Non-Standard Voids	0	2	2
Relets	26	27	53
Retrofits - Energy Upgrade Works complete	18	24	42
Retrofits – Energy Upgrade Works in progress		60	60
Planned Maintenance works completed		27	27
Stock Condition Surveys completed	277	148	425

**Table 7: Maintenance Requests**

<b>Routine Maintenance</b>	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Requests received	2035	1621	3656
Requests in progress	243	28	271
Requests completed	1792	1593	3385

**Table 8: Disabled Persons Alteration Scheme**

	2024 Q1	2024 Q2	2024 Total
Works on hand at beginning	162	171	
Works Requests Received	47	40	87
Works Completed/Closed	38*	54	92
Works on hand at closing	171	157	

\*figure supplied in Q1 report was incorrect.

### **3.2 Allocations**

**Table 9: Allocations**

<b>Allocations</b>	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Social Housing List	90	105	195
Transfer List	54	75	129
<b>Total Allocations</b>	<b>144</b>	<b>180</b>	<b>324</b>

### **3.3 Choice Based Letting (CBL)**

**Table 10: CBL Adverts by Area of Choice**

	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Area 1 (South West of M50)	11	2	13
Area 2 (Between M50 & N11)	6	8	14
Area 3 (North West of N11)	16	18	34
<b>Total</b>	<b>33</b>	<b>28</b>	<b>61</b>

**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 11: Homeless Services**

	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
No. of Homeless Families	86	96	96
No. of Homeless Individuals	150	159	159
No. of Allocations to homeless individuals/families	17	10*	27
No. of social housing offers made to homeless individuals/families who have signed for or accepted a tenancy (still residing in EA)	16	16	16
No. of Housing First Tenancies	2	2**	4

\*15 offers being progressed

\*\* 21 HF Tenancies being progressed

### 3.5 Housing and Disability Steering Group

A meeting of the Steering Group was held on 5<sup>th</sup> June 2024. Up to the 1<sup>st</sup> June 21% of all housing allocations were made to Disabled People.

The Group has commenced a review of the Housing & Strategic Plan 2021 – 2026. This Plan can be found [here](#).

### 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**

<b>Housing Adaptation Grant for Disabled People</b>	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
No. of Applications received	31	55	86
Provisional approvals issued	29	58	87
Grants paid	29	41	70
Value of Grants paid	€351,903	€367,533	€719,436

#### **Housing Aid for Older Persons**

	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
No. of Applications received	26	27	53
Provisional approvals issued	25	38	63
Grants paid	19	30	49
Value of Grants paid	€72,187	€132,606	€204,793

### Mobility Aids Grant

	2024 Q1	2024 Q2	2024 Total
No. of Applications received	13	10	23
Provisional approvals issued	5	12	17
Grants paid	5	7	12
Value of Grants paid	€20,013	€34,482.25	€54,495.25

### 2024 Budget - Update

<b>Budget Provision (3 Schemes)</b>	€2,570,000
<b>Budget Spent to date</b>	€978,724.25
<b>Budget % Spent</b>	38%

**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

	2024 Q1	2024 Q2	2024 Total
Rent Charged	€4,013,596	€4,832,244	€8,845,840
Rent Payments Received	€3,978,557	€4,325,451	€8,304,008
Accrued Rent Arrears	€17,391	-€6,620	€10,771

### 3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2024 Q1	2024 Q2	2024 Total
Inspections carried out	495	3169	3664
Dwellings Inspected	485	1419	1904
Dwellings Inspected Compliant with Housing Regulations	114	610	724
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	371	809	1180

**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 15: Estate Management**

	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Pre-tenancy courses	0	1	1

**Table 16: Anti-social Behaviour**

<b>Anti-social cases</b>	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Received	38	40	78
Completed	28	38	66
Ongoing	10*	2*	12*
Tenancy Warning	0	3	3
Tenancy Notification	3	0	3
Verbal Warning	3	4	7
Advice Given	17	21	38
Refer to Other Depts	1	3	4
No Further Action	4	7	11
Successful Possession Proceedings	1	0	1
Ongoing Possession Proceedings	1**	1**	1**
Successful Exclusion Order Proceedings	0	0	0
Ongoing Exclusion Order Proceedings	1**	1**	1**

\*These cases are ongoing and carried over each quarter

\*\* These cases are carried over if ongoing or if not completed

**Table 17: Tenancy Management Interviews**

	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Tenancy Management Interviews	30	32	62



### 3.10 Loans

**Table 18: Local Authority Home Loan Scheme**

<b>Local Authority Home Loans</b>	<b>2024 Q1</b>	<b>2024 Q2</b>	<b>2024 Total</b>
Applications received	6	4	10
Applications approved in principle	0	1	1
Loan Drawdowns	0	2	2
Applications declined	1	3	4
Incomplete/Invalid - Closed Applications	2	3	5
Applications in Progress	9	4	13