

## Housing Progress Report Q3/2021

### 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 Q3 report covers the period from 17<sup>th</sup> June to 17<sup>th</sup> September 2021 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>**

The government's new housing plan, *Housing for All*, was published on 2<sup>nd</sup> September 2021. The plan can be found at <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>.

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. In January 2021, the Housing Department commenced virtual inspections in private rented accommodation. Physical onsite inspections recommenced on the 14th of July 2021. Housing Adaptation Grants are being accepted and processed, 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 2021**

	Q1	Q2	Q3	Total	2021 Target
DLR Build	5	24	0	29	<b>404</b>
DLR Part V	4	0	7	11	
AHB Build	0	75	0	75	
AHB Part V	0	8	0	8	
DLR Acquisition	2	1	1	4	
AHB Acquisition	0	0	0	0	
DLR Lease	2	4	3	9	<b>114</b>
AHB Lease	0	0	0	0	
<b>Total Build, Acquisition &amp; Leasing</b>	<b>13</b>	<b>112</b>	<b>11</b>	<b>136</b>	

	Q1	Q2	Q3	Total	Target
RAS	8	1	6	15	
HAP - Standard	71	55	72	198	
HAP - Homeless	41	44*	31	116	
<b>Total RAS &amp; HAP</b>	<b>120</b>	<b>100*</b>	<b>109</b>	<b>329</b>	

\*Please note our figures for Q2 as previously reported, have been amended in this report.

	Q1	Q2	Q3	Total	Target
<b>Total Delivery</b> All Social Housing delivery streams exc. bad relets	<b>133</b>	<b>212*</b>	<b>120</b>	<b>465</b>	

\*Please note our total figure for Q2 as previously reported, has been amended in this report.

**Table 2: Traveller Specific Accommodation 2021**

	Q1	Q2	Q3	Total
Refurbishment Works and New Sites	0	1	2	3
Casual Vacancies	0	3	2	5
Standard Housing	0	3	0	3

## 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)
<b>Broadford Rise</b>	21	Construction in progress	Q3 2017	Q4 2021
<b>Enniskerry Road (AHB)</b>	155 (105 social)	Construction in progress	Q2 2019	Q4 2021
<b>Ballyogan Square (Phase 1)</b>	67	Construction in progress	Q3 2021	Q4 2022
<b>Rockville Green</b>	13	Construction in progress	Q2 2021	Q1 2022
<b>TOTAL</b>	<b>256</b>			

**Table 4: Schemes with Part 8 Planning Approval**

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
<b>Moyola Court (infill)</b>	4	Tender package being prepared	Q1 2022	Q1 2023
<b>Park House</b>	4	Tender package being prepared	Q1 2022	Q4 2022
<b>Ballyogan Rise (Phase 2)</b>	52	To follow on from Ballyogan Square (Phase 1) completion	2023	

<b>St Laurence's Park</b>	88	Tender package for construction contract being prepared. Enabling works commenced.	Q1 2022	Q1 2024
<b>Shanganagh Residential Lands</b>	597 (200 social)	Project tendered. Tender deadline extended to November 2021.	Q2 2022	Phased delivery from Q4 2023
<b>Total</b>	<b>745</b>			

**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. Contractor due to commence on site.	Q4 2021	Q4 2022
Roebuck Road Infill	4	On hold		
37A Rollins Villas (infill)	1	Part 8 Public Consultation commenced.	Q3 2022	Q2 2023
Coastguard Cottages	4	Stage 3 Funding submission made to DHLGH.	Q1 2022	Q4 2022
<b>Total</b>	<b>51</b>			
<b>OVERALL TOTAL</b>	<b>1,052</b>			

### 3. Housing Support

#### 3.1 Management, Maintenance and Improvement of Housing Stock

**Table 6: Retrofits 2021**

Retrofits	Q1	Q2	Q3	Total
Voids	0	0	1	1
Relets	*24	*29	31	84
Energy upgrade works	0	Works on-going	Works on-going	54
Traveller Specific Accommodation	0	0	1	1

\*Please note our figures for Q1 and Q2 as previously reported, have been amended in this report.

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. The target and allocation were increased in April 2021 to 54 properties with a funding allocation of €1,461,717. This preliminary allocation is based on an expected average cost of €27,000 per property.

