

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, Q3 from 8th June to 20th September and Q4 from 21st September to 13th December 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 Q4 | 2024 Total | 2024 Target |
|--|-----------|------------|-----------|------------|------------|-------------|
| DLR Build | 0 | 4 | 0 | 73 | 77 | 372 |
| DLR Part V | 0 | 8 | 0 | 64 | 72 | |
| AHB Build | 0 | 34* | 0 | 14 | 48 | |
| AHB Part V | 0 | 0 | 1 | 24 | 25 | |
| DLR Acquisitions (includes Tenant-in-Situ) | 7 | 5 | 18 | 18 | 48 | |
| AHB Acquisition | CAS | 1 | 0 | 2 | 4 | |
| | CALF | 0 | 6* | 0 | 1 | 7 |
| Total Build & Acquisition | 8 | 57 | 21 | 195 | 281 | |
| DLR Lease | 0 | 0 | 0 | 15 | 15 | 101 |
| AHB Lease | 0 | 0 | 0 | 0 | 0 | |
| RAS | 6 | 6 | 5 | 17 | 34 | |
| HAP - Standard | 29 | 24 | 41 | 26 | 120 | |
| HAP - Homeless | 16 | 16 | 29 | 17 | 78 | |
| Total RAS & HAP & Leasing | 51 | 46 | 75 | 75 | 247 | |
| Total Delivery – all social housing delivery streams excluding bad relets | 59 | 103 | 96 | 270 | 528 | |

*4 of these AHB CALF acquisitions were counted as AHB Build in Q2. The bottom-line figure remains the same.

Table 2: Traveller Specific Accommodation

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|-----------------------------------|---------|---------|---------|---------|------------|
| Refurbishment Works and New Sites | 0 | 0 | 0 | 0 | 0 |
| Casual Vacancies/Relets | 1 | 0 | 0 | 2 | 3 |
| Standard Housing | 0 | 1 | 2 | 0 | 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–Phase 2 & 3 Pending Phase 1 Social 35 Units Practical Completion Q4 2024 Affordable scheme & Cost Rental Launched. | Q3 2022 | Phased delivery from Q4 2024 |
| 37A Rollins Villas (infill) | 1 | Completed | 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 Approved. | Q2 2025 | TBC |
| Woodpark TAU | 3 | Stage 4 Approved. On-Site Q1 2025 | Q1 2025 | Q4 2025 |
| Infill Site at Rockville Drive | 1 | On-Hold. Costs under review. S179A exemption to Part 8 | Q1 2025 | Q2 2026 |
| St Michaels TAU | 3 | Part 8 Approved. Stage 4 Submission being prepared. | Q1 2025 | Q3 2026 |
| 27 Patrick’s Street (Cross Avenue) | 4 | Stage 4 Rejected. S179A exemption to Part 8 | TBC | TBC |
| Old Connaught TAU | 6 | Stage 2 Approved. S179A exemption to Part 8 | TBC | TBC |
| Total | 69 | | | |

Table 5: Schemes at Design/Tender Stage

| Site Name | No. Units estimated | Status Detail | On Site Date estimated | Handover estimated |
|--|--------------------------------------|--|------------------------|--------------------|
| Blackglen Road Phase 1 | 129 | Stage 2 Approved. Preliminary Design stage. | Q2 2025 | Q2 2027 |
| Balally PPP – Bundle 5 | 62 | Being developed under S85 Agreement. | TBC | 2026 |
| Lambs Cross PPP – Bundle 5 | 37 | Being developed under S85 Agreement. Part 8 Published. | TBC | 2026 |
| Ballyman | 300 (includes 150 for Affordable) | Accelerated Delivery Site Stage 1 Approved. | Q4 2024 | 2026 |
| Lehaunstown | 109 | Accelerated Delivery Site Stage 2 Approved. S179A published, closed and under Judicial Review. | TBC | TBC |
| Old Connaught Avenue housing site | 62 | Accelerated Delivery Site Stage 1 Approval Pending. | Q4 2025 | Q1 2028 |
| Mount Anville | 24 (Affordable) | At design stage. | Q4 2024 | Q1 2026 |
| Tig Mo Chroí | 3 | Stage 2 Approval Pending. | Q3 2025 | Q4 2026 |
| Total | 726 | | | |
| OVERALL TOTAL | 1502 | | | |

