



SOCIAL HOUSING PROGRESS REPORT Reporting Period Q1/2018

Executive Summary

1.1. Overview

The purpose of this Report is to give an overview of the Social Housing portfolio at Dún Laoghaire-Rathdown County Council, covering the provision, maintenance and management of social housing stock and implementation progress across the 5 Pillars in 'Rebuilding Ireland – An Action Plan for Housing and Homelessness'.

Data included in this report represents the current situation at the end date of the reporting period unless otherwise stated.

This Report considers the following areas:

Housing Provision

- ✓ Housing Supply
- ✓ Existing Housing Stock
- ✓ Management, Maintenance and Improvement of Housing Stock
- ✓ Traveller Specific Accommodation
- ✓ Housing Demand
- ✓ Vacant Units

Housing Support Services

- ✓ Allocations and Transfers
- ✓ Homeless Services
- ✓ Housing Welfare
- ✓ Rent arrears
- ✓ Private Rented Housing Standards
- ✓ Anti-Social Behaviour

2. Housing Provision

2.1. Housing Supply - Overview

A new Social Housing Target 2017-2021 for delivery by the Council has been set up for **1,687 units** including the delivery of **303** homes through construction activity.

The following table represents the overall number of units delivered to date and the estimated amount of units to be delivered in 2018.

Table 1: Social Housing Delivery Target 2017-2021

	Units delivered to date per year			Delivered 2018 to date	Overall Estimated Units
	2015	2016	2017	2018	2018
SHIP Construction		54	38	0	137
SHIP Acquisition	35	20	17	3	19
SHIP PartV	3		5	0	21
CAS Acquisitions	2	28	20	1	14
Voids and Re-lets	21	20	31	0	48
SHCEP Part V - Leasing			132	0	34
SHCEP Acquisitions (CALF)	1	3	12	1	12
SHCEP Leasing	1	39	2	0	11
RAS	35	27	7	4	36
HAP			160	50	260
HAP - Homeless		99	121	12	102
Overall delivery Total	98	290	545	71	694

