

Herbert Hill Lease Agreