

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 is for 2024 from 1st January to 31st December, and for Q1 2025 from 1st January to 21st March 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
Vacant Property Refurbishment Grant (Croí Cónaithe)

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 Total	2025 Q1	2025 Target
DLR Build		77	0	
DLR Part V		105	0	
AHB Build		62	0	
AHB Part V		105	4	
DLR Acquisitions (includes Tenant-in-Situ)		49	1	
AHB Acquisition	CAS	4	1	
	CALF	8	0	
Total Build & Acquisition		410	6	400
DLR Lease		63	0	30
AHB Lease		0	0	
RAS		34	8	
HAP - Standard		123	27	
HAP - Homeless		96	16	
Total RAS & HAP & Leasing		316	51	
Total Delivery – all social housing delivery streams excluding bad relets		726	57	

Table 2: Traveller Specific Accommodation

	2024 Total	2025 Q1
Refurbishment Works and New Sites	0	0
Casual Vacancies/Relets	3	0
Standard Housing	3	0

Table 3: Vacant Property Refurbishment Grant (Croí Cónaithe)

	2024 Total	2025 Q1
No. of Applications received	148	29
Provisional approvals issued	138	12
Grants paid	75	9
Value of Grants paid	€4,179,158	€470,000

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	On site 21 st June.	Q2 2024	Q3 2025
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
Woodbrook	31 (30 affordable and 1 social)	On Site	Q1 2025	Q3 2025
Wood Park (TAU)	3	On site	Q1 2025	Q4 2025
St. Laurence's Park	88 (48 social)	On Site	Q4 2023	Q4 2025
Roebuck Road Infill	4	On Site	Q1 2024	Q2 2025
Total	736			

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	Stage 3 Approved.	Q3 2025	TBC
Infill Site at Rockville Drive	1	On-Hold. Costs under review.	TBC	TBC
St Michaels TAU	3	Stage 4 Approved.	Q1 2025	Q3 2026
Old Connaught TAU	6	Stage 2 Approved.	TBC	TBC
Total	62			

Table 6: Schemes at Design/Tender Stage

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
Blackglan Road Phase 1	129	Stage 2 Approved. Preliminary Design stage. Part 8 Published.	Q2 2025	Q2 2027
Balally PPP – Bundle 5	62	Being developed under S85 Agreement. Part 8 Published. Part 8 Approved.	TBC	2026
Lambs Cross PPP – Bundle 5	37	Being developed under S85 Agreement. Part 8 Published. Referred to An Commission Pleanála for EIA Determination review before being brought before Council for Approval.	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. Changing to a Part 8. Preparing for a Part 8 planning submission.	TBC	TBC
Old Connaught Avenue housing site	62	Accelerated Delivery Site Stage 1 Approval Pending.	Q4 2025	Q1 2028
Mount Anville	24	At design stage.	Q 4 2025	Q4 2026

Tig Mo Chroí	3	Stage 2 Approval Pending.	Q3 2025	Q4 2026
Total	726			
OVERALL TOTAL	1,524			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 7: Re-lets and Retrofits

Re-lets & Retrofits	2024 Total	2025 Q1
Non-Standard Voids	3	0
Re-lets	121	15
Retrofits - Energy Upgrade Works completed	88	6
Retrofits – Energy Upgrade Works in progress	32	51
Planned Maintenance works completed	1,301	119
Stock Condition Surveys completed	906	148

Table 8: Maintenance Requests

Routine Maintenance	2024 Total	2025 Q1
Requests received	8,227	2,307
Requests in progress	585	331
Requests completed	7,642 *	1,534

* this is the total number of requests received in 2024 (8,227) less the number of requests outstanding (585) at the end of Q4.

** this is the total number of requests received in 2025 (1,612) less the of requests outstanding (848) at the end of Q1.

Table 9: Disabled Persons Alteration Scheme

	2024 Total	2025 Q1
Works on hand at beginning of quarter	N/A	141
Works Requests Received	214	47
Works Completed/Closed	234	43
Works on hand at closing	141	145

3.2 Allocations

Table 10: Allocations

Allocations	2024 Total	2025 Q1
Social Housing List	428	92

Transfer List	282	67
Total Allocations	710	159

3.3 Choice Based Letting (CBL)

Table 11: CBL Adverts by Area of Choice

	2024 Total	2025 Q1
Area 1 (South West of M50)	35	14
Area 2 (Between M50 & N11)	47	6
Area 3 (North West of N11)	77	17
Total	159	37

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

	2024 Total	2025 Q1
No. of Homeless Families	87	89
No. of Homeless Individuals	180	192
No. of Allocations to homeless individuals/families	93	20
No. of social housing offers made to homeless individuals/families who have signed for or accepted a tenancy (still	22	17
No. of Housing First Tenancies	13	0*

*a further 19 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 6th March 2025. 23% of all allocations made from 1st January to 21st March 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 13: Breakdown of Grant Assistance to Older Persons and Disabled People

Housing Adaptation Grant for Disabled People

Housing Adaptation Grant for Disabled People	2024 Total	2025 Q1
No. of Applications received	241	58
Provisional approvals issued	210	49
Grants paid	170	40
Value of Grants paid	€1,623,208	€396,197

Housing Aid for Older Persons

	2024 Total	2025 Q1
No. of Applications received	132	33
Provisional approvals issued	135	14
Grants paid	108	32
Value of Grants paid	€491,692	€102,971

Mobility Aids Grant

	2024 Total	2025 Q1
No. of Applications received	36	14
Provisional approvals issued	27	7
Grants paid	29	4
Value of Grants paid	€136,474	€15,195

Budget – Update 2025

	2024 Total	2025 Q1
Budget Provision (3 Schemes)	€2,570,000	2,570,000
Budget Spent to date	€2,251,376	€514,363
Budget % Spent	87.60%	20%

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

	2024 Total	2025 Q1
Rent Charged	€20,666,387	€4,491,201
Rent Payments Received	€19,506,459	€4,375,946
Accrued Rent Arrears	€324,770	€194,460

3.8 Private Rented Housing Standards

Table 15: Private Rented Housing Standards

Private Rental Inspections	2024 Total	2025 Q1
Inspections carried out	7,777	1270
Dwellings Inspected	4,372	1240
Dwellings Inspected Compliant with Housing Regulations	1,406	420
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	2,966	820

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

	2024 Total	2025 Q1
Pre-tenancy courses	3	1

Table 17: Anti-social Behaviour

Anti-social cases	2024 Total	2025 Q1
Received	164	61
Completed	156	41
Ongoing	8*	10*
Tenancy Warning	14	5
Tenancy Notification	6	3
Verbal Warning	19	4
Advice Given	83	15
Refer to Other Depts	11	1
No Further Action	23	8
Surrenders	-	4
Successful Possession Proceedings	1	1
Ongoing Possession Proceedings	0**	1**
Eviction	1	0
Successful Excluding Order Proceedings	0	0
Ongoing Exclusion Order Proceedings	1**	1**

*These cases are ongoing and carried over each quarter

** These cases are carried over if ongoing or if not complete

Table 18: Tenancy Management Interviews

	2024 Total	2025 Q1
Tenancy Management Interviews	132	36

3.10 Loans

Table 19: Local Authority Home Loan Scheme

Local Authority Home Loans	2024 Total	2025 Q1
Applications received	30	8
Applications approved in principle	10	4
Loan Drawdowns	3	0
Applications declined	12	2
Closed Applications	9	3
Applications in Progress	5	1