Figure 1: Units delivered per year

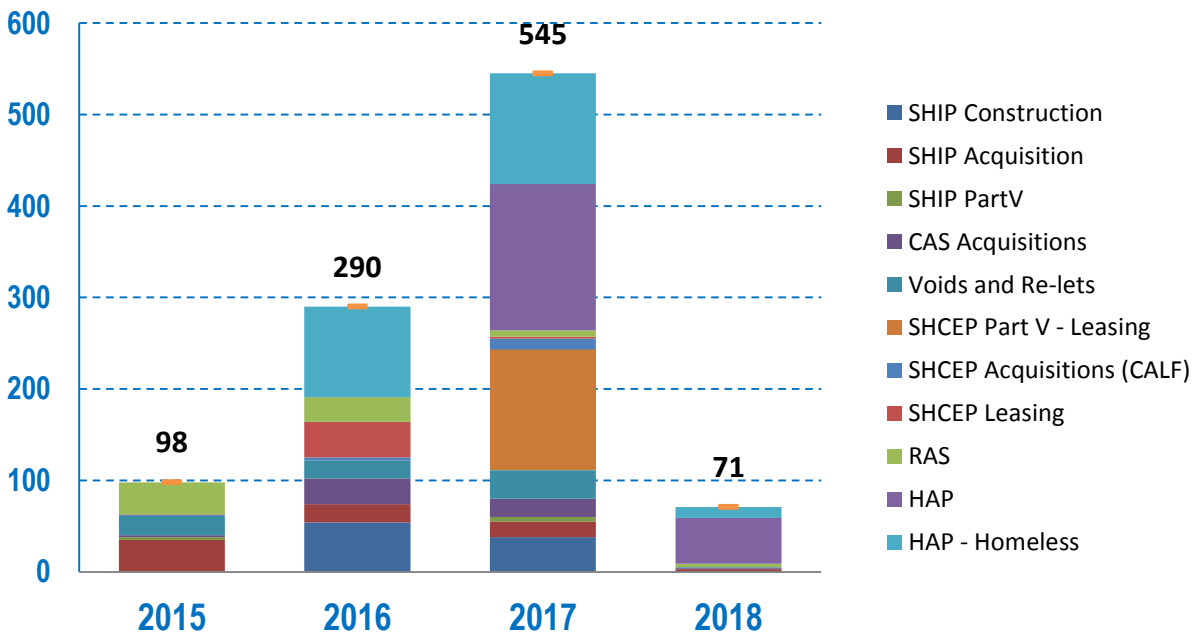
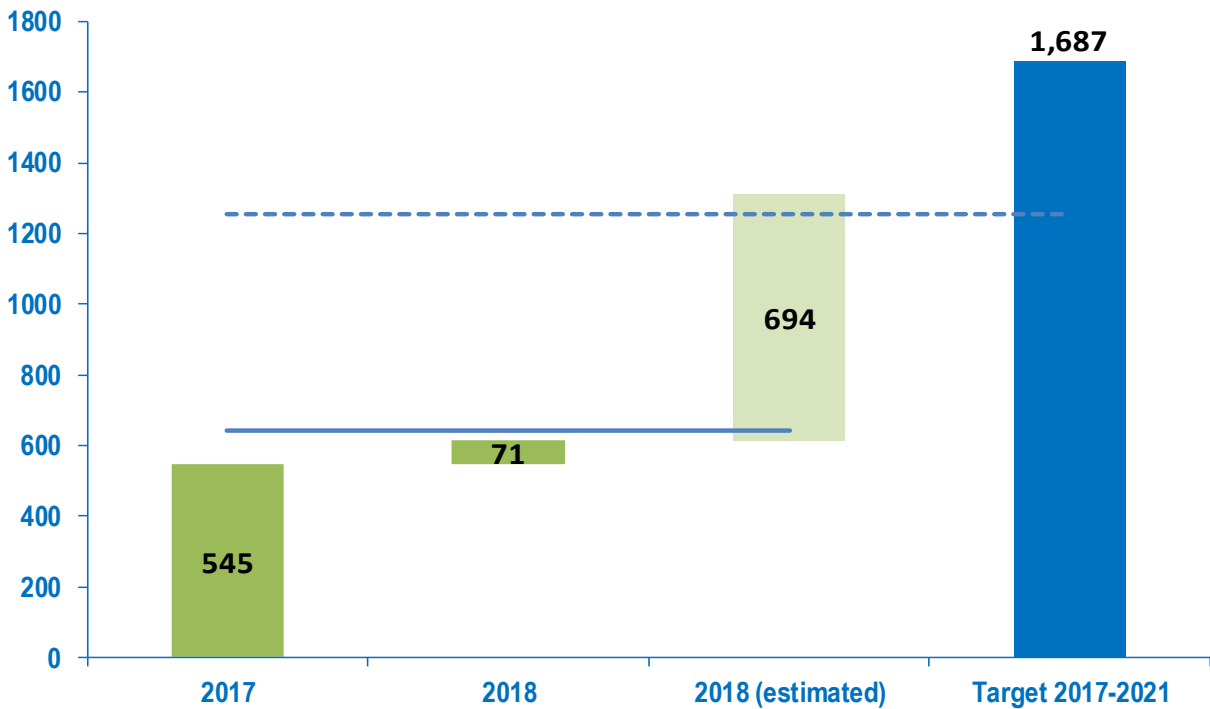


Figure 2: Social Housing Delivery Target 2017-2021



2.2. Housing Construction

DLR Housing recognises the importance of managing the development process in order to achieve the targets set out in the Delivery Strategy 2017-2021 in a timely manner. To this extent the schemes are closely monitored from inception through to completion.

The following tables provide an overview of the different schemes under the Housing Construction Capital Programme, their current status and estimated completion date.

