

Housing Progress Report Q4/2020

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 Q3 Report covers the period from 19th September to 9th December 2020 inclusive. 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 continued during the period of restrictions introduced by the Government to contain and control the spread of Covid-19, some services were impacted, such as construction and private rented standards inspections. Housing Adaptation grants were accepted and processed during the period of restriction, but the completion of works by private contractors was delayed with a consequential reduction in the drawdown of grants.

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

	Q1	Q2	Q3	Q4	Total	Target
DLR Build	0	0	0	0	0	
DLR Part V	0	1	9	4	14	
AHB Build	0	0	7	11	18	
AHB Part V	0	0	5	8	13	
DLR Acquisition	2	2	0	1	5	
AHB Acquisition	5	10	1	0	16	
DLR Lease	0	0	1	2	3	
AHB Lease	0	0	1	2	3	
Total Build, Acquisition & Leasing	7	13	24	28	72	

	Q1	Q2	Q3	Q4	Total	Target
RAS	5	2	9	4	20	16
HAP - Standard	46	57	61	64	228	240
HAP - Homeless	46	42	47	70	205	
Total RAS & HAP	97	101	117	138	453	

	Q1	Q2	Q3	Q4	Total	Target
Total Delivery All Social Housing delivery streams exc. bad relets	104	114	141	166	525	

Table 2: Traveller Specific Accommodation 2020

	Q1	Q2	Q3	Q4	Total
Refurbishment Works and New Sites	1	0	0	1	2
Casual Vacancies	0	2	0	0	2
Standard Housing	0	0	2	0	2

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)
Abbey View House (AHB)	11	Completed	Q2 2019	Delivered
Broadford Rise	21	Construction in progress	Q3 2017	Q1 2021
Enniskerry Road (AHB)	155	Construction in progress	Q2 2019	Q3 2021
Ballyogan Ave (New Homes)	2	Construction in progress	Q4 2019	Q1 2021
Ballyogan Square	67	Enabling works complete, tendering for main contractor	Q1 2021	Q4 2022
Rockville Green	13	Tendered, contract to be awarded	Q1 2021	Q4 2021
TOTAL	269			

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	Part 8 approved 9 th Nov 2020	Q2 2021	Q2 2022
Ballyogan Rise	52	Enabling works complete, tendering for main contractor	Q1 2021	Q4 2022
Shanganagh	597 (200 social)	Part X approved	Q3 2021	Phased delivery 2024
Total	653			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
St. Laurence's Park	88	Part 8 – December Council	Q3 2021	Q3 2023
Loughlinstown Wood	42	Contract Negotiations	Q1 2021	Q2 2022
Roebuck Road Infill	4	Stage 1 Approval received	Q3 2021	Q2 2022
37a Rollins Villas (infill)	1	Stage 1 Approval received	Q3 2021	Q2 2022
Coastguard Cottages	4	Stage 1 Approval received	Q1 2021	Q4 2021
Total	139			
<u>OVERALL TOTAL</u>	<u>1,061</u>			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits 2020

Retrofits	Q1	Q2	Q3	Q4	Total
Voids	0	0	0	6	6
Relets	15	15	13	17	60
Energy upgrade works	0	0	0	1	1
Traveller Specific Accommodation	4	0	0	0	4

Table 7: Maintenance Requests 2020

Routine Maintenance	Q1	Q2	Q3	Q4	Total
Requests received	1897	991	1464	1951	6,303
Requests in process	467	240	565	1574	2,846
Requests completed	1430	751	899	377	3,457

Table 8: Disabled Persons Alteration Scheme 2020

	Q1	Q2	Q3	Q4	Total
Works on Hand at beginning of Quarter	129	130	126	108	
Requests Received	24	8	24	24	80
Works Completed	14	2	3	26	45

3.2 Allocations

Table 9: Allocations 2020

Allocations	Q1	Q2	Q3	Q4	Total
Social Housing List	78	25	26	41	170
Transfer List	19	12	10	17	58
Total Allocations	97	37	36	58	228

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice in 2020

	Q1	Q2	Q3	Q4
Dún Laoghaire/Dalkey	0	5	0	15
Blackrock/Stillorgan	0	2	1	1
Ballybrack/Shankill	1	3	7	6
Ballinteer/Ballyogan	8	5	3	5
Total	9	15	11	27

Note: Figures shown are cumulative from 1st January 2020 and the number of adverts put on CBL. Some adverts represent multiple properties.