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 Q3 | 2024 Q4 | 2024 Total |
|--|---------|---------|---------|---------|------------|
| Non-Standard Voids | 0 | 2 | 0 | 1 | 3 |
| Re-lets | 26 | 27 | 28 | 30 | 111 |
| Retrofits - Energy Upgrade Works completed | 18 | 24 | 19 | 27 | 88 |
| Retrofits – Energy Upgrade Works in progress | - | - | - | - | 32 |
| Planned Maintenance works completed | | 197* | 543 | 550 | 1,290 |
| Stock Condition Surveys completed | 277 | 148 | 187 | 281 | 893 |

*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 Q4 | 2024 Total |
|----------------------------|----------------|----------------|----------------|----------------|-------------------|
| Requests received | 2,035 | 1,621 | 2,397 | 2,074 | 8,127 |
| Requests in progress | 243 | 28 | 383 | 584 | 584 |
| Requests completed | 1,792 | 1,593 | 2,014 | 1,490 | 7,543* |

* this is the total number of requests received this year (8,127) less the number of requests outstanding (584) at the end of Q4.

Table 8: Disabled Persons Alteration Scheme

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|---------------------------------------|----------------|----------------|----------------|----------------|-------------------|
| Works on hand at beginning of quarter | 162 | 171 | 157 | 149 | – |
| Works Requests Received | 47 | 40 | 61 | 62 | 210 |
| Works Completed/Closed | 38* | 54 | 69 | 70 | 231 |
| Works on hand at closing | 171 | 157 | 149 | 141 | – |

* figure supplied in the Q1 report was incorrect.

3.2 Allocations

Table 9: Allocations

| Allocations | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|--------------------------|----------------|----------------|----------------|----------------|-------------------|
| Social Housing List | 90 | 105 | 123 | 109 | 427 |
| Transfer List | 54 | 75 | 113 | 38 | 280 |
| Total Allocations | 144 | 180 | 236 | 147 | 707 |

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|----------------------------|----------------|----------------|----------------|----------------|-------------------|
| Area 1 (South West of M50) | 11 | 2 | 10 | 12 | 35 |
| Area 2 (Between M50 & N11) | 6 | 8 | 14 | 19 | 47 |
| Area 3 (North West of N11) | 16 | 18 | 16 | 27 | 77 |
| Total | 33 | 28 | 40 | 58 | 159 |

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

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|---|---------|---------|---------|---------|------------|
| No. of Homeless Families | 86 | 96 | 97 | 87 | - |
| No. of Homeless Individuals | 150 | 159 | 173 | 179 | - |
| No. of Allocations to homeless individuals/families | 17 | 10 | 32 | 34 | 93 |
| 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 | 22 | - |
| No. of Housing First Tenancies | 2 | 2 | 6 | 3* | 13 |

*a further 12 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.

3.5 Housing and Disability Steering Group

A meeting of the Steering Group was held on 4th December 2024. 27% of all allocations made from 1st January to 29th November this year 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 Q4 | 2024 Total |
|--|----------|----------|----------|----------|------------|
| No. of Applications received | 31 | 55 | 76 | 65 | 227 |
| Provisional approvals issued | 29 | 58 | 47 | 74 | 208 |
| Grants paid | 29 | 41 | 45 | 53 | 168 |
| Value of Grants paid | €351,903 | €367,533 | €419,593 | €458,000 | €1,597,029 |

Housing Aid for Older Persons

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|------------------------------|---------|----------|----------|----------|------------|
| No. of Applications received | 26 | 27 | 42 | 28 | 123 |
| Provisional approvals issued | 25 | 38 | 26 | 37 | 126 |
| Grants paid | 19 | 30 | 21 | 34 | 104 |
| Value of Grants paid | €72,187 | €132,606 | €121,378 | €152,977 | €479,148 |