SOCIAL HOUSING INVESTMENT PROGRAMME (SHIP) 2017 - 2021 Report Date Q1-2018

Table 2: Completed Schemes

Completed schemes							
Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)	On Site Date	Handover	
Cromlech	15	Final account and Post Project Review	Q2-2015	Q3-2016	Apr-15	Oct-16	
Clontibret	4	Final account and Post Project Review	Q1-2016	Q4-2016	Jan-16	Dec-16	
Rochestown Phase 2	34	Post Project Review submitted	Q4-2014	Q1-2016	Nov-14	Aug-16	
Shanganagh Park Lodge	1	Fully occupied	Q1-2016	Q2-2016	Jan-16	May-16	
Assistant Harbour Masters	2	Final account and Post Project Review	Q1-2017	Q3-2017	Jan-17	Aug-17	
St Michaels Terrace	4	Final account and Post Project Review	Q3-2016	Q3-2017	Jan-17	Aug-17	
The Mews	4	Final account and Post Project Review	Q4-2016	Q4-2017	Dec-16	Dec-17	
Hazelbrook	28	Completed	Q2-2016	Q2-2017	Q2-2016	Q4-2017	
TOTAL		92					

4 Halting Site bays and access road were also delivered at Glenamuck Road.

Table 3: Schemes on Site**On Site schemes**

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)	On Site Date
Rochestown Phase 3	14	Construction in progress	Q3-2016	Q2-2018	Aug-16
Pottery Road	4	Construction in progress	Q4-2017	Q3-2018	Oct-17
The Brambles	10	Construction in progress	Q1-2017	Q2-2018	Jan-17
Georges Place	12	Construction in progress	Q3-2017	Q2-2018	Aug-17
Rosemount Court	44	Construction in progress	Q1-2017	Q3-2018	Jan-17
Broadford Rise	21	Construction in progress	Q3-2017	Q1-2019	Aug-17
Fitzgerald Park	50	Construction in progress	Q4-2016	Q4-2018	Nov-16
Temple Road	3	Construction in progress	Q3-2017	Q2-2018	Jul-17
TOTAL		158			

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

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)
Park House	4	Design Team appointed to produce tender documents	Q4-2018	Q1-2019
* Ballyogan Avenue no 41	2	Procurement of Design Team		
TOTAL		6		

* 2 new units + 2 units converted from Community Buildings

Table 5: Proposed Schemes at initial design stage**Proposed schemes at initial design stage**

Site Name	Status Detail	On Site Date (estimated)	Handover (estimated)
Rockville Drive	Feasibility Stage		
Ballyogan Court	Feasibility Stage		
Shanganagh Castle	Feasibility Stage		
Ballyogan Avenue	Feasibility Stage		
St Laurences Park	Feasibility Stage		

Table 6: Working with AHB's

Working with Approved Housing Bodies (AHBs)

Site Name		Status Detail	On Site Date (estimated)	Handover (estimated)
* Enniskerry	155	Drafting legal agreements	Q3-2018	
Abbey View House	11	Planning permission granted	Q3-2018	
Loughlinstown Wood	42	Planning permission granted. Decision appealed	Q4-2018	
TOTAL		208		

