

Housing

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 for Q1 2024 from 1st January to 15th March, Q2 from 18th March to 7th June and Q3 from 8th June to 20th 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
- 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 Q3	2024 Total	2024 Target
DLR Build		0	4	0	4	372
DLR Part V		0	8	0	8	
AHB Build		0	34*	0	34	
AHB Part V		0	0	1	1	
DLR Acquisitions (includes Tenant-in-Situ)		7	5	18	30	
AHB Acquisition	CAS	1	0	2	3	
	CALF	0	6*	0	6	
Total Build & Acquisition		8	57	21	86	
DLR Lease		0	0	0	0	101
AHB Lease		0	0	0	0	
RAS		6	6	5	17	
HAP - Standard		29	24	41	94	
HAP - Homeless		16	16	29	61	
Total RAS & HAP & Leasing		51	46	75	172	
Total Delivery – all social housing delivery streams excluding bad relets		59	103	96	258	

*4 AHB CALF acquisitions were counted as AHB Build in Q2 but the bottom line figure remains the same.

Table 2: Traveller Specific Accommodation

	2024 Q1	2024 Q2	2024 Q3	2024 Total
Refurbishment Works and New Sites	0	0	0	0
Casual Vacancies/Relets	1	0	0	1
Standard Housing	0	1	2	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 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Rockville Green	13	On site 21 st June.	Q2 2024	Q3 2025
Park House	4	On Site	Q3 2022	Q4 2024
Shanganagh Residential Lands	597 (200 social)	On Site, first units to be delivered Q4. Affordable scheme portal opens 9 th October.	Q3 2022	Phased delivery from Q4 2024
37A Rollins Villas (infill)	1	Nearing completion	Q1 2023	Q4 2024
St. Laurence's Park	88 (48 social)	On Site	Q4 2023	Q4 2025
Roebuck Road Infill	4	On Site	Q1 2024	Q1 2025
Total	707			

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	Stage 3 submitted for approval.	Q1 2025	TBC
Woodpark TAU	3	Stage 4 approval received. Contractor costs being reviewed.	Q4 2024	Q3 2025
Infill Site at Rockville Drive	1	Currently out to tender	Q4 2024	Q1 2025
St Michaels TAU	3	Part 8 Approved February 2023 Council Meeting. Tender documents being progressed.	Q4 2024	Q2 2025
Total	59			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
27 Patrick Street Infill (Formerly Cross Ave)	4	Stage 2 approved. Site investigation work carried out. S179a	Q4 2024	Q3 2025
Old Connaught TAU	6	Stage 2 approved. 179a published 7/10/2024	Q4 2024	Q2 2026
Blackglen Road Phase 1	125	Stage 2 Approved. Preliminary Design stage.	Q4 2024	Q4 2026
Balally PPP – Bundle 5	52	Being developed under S85 Agreement.	TBC	2026
Lambs Cross PPP – Bundle 5	25	Being developed under S85 Agreement.	TBC	2026
Ballyman	300 (includes 150 for Affordable)	Accelerated Delivery Site Stage 1 Approved.	Q4 2024	2026
Lehaunstown	80	Accelerated Delivery Site Stage 1 Approved. S179a published and closed.	Q4 2024	2026
Old Connaught Avenue Housing site	62	Accelerated Delivery Site Stage 1 Approved.	Q4 2024	Q1 2027
Mount Anville	24 (Affordable)	At design stage.	Q4 2024	Q1 2026
Total	678			
OVERALL TOTAL	1,444			

1. 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 Q3	2024 Total
Non-Standard Voids	0	2	0	2
Re-lets	26	27	28	81
Retrofits - Energy Upgrade Works completed	18	24	19	61
Retrofits - Energy Upgrade Works in progress		-	33	-
Planned Maintenance works completed		197*	543	740
Stock Condition Surveys completed	277	148	187	612

*Q2 data updated to include works completed in Q2 which were not confirmed as completed at the time of the Q2 report.

Table 7: Maintenance Requests

Routine Maintenance	2024 Q1	2024 Q2	2024 Q3	2024 Total
Requests received	2,035	1,621	2,397	6,053
Requests in progress	243	28	383	-
Requests completed	1,792	1,593	2,014	5,670*

* this is the total number of requests received this year (6,053) less the number of requests outstanding (383) at the end of Q3.

Table 8: Disabled Persons Alteration Scheme

	2024 Q1	2024 Q2	2024 Q3	2024 Total
Works on hand at beginning of quarter	162	171	157	—
Works Requests Received	47	40	61	148
Works Completed/Closed	38*	54	69	161
Works on hand at closing	171	157	149	—

*the figure supplied in the Q1 report was incorrect.