**Table 7: Maintenance Requests 2021**

<b>Routine Maintenance</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Requests received	1,489	1,195	1,350	4,034
Requests in process	435	187	335	957
Requests completed	1,054	1,008	1,015	3,077

**Table 8: Disabled Persons Alteration Scheme 2021**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Works on Hand at beginning of Quarter	123	121	119	
Requests Received	5	12	14	31
Works Completed	14	6	22	42

### **3.2 Allocations**

**Table 9: Allocations 2021**

<b>Allocations</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Social Housing List	19	49	75	143
Transfer List	9	35	33	77
<b>Total Allocations</b>	28	84	108	220

### **3.3 Choice Based Letting (CBL)**

**Table 10: CBL Adverts by Area of Choice in 2021**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Dún Laoghaire/Dalkey	0	10	7	17
Blackrock/Stillorgan	1	3	11	15
Ballybrack/Shankill	2	5	28	35
Ballinteer/Ballyogan	8	20	9	37
<b>Total</b>	11	38	55	104

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

### 3.4 Homeless Services

**Table 11: Homeless Services 2021**

	Q1	Q2	Q3
No. of Homeless Families	66	67	72
No. of Homeless Individuals	199	217	171
No. of Allocations to homeless individuals/families	10	19	36
No. of SHS offers currently accepted by homeless individuals/families	6	21	9

**Note:** figures include 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. A meeting was held on 15<sup>th</sup> September 2021 with the next meeting scheduled for December. To date, 28% of allocations were made to people with disabilities this year. The steering group has completed and published its Local Strategic Plan for People with a Disability. This Plan can be found [here](#).

### 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

	Q1	Q2	Q3	Total
No. of Applications received	36	50	49	135
Provisional approvals issued	33	31	51	115
Grants paid	27*	39*	36	102
Value of Grants paid	€227,534*	€343,597*	€308,989	€880,120

\*Please note our figures for Q1 and Q2 as previously reported, have been amended in this report.

#### Housing Aid for Older Persons

	Q1	Q2	Q3	Total
--	----	----	----	-------

No. of Applications received	9	15	13	37
Provisional approvals issued	3	9	14	26
Grants paid	5	8*	8	21
Value of Grants paid	€25,883	€37,324*	€37,103	€100,310

\*Please note our figures for Q2 as previously reported, have been amended in this report.

### Mobility Aids Grant

	Q1	Q2	Q3	Total
No. of Applications received	3	12	11	26
Provisional approvals issued	3	3	12	18
Grants paid	4*	9*	7	20
Value of Grants paid	€14,865*	€28,024*	€22,428	€65,317

\*Please note our figures for Q1 and Q2 as previously reported, have been amended in this report.

<b>Budget Provision (3 Schemes)</b>	€1,550,000
<b>Budget Spent</b>	€1,045,747
<b>Budget % Spent</b>	67.47%

**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

	Q1	Q2	Q3	Total
Accrued Rent Arrears	75,502	14,704	53,247	143,453
Rental Income	3,209,513	3,738,293	3,834,686	10,782,492

### 3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2021

Private Rental Inspections	Q1	Q2	Q3	Total
Inspections Carried Out	56	59	401	516

**Notes:**

**Q1** inspection figures were impacted by Covid-19 restrictions. Inspections were not permitted in level 5 restrictions. Virtual inspections commenced in January 2021. There were 3 physical inspections on vacant properties and 53 virtual inspections.

**Q2** figures include one vacant property onsite inspection and 58 virtual inspections.

**Q3** Physical onsite inspections recommenced on the 14th of July.

### **3.9 Tenancy Management and Anti-Social Behaviour**

**Table 15: Estate Management 2021**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Pre-tenancy training	0	0	0	0

**Note:** Figures at 0 due to COVID-19 restrictions

**Table 16: Anti-Social Behaviour 2021**

<b>Anti-Social Complaints</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Received	25	45	89	159
Completed	12	44	98	154
On-going	13	14	3	30
Tenancy Warning	0	1	6	7
Tenancy Notification	4	2	5	11
Verbal Warning	2	3	8	13
Advice Given	1	13	40	54
Refer to Other Depts	8	29	30	67
Court Case	2	1	0	3

**Table 17: Tenancy Management Interviews 2021**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Tenancy Management Interviews	9	7	12	28

### **3.10 Loans**

**Table 18: Rebuilding Ireland Home Loan 2021**



<b>Rebuilding Ireland Home Loan</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Total</b>
Applications received	15	14*	14	43
Applications approved in principle	10	2	5	17
Loan Drawdowns	0	0	2	2

\*Please note our figure for Q2 as previously reported, has been amended in this report.