Mobility Aids Grant

| | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|------------------------------|---------|---------|---------|---------|------------|
| No. of Applications received | 13 | 10 | 8 | 4 | 35 |
| Provisional approvals issued | 5 | 12 | 6 | 4 | 27 |
| Grants paid | 5 | 7 | 11 | 5 | 28 |
| Value of Grants paid | €20,013 | €34,482 | €57,446 | €21,583 | €133,524 |

2024 Budget - Update

| | |
|-------------------------------------|------------|
| Budget Provision (3 Schemes) | €2,570,000 |
| Budget Spent to date | €2,209,702 |
| Budget % Spent | 90.25% |

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 Q4 | 2024 Total |
|------------------------|------------|------------|------------|------------|-------------|
| Rent Charged | €4,013,596 | €4,832,244 | €5,326,396 | €4,776,364 | €18,948,600 |
| Rent Payments Received | €3,978,557 | €4,325,451 | €5,450,498 | €4,382,021 | €18,136,527 |
| Accrued Rent Arrears | €17,391 | -€6,620 | €129,641 | -€1,186 | €139,226 |

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

| Private Rental Inspections | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|--|---------|---------|---------|---------|------------|
| Inspections carried out | 495 | 3,169 | 1,857 | 2,254 | 7,775 |
| Dwellings Inspected | 485 | 1,419 | 1,294 | 1,047 | 4,245 |
| Dwellings Inspected Compliant with Housing Regulations | 114 | 610 | 321 | 301 | 1,346 |
| Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection) | 371 | 809 | 973 | 746 | 2,899 |

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 Q4 | 2024 Total |
|---------------------|---------|---------|---------|---------|------------|
| Pre-tenancy courses | 0 | 1 | 1 | 1 | 3 |

Table 16: Anti-social Behaviour

| Anti-social cases | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|--|---------|---------|---------|---------|------------|
| Received | 38 | 40 | 50 | 34 | 162 |
| Completed | 28 | 38 | 46 | 32 | 144 |
| Ongoing | 10* | 2* | 4 | 2 | 18* |
| Tenancy Warning | 0 | 3 | 5 | 6 | 14 |
| Tenancy Notification | 3 | 0 | 2 | 0 | 5 |
| Verbal Warning | 3 | 4 | 6 | 3 | 16 |
| Advice Given | 17 | 21 | 23 | 16 | 77 |
| Refer to Other Depts | 1 | 3 | 6 | 1 | 11 |
| No Further Action | 4 | 7 | 4 | 4 | 19 |
| Successful Possession Proceedings | 1 | 0 | 0 | 0 | 1 |
| Ongoing Possession Proceedings | 1** | 1** | 1** | 1** | 1** |
| Eviction | 0 | 0 | 0 | 1 | 1 |
| Successful Excluding Order Proceedings | 0 | 0 | 0 | 0 | 0 |
| Ongoing Exclusion Order Proceedings | 1** | 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 Q4 | 2024 Total |
|-------------------------------|---------|---------|---------|---------|------------|
| Tenancy Management Interviews | 30 | 32 | 42 | 28 | 132 |

3.10 Loans

Table 18: Local Authority Home Loan Scheme

| Local Authority Home Loans | 2024 Q1 | 2024 Q2 | 2024 Q3 | 2024 Q4 | 2024 Total |
|------------------------------------|---------|---------|---------|---------|------------|
| Applications received | 6 | 4 | 5 | 14 | 29 |
| Applications approved in principle | 0 | 1 | 3 | 4 | 8 |
| Loan Drawdowns | 0 | 2 | 0 | 1 | 3 |
| Applications declined | 1 | 3 | 3 | 4 | 11 |
| Closed Applications | 2 | 3 | 0 | 0 | 5 |
| Applications in Progress | 9 | 4 | 2 | 6 | 21 |