** Site transferred to the Housing Agency under LAGs and not in Council's ownership.

2.3. Current Housing Stock

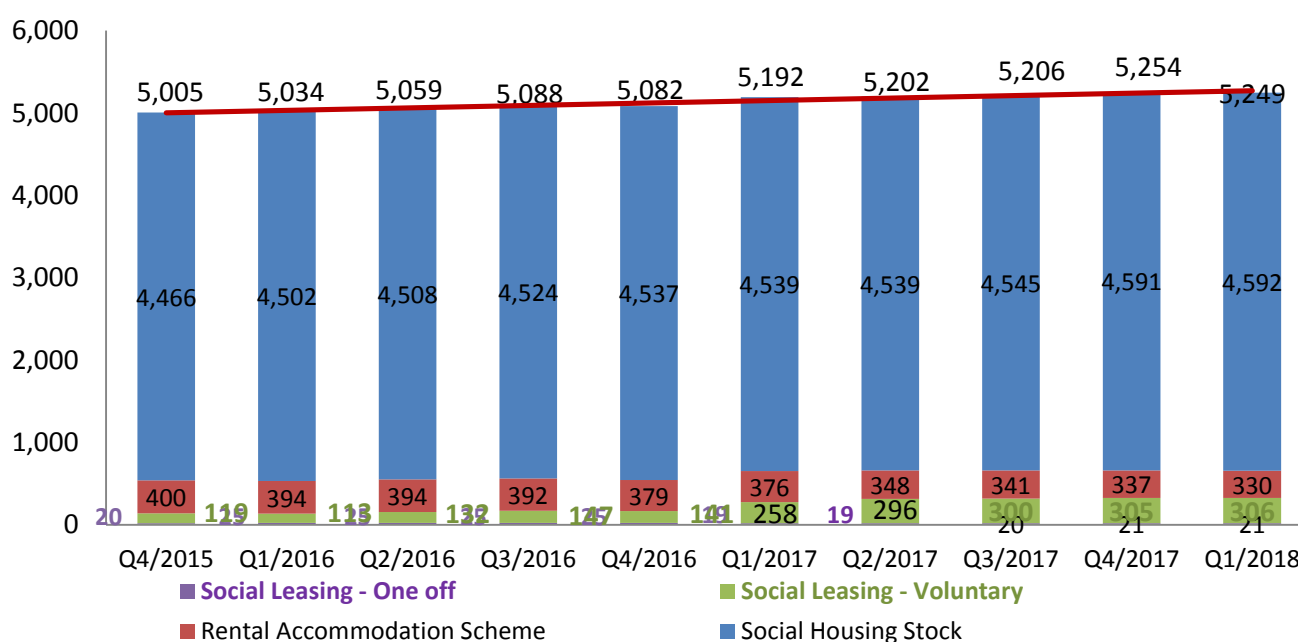
Table 7: Breakdown of current Housing Stock

HOUSING STOCK

Figures are up to and including 26/03/18

	Q4/2015	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017	Q4/2017	Q1/2018
Social Housing Stock	4,466	4,502	4,508	4,524	4,537	4,539	4,539	4,545	4,591	4,592
Rental Accommodation Scheme	400	394	394	392	379	376	348	341	337	330
Social Leasing - Voluntary	119	113	132	147	141	258	296	300	305	306
Social Leasing - One off	20	25	25	25	25	19	19	20	21	21
Total Housing Stock	5,005	5,034	5,059	5,088	5,082	5,192	5,202	5,206	5,254	5,249

Figure 3: Housing Stock - Evolution 2015-2017



2.4. Part V delivery

Under section 28 of the Planning and Development Act, planning authorities are required to have regard to 'Part V of the Planning and Development Act 2000 – Guidelines January 2017' in carrying out their functions under the Act. Housing and Planning Departments are in continuous communication to ensure the efficient delivery of appropriate Part V units, having regard to the Council Housing Strategy. For delivery see Table 1.

2.5. Management, Maintenance and Improvement of Housing Stock

Table 8: Maintenance Requests

STOCK MAINTENANCE

Figures are up to and including 26/03/2018

Routine Maintenance	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017	Q4/2017	Q1/2018
Requests in hand	343	726	225	104	386	311	158	63	354
Requests completed	1,315	322	898	1,151	1295	1068	1013	1424	1172
Total Maintenance Requests	1,658	1,048	1,123	1,255	1,681	1,379	1,171	1,487	1,526
Vacant Units	Q1/2016	Q2/2016	Q3/2016	Q4/2016	Q1/2017	Q2/2017	Q3/2017	Q4/2017	Q1/2018
Undergoing work prior to occupation	20	20	28	25	28	22	16	25	30
Long term voids	1	1	3	3	3	3	3	3	3

Planned Maintenance

Central Heating Upgrades - to be completed in 2018	100
Re-wiring to be completed in 2018	82
Upgrade of smoke, heat and carbon alarms	482

Table 9: Disability - Home Adaptations

DISABILITY - HOME ADAPTATIONS TO COUNCIL STOCK

Figures from 01/01/2018 to 26/03/2018

New Applications Received 2018	15
<i>Bathroom Alterations/Showers</i>	<i>17</i>
<i>Ramps</i>	<i>0</i>
<i>Stairlifts</i>	<i>1</i>
<i>Other/Misc</i>	<i>8</i>
<i>Major Alterations/Extensions Completed</i>	<i>0</i>
General DPA Works Completed 2018	26

