

Housing Progress Report Q1/2021

1. Executive Summary

1.1 **Overview**

In accordance with Guidelines issued by the Department of Housing, Planning and Local Government and the Council's Corporate Plan, this Report is produced to give an overview of the Social Housing portfolio at Dún Laoghaire-Rathdown County Council. The Report covers the provision, maintenance and management of social housing stock, implementation progress across the 5 Pillars identified in 'Rebuilding Ireland – An Action Plan for Housing and Homelessness' and the housing supports available for those who need them.

Data included in this Report covers the full year 2020 and Q1 2021. The period covered by Q1 2021 is from 1st January to 23rd March 2021 inclusive and the 2020 total is from 1st January to 31st December 2020. Data regarding the activity of the Department prior to this report can be found at <https://www.dlrcoco.ie/en/how-we-deliver-our-homes/housing-statistics>

It should be noted that while the majority of housing services continues during the period of restrictions introduced by the Government to contain and control the spread of Covid-19, some services are impacted, such as construction and private rented standards inspections. However, since January 2021 virtual inspections on private rented accommodation commenced. Housing Adaptation Grants are being accepted and processed during the period of restrictions, with the completion of works by private contractors being carried out in line with updated regulations.

This Report considers the following areas:

Housing Delivery

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

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
 Rebuilding Ireland Home Loan
 Tenant Purchase Scheme

2. Housing Delivery

2.1 Overview

The **Social Housing Target 2018-2021** for delivery by this Council is **1,563 homes**.

Table 1: Homes Delivered per Quarter during 2020

	2020	Q1 2021	Target
DLR Build	0	5	
DLR Part V	20	4	
AHB Build	18	0	
AHB Part V	18	0	
DLR Acquisition	7	2	
AHB Acquisition	16	0	
DLR Lease	4	2	
AHB Lease	3	0	
Total Build, Acquisition & Leasing	86	13	

	2020	Q1 2021	Target
RAS	15	8	
HAP - Standard	230	71	
HAP - Homeless	205	41	
Total RAS & HAP	450	120	

	2020	Q1 2021	Target
Total Delivery All Social Housing delivery streams exc. bad relets	536	133	

Table 2: Traveller Specific Accommodation 2021

	2020	Q1 2021
Refurbishment Works and New Sites	2	0
Casual Vacancies	3	0
Standard Housing	2	0

2.2 Housing Construction

The Housing Department recognises the importance of managing the development process in order to achieve the targets set out in the Delivery Programme 2018-2021. To this extent, the schemes are closely monitored from inception through to completion.

DLRCC CONSTRUCTION PROGRAMME 2018 – 2021

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.

Table 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Broadford Rise	21	Construction in progress	Q3 2017	Q2 2021
Enniskerry Road (AHB) Phase 1	27	Construction in progress	Q2 2019	Q2 2021
Enniskerry Road (AHB) Phase 2	128 (78 social)	Construction in progress	Q2 2019	Q4 2021
Ballyogan Ave (New Homes)	2	Construction in progress	Q4 2019	Q1 2021
Ballyogan Square (Phase 1)	67	Enabling works complete, tender issued for appointment of main contractor	Q2 2021	Q4 2022
Rockville Green	13	Tendered, contract to be awarded	Q2 2021	Q1 2022
TOTAL	258			

Table 4: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Moyola Court (infill)	4	Design team being appointed	Q3 2021	Q3 2022
Park House	4	Surveys being carried out	Q3 2021	Q3 2022
Ballyogan Rise (Phase 2)	52	To follow on from Ballyogan Square (Phase 1) completion	2023	
St Laurence's Park	88	Part 8 approved 14 th Dec 2020	Q4 2021	Q1 2024
Shanganagh Residential Lands	597 (200 social)	Stage 3 Application submitted to Dept.	Q3 2021	Phased delivery from Q4 2022
Total	745			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Loughlinstown Wood (AHB)	42 (34 social)	Building Agreements being finalised	Q2 2021	Q3 2022
Roebuck Road Infill	4	Stage 2 Application submitted	Q1 2022	Q4 2022
37a Rollins Villas (infill)	1	Stage 2 Approval received	Q1 2022	Q4 2022
Coastguard Cottages	4	Stage 2 Approval submitted	Q4 2021	Q2 2022
Total	51			
<u>OVERALL TOTAL</u>	<u>1,054</u>			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits 2021

Retrofits	2020	Q1 2021
Voids	6	0
Relets	72	20
Energy upgrade works	10	0
Traveller Specific Accommodation	5	0

The Council was allocated €1,114,467 in February with a requirement to retrofit a minimum of 41 properties to a B2/Cost Optimal standard. This preliminary allocation is based on an expected average cost of €27,000 per property.

Table 7: Maintenance Requests 2021

Routine Maintenance	2020	Q1 2021
Requests received	6,343	1,489
Requests in process	184	435
Requests completed	6,159	1,054

Table 8: Disabled Persons Alteration Scheme 2021

	2020	Q1 2021
Works on Hand at beginning of 2020 and	129	123
Requests Received	80	5
Works Completed	49	14

3.2 Allocations

Table 9: Allocations 2021

Allocations	2020	Q1 2021
Social Housing List	180	19
Transfer List	61	9
Total Allocations	241	28

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice in 2021

	2020	Q1 2021
Dún Laoghaire/Dalkey	17	0
Blackrock/Stillorgan	3	1
Ballybrack/Shankill	11	2
Ballinteer/Ballyogan	16	8
Total	47	11

Note: Figures shown are cumulative from 1st January 2021 and the number of adverts put on CBL. Some adverts represent multiple properties.

3.4 Homeless Services

Table 11: Homeless Services 2021

	2020	Q1 2021
No. of Homeless Families	64	66
No. of Homeless Individuals	202	199
No. of Allocations to homeless individuals/families	45	10
No. of SHS offers currently accepted by homeless individuals/families	9	6

***figure includes 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

The Council continues to work with the Steering Group on implementing the Terms of Reference. The first meeting of 2021 was held on 3rd March 2021. To date, 45% of allocations were made to people with disabilities this year. The steering group are working on a plan for the County.

3.6 Grant Assistance to Older Persons and People with Disabilities

Table 12: Breakdown of Grant Assistance to Older Persons and People with Disabilities 2021

Housing Adaptation Grant for People with a Disability

	2020	Q1 2021
No. of Applications received	162	36
Provisional approvals issued	116	33
Grants paid	103	25
Value of Grants paid	€876,369.15	€214,300

Housing Aid for Older Persons

	2020	Q1 2021
No. of Applications received	16	9
Provisional approvals issued	13	3

Grants paid	5	5
Value of Grants paid	€22,514	€25,883

Mobility Aids Grant

	2020	Q1 2021
No. of Applications received	28	3
Provisional approvals issued	22	3
Grants paid	26	3
Value of Grants paid	€107,251	€11,070

Budget Provision (3 Schemes)	€1,550,000
Budget Spent	€251,253
Budget % Spent	16.2%

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 2021

	2020	Q1 2021
Accrued Rent Arrears	408,171	75,502
Rental Income	16,545,852	3,209,513

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2021

Private Rental Inspections	2020	Q1 2021
Inspections Carried Out	1205	56

* Q1 inspection figures were impacted by Covid-19 restrictions. Inspections are not permitted in level 5 restrictions. Virtual inspections commenced in January 2021.

3.9 Tenancy Management and Anti-Social Behaviour

Table 15: Estate Management 2021

	2020	Q1 2021
Pre-tenancy training	54	0

Figures at 0 due to COVID-19 restrictions

Table 16: Anti-Social Behaviour 2021

Anti-Social Complaints	2020	Q1 2021
Received	97	25
Completed	88	12
On-going	9	13
Tenancy Warning	9	0
Tenancy Notification	7	4
Verbal Warning	5	2
Advice Given	38	1
Refer to Other Depts	21	8
Court Case	2	2

Table 17: Tenancy Management Interviews 2021

	2020	Q1 2021
Tenancy Management Interviews	35	9

3.10 Loans

Table 18: Rebuilding Ireland Home Loan 2021

Rebuilding Ireland Home Loan	2020	Q1 2021
Applications received	48	21
Applications approved in principle	13	8
Loan Drawdowns	4	0