3.2 Allocations

Table 9: Allocations

Allocations	2024 Q1	2024 Q2	2024 Q3	2024 Total
Social Housing List	90	105	123	318
Transfer List	54	75	113	242
Total Allocations	144	180	236	560

1.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2024 Q1	2024 Q2	2024 Q3	2024 Total
Area 1 (South West of M50)	11	2	10	23
Area 2 (Between M50 & N11)	6	8	14	28
Area 3 (North West of N11)	16	18	16	50
Total	33	28	40	101

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.

Homeless Services

Table 11: Homeless Services

	2024 Q1	2024 Q2	2024 Q3	2024 Total
No. of Homeless Families	86	96	97	-
No. of Homeless Individuals	150	159	173	-
No. of Allocations to homeless individuals/families	17	10	32	59
No. of social housing offers made to homeless individuals/families who have signed for or accepted a tenancy (still residing in EA)	16	16	29	-
No. of Housing First Tenancies	2	2	6*	10

*a further 15 Housing First Tenancies are being progressed; however, we are awaiting the appointment of the new Housing First provider which is being co-ordinated by the Housing Agency for the 4 Dublin Local Authorities.

2.5 Housing and Disability Steering Group

A meeting of the Steering Group was held on 4th September 2024. Up to the 26th August 22% of all housing allocations were made to Disabled People. The Group continue to progress the actions of the Strategic Plan for Housing People with a Disability 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

Housing Adaptation Grant for Disabled People	2024 Q1	2024 Q2	2024 Q3	2024 Total
No. of Applications received	31	55	76	162
Provisional approvals issued	29	58	47	134
Grants paid	29	41	45	115
Value of Grants paid	€351,903	€367,533	419,593	€1,139,029

Housing Aid for Older Persons

	2024 Q1	2024 Q2	2024 Q3	2024 Total
No. of Applications received	26	27	42	95
Provisional approvals issued	25	38	26	89
Grants paid	19	30	21	70
Value of Grants paid	€72,187	€132,606	121,378	€326,171

Mobility Aids Grant

	2024 Q1	2024 Q2	2024 Q3	2024 Total
No. of Applications received	13	10	8	31
Provisional approvals issued	5	12	6	23
Grants paid	5	7	11	23
Value of Grants paid	€20,013	€34,482.25	57,446	€111,941

2024 Budget - Update

Budget Provision (3 Schemes)	€2,570,000
Budget Spent to date	€1,577,141
Budget % Spent	61.37%

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 Q3	2024 Total
Rent Charged	€4,013,596	€4,832,244	€5,326,396	€14,172,236
Rent Payments Received	€3,978,557	€4,325,451	€5,450,498	€13,754,506
Accrued Rent Arrears	€17,391	-€6,620	€129,641	€140,412

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2024 Q1	2024 Q2	2024 Q3	2024 Total
Inspections carried out	495	3,169	1,857	5,521
Dwellings Inspected	485	1,419	1,294	3,198
Dwellings Inspected Compliant with Housing Regulations	114	610	321	1,045
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	371	809	973	2,153

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

	2024 Q1	2024 Q2	2024 Q3	2024 Total
Pre-tenancy courses	0	1	1	2

Table 16: Anti-social Behaviour

Anti-social cases	2024 Q1	2024 Q2	2024 Q3	2024 Total
Received	38	40	50	128
Completed	28	38	46	112
Ongoing	10*	2*	4	16*
Tenancy Warning	0	3	5	8
Tenancy Notification	3	0	2	5
Verbal Warning	3	4	6	13
Advice Given	17	21	23	61
Refer to Other Depts	1	3	6	10
No Further Action	4	7	4	15
Successful Possession Proceedings	1	0	0	1
Ongoing Possession Proceedings	1**	1**	1**	1**
Eviction	0	0	0	0
Successful Excluding Order Proceedings	0	0	0	0
Ongoing Exclusion Order Proceedings	1**	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

	2024 Q1	2024 Q2	2024 Q3	2024 Total
Tenancy Management Interviews	30	32	42	104

3.10 Loans

Table 18: Local Authority Home Loan Scheme

Local Authority Home Loans	2024 Q1	2024 Q2	2024 Q3	2024 Total
Applications received	6	4	5	15
Applications approved in principle	0	1	3	4
Loan Drawdowns	0	2	0	2
Applications declined	1	3	3	7
Closed Applications	2	3	0	5
Applications in Progress	9	4	2	-