2.6. Traveller Specific Accommodation

(TAP) 2014-2018

Glendruid: 5 families
 Glenamuck: 4 families.
 Casual vacancies: 10 families
 Standard social units: 2 families
 Refurbishment Works: 4 units at St Louise's Park, 1 unit at Glendruid Court and 1 unit at Booterstown Park

2.7. Housing Demand

Applicants on Social housing are placed on a waiting list according to their accommodation needs. The following table shows the number of applicants on the stated date:

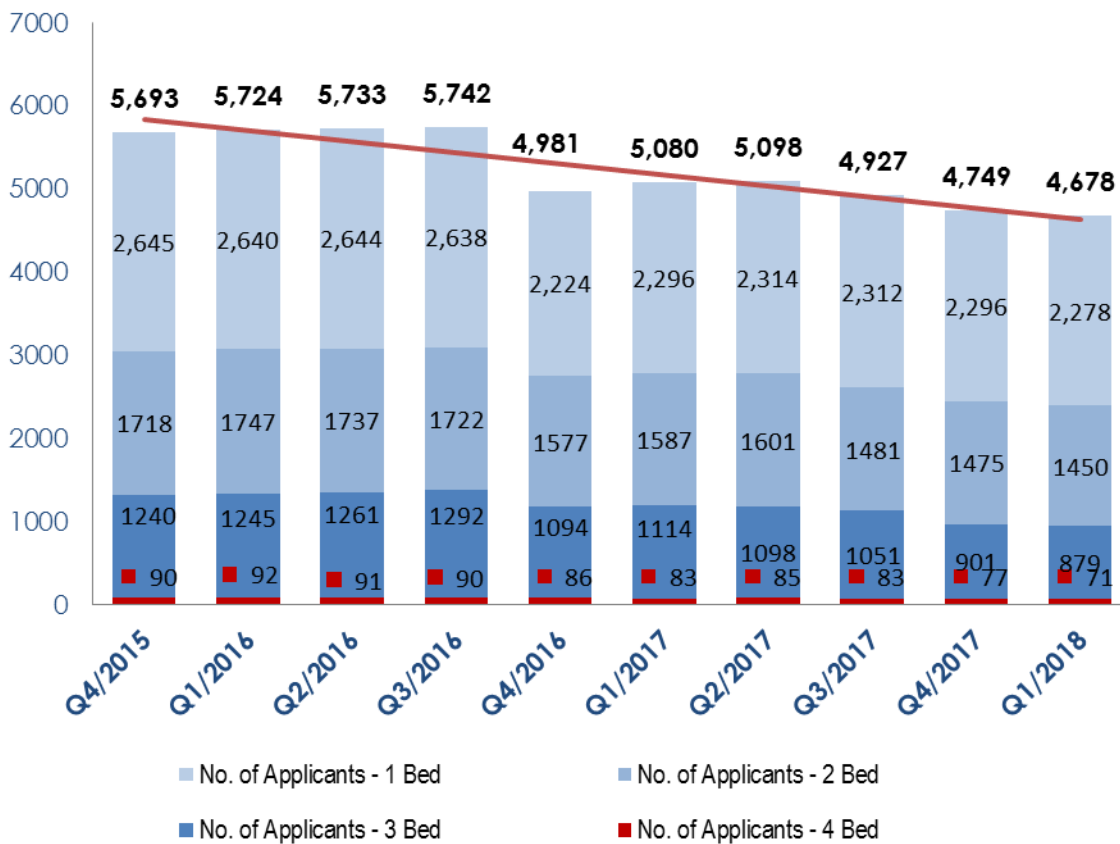
Table 10: Current Housing Demand

HOUSING DEMAND	
	Figures as at 26/03/2018
	Q1/2018
Applicants - 1 Bed	2,278
Applicants - 2 Bed	1450
Applicants - 3 Bed	879
Applicants - 4 Bed	71
Applicants - Total	4,678

The following figure shows Housing demand from the period Q4/2015 to date.

- ✓ Over that time-span, the number of applicants decreased by 18%
- ✓ The last consecutive quarters showed an overall reduction of 71 applicants
- ✓ 49% of applicants apply for 1 Bed

Figure 4: Applicants in Social Housing Waiting List



3. Housing Support Services

3.1. Allocations and Transfers

Table 11: Allocations

ALLOCATIONS

Allocations as of 26/03/2018	
Allocations - Social Housing list	31
Allocations - Transfer list	10
Total Allocations	41

3.1.1. Choice Based Letting (CBL)

An online Choice Based Letting (CBL) system that allows housing applicants to express their interest in available properties is now in use on a pilot basis. The first properties were advertised on the CBL website on Wednesday, 8th March 2017 with additional properties being advertised on a weekly basis. The graphs below show the number of properties advertised to date by area of choice and bed size:

Figure 5: CBL Properties by Area of Choice

Properties by Area of Choice

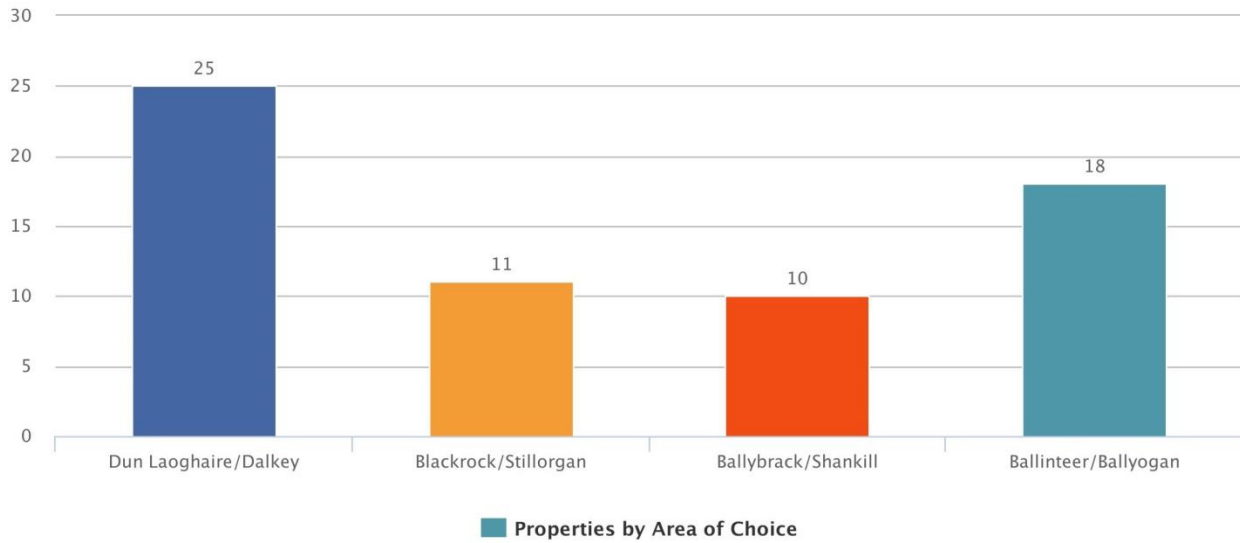
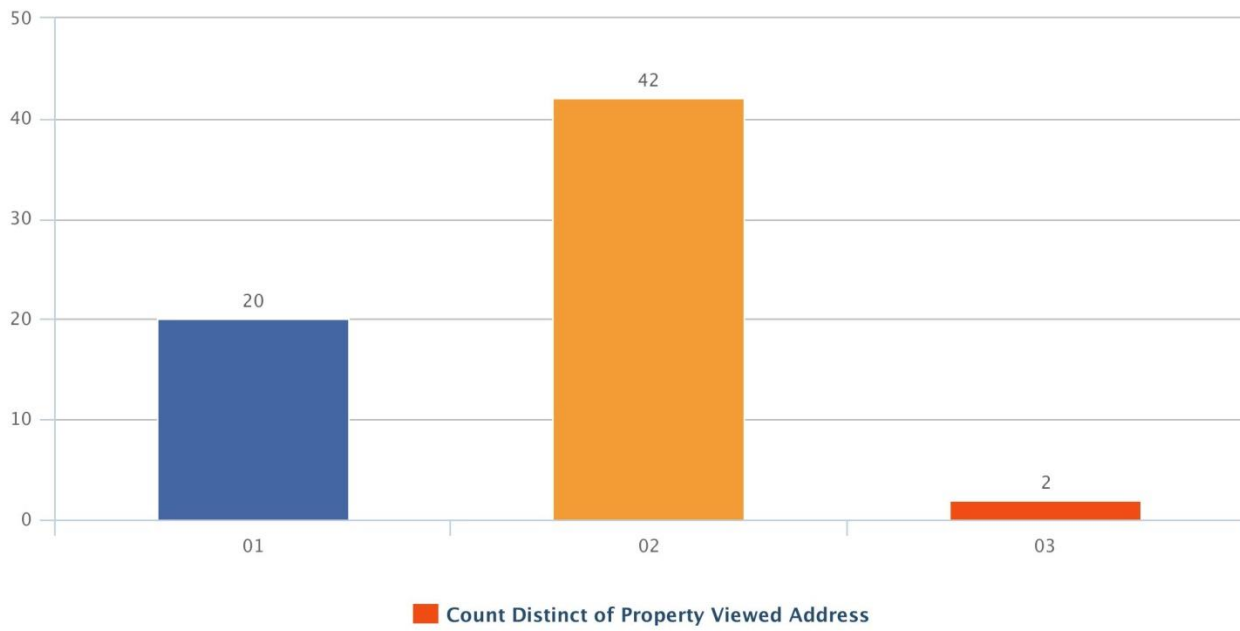


Figure 6: CBL Properties by Bed Size



3.2. Homeless Services

Table 12: Homeless Services

HOMELESS SERVICES	
Figures are up to and including 26/03/2018	
Homeless Services	
No. of Homeless - families	89
No. of Homeless - singles	163
Total	252
No. of Allocations to homeless individuals/families	11
No. of SHS offers currently accepted by homeless individuals/families	5
Number of Homeless HAP tenancies secured	20

3.3. Housing Welfare

The Housing Welfare Officer provides an efficient and professional housing related service in a holistic manner to Dun Laoghaire-Rathdown County Council tenants and applicants in need of support.

Table 13: Housing Support Services

HOUSING SUPPORT SERVICES	
Figures are for the period 1st January to 26/3/18 March inclusive	
	Q1/2018
No. of Housing Welfare Cases - STARTED	6
No. of Housing Welfare Cases - COMPLETED	22
Average Monthly Case Files for this quarter	34
Currently Engaging with Housing Welfare	35

3.3.1. Housing and Disability Steering Group

The Steering Group meeting scheduled for the 30 January but has to be rescheduled due to availability of members. DLR staff attended an information session hosted by the Housing Agency on the 20th March, in relation to Housing and Disability Steering Groups.

3.3.2. Grant Assistance to the Elderly and Disabled

Table 14: Grant Assistance to the Elderly and Disabled – Breakdown

GRANT ASSISTANCE TO THE ELDERLY AND DISABLED

Figures are for the period 1st January to 23/3/18 March inclusive

Housing Adaptation Grant	No. of Grants	Value	Total Budget Provision 2018
No. of Applications received in current year	28	€269,919	
Provisionally approved	17	€131,519	
Grants Paid	17	€114,537	
Sub - Total Value		€515,975	€1,020,000

Mobility Aids Housing Grant	No. of Grants	Value	Total Budget Provision 2018
No. of Applications received in current year	3	€7,800	
Provisionally approved	2	€13,310	
Grants Paid	1	€2,100	
Sub - Total Value		€23,210	€180,000

Housing Aid for Older People Grant	No. of Grants	Value	Total Budget Provision 2018
No. of Applications received in current year	2	€6,178	
Provisionally approved	0	€0	
Grants Paid	1	€6,888	
Sub - Total Value		€13,066	€142,000

BUDGET 2018 PROVISION	€1,342,000
DHPLG 2018 ALLOCATION	TBA

Note: some applications may be received in one year. However, it might take some time before full documentation is submitted by the applicant.