3.4 Homeless Services

Table 11: Homeless Services 2020

	Q1	Q2	Q3	Q4
No. of Homeless Families	87	72	73	66
No. of Homeless Individuals	177	190	214	202
No. of Allocations to homeless individuals/families	17	9	5	11
No. of SHS offers currently accepted by homeless individuals/families	5	1	4	12*

***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. Final meeting of year - 15th December 2020. To date, 26% of allocations were made to people with disabilities.

3.6 Grant Assistance to Older Persons and People with Disabilities

Table 12: Breakdown of Grant Assistance to Older Persons and People with Disabilities 2020

Housing Adaptation Grant for People with a Disability

	Q1	Q2	Q3	Q4	Total
No. of Applications received	17	23	46	68	154
Provisional approvals issued	32	12	36	29	109
Grants paid	39	9	31	22	101
Value of Grants paid	€293,135	€110,733	€277,035	€152,625	€833,528

Housing Aid for Older Persons

	Q1	Q2	Q3	Q4	Total
No. of Applications received	6	3	5	0	14
Provisional approvals issued	1	0	3	7	11
Grants paid	2	0	1	2	5
Value of Grants paid	€9,660	€0	€7,105	€5,749	€22,514

Mobility Aids Grant

	Q1	Q2	Q3	Q4	Total
No. of Applications received	10	6	3	9	28
Provisional approvals issued	6	3	7	6	22
Grants paid	12	3	6	4	25
Value of Grants paid	€46,611	€11,253	€31,187	€12,400	€101,451

Budget Provision (3 Schemes)	€1,550,000
Budget Spent	€957,493
Budget % Spent	61.8%

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 2020

	Q1	Q2	Q3	Q4	Total
Accrued Rent Arrears	€4,327,673.03	€248,077	-€57,658	€146,251	€4,664,343
Rental Income	€3,893,283.96	€3,897,640	€4,210,059	€3,674,970	€15,595,953

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2020

Private Rental Inspections	Q1	Q2	Q3	Q4	Total
Inspections Carried Out	305	100	485	227	1,117

* Q2 and Q4 inspection figures are impacted by Covid-19 restrictions. Inspections were not permitted in the first lock down (Q2) and in the level 5 restrictions in November*

3.9 Tenancy Management and Anti-Social Behaviour

Table 15: Estate Management 2020

	Q1	Q2	Q3	Q4	Total
Pre-tenancy training	54	0*	0*	0*	54

Figures at 0 due to COVID-19 restrictions

Table 16: Anti-Social Behaviour 2020

Anti-Social Complaints	Q1	Q2	Q3	Q4	Total
Received	15	29	30	23	97
Completed	10	15	41	22	88
On-going	5	14	8	1	9
Tenancy Warning	2	3	3	1	9
Tenancy Notification	1	2	3	1	7
Verbal Warning	1	1	3	0	5
Advice Given	2	3	24	9	38
Refer to Other Depts	4	10	5	2	21
Court Case	1	1	1	2	2

Table 17: Tenancy Management Interviews 2020

	Q1	Q2	Q3	Q4	Total
Tenancy Management Interviews	10	0*	8	17	35

Figures at 0 due to Covid-19 restrictions

3.10 Loans

Table 18: Rebuilding Ireland Home Loan 2020

Rebuilding Ireland Home Loan	Q1	Q2	Q3	Q4	Total
Applications received	15	7	10	15	47
Applications approved in principle	6	0	5	0	11
Loan Drawdowns	2	0	1	3	6