3.4. Rent Arrears

The following table refers to the number of rent accounts that are in arrears and highlights the liability owed to the Council.

Table 15: Current Rent Arrears

Current Rent Arrears	No. of A/Cs	Amount
Arrears 4-6 weeks	261	€97,452
Arrears 7-12 weeks	367	€232,769
Arrears 12-26 weeks	386	€558,909
Arrears over 26 weeks	704	€3,551,752
Total	1,718	€4,440,882
	No. of A/Cs	Amount
Credits over 4 weeks	440	€184,972

*The above is the position with Rent Arrears and Credits at the 26/03/2018

It does not include accounts with credit or zero balances. It does however include accounts that are currently keeping arrangements to reduce arrears as well as accounts that have had back dated debits applied as part of the Annual Rent Review. Furthermore, for payments made in post/ offices/ shops, there is a time lag of 3-5 days before they are credited to actual rent accounts.

3.5. Private Rented Housing Standards

Table 16: Private Rented Stock

PRIVATE RENTED STOCK	
	Figures are up to and including 26/03/2018
No. of properties inspected (1st Inspection)	40
No. of Total Inspections conducted	79
No. of advisory notes issued to landlord (informal notices)	62
No. of improvement notices issued	2
No. of prohibition notices issued	0
No. of Rent book Notices issued	0
* No Private Rented Properties registered with the Private Rented Tenancies Board as at 23/03/2018	16,426

3.6. Anti-Social Behaviour

The Anti-Social Section investigates complaints of Anti-Social behaviour in accordance with the policy which was adopted on 14th November 2016.

Principal objectives of the Section are to:

- ✓ Prevent and reduce ASB
- ✓ Co-ordinate services within the Council in dealing with ASB
- ✓ Adopt a multi-agency approach in dealing with ASB
- ✓ Promote the principles of good estate management

The following is a report of the matters addressed:

Table 17: Anti-Social Behaviour - Matters addressed

ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED

Figures are up to 26/03/2018

	Dundrum	Dun Laoghaire	Total
ASB Complaints - COMPLETED	6	7	13
ASB Investigatons - ONGOING	0	3	3
ASB Complaints - RECEIVED	6	10	16
ASB Investigatons - DISMISSED	0	0	0
ASB Complaints - VALID FOR INVESTIGATION	6	10	16

Table 18: Anti-Social Behaviour - Breakdown of actions taken

Figures are up to 26/03/2018

Action Taken	Dundrum	Dun Laoghaire	Total
Advice Given	4	2	6
Verbal Warning issued	1	2	3
1st Written Warning issued	0	0	0
2nd Written Warning issued	0	0	0
Final Writte Warning issued	0	0	0
Tenancy Notifcation	0	0	0
Tenancy Warning	0	1	1
Protracted Enquiry	0	0	0
Refer Housing Welfare Officer	0	0	0
Refer to Maintenance	0	0	0
Refer to Allocations	0	0	0
Refer to Environment	0	0	0
Refer to Gardai	0	0	0
Legal Action	0	0	0
Exclusion Orders sought	0	0	0
Estate Management Transfer	0	0	0
Estate Management Transfer Refused	0	0	0
Other	0	2	2
Record Only	1	0	1
Possession application served	0	0	0
Total	6	7	13

Table 19: Tenancy outcome

TENANCY OUTCOME	Figures are up to 26/03/2018		
	Dundrum	Dun Laoghaire	Total
Voluntary Surrender of Tenancy (due to ASB sanction)	0	0	0
Possession Order obtained	0	0	0
Exclusion Orders Obtained	0	0	0
Total	0	0	

Table 20: Estate Management Interviews / Background Checks

ESTATE MANAGEMENT INTERVIEWS/BACKGROUND CHECKS	Figures are up to 26/03/2018
	Total
Housing Applicants Approved	5
Housing Applicants Refused/Referred	1
Decision Pending	3
No. Housing Applicants interviewed	9

Table 21: Tenancy Training

TENANCY TRAINING	Figures are up to 26/03/2018
	Total
Information Session for new Tenants	1
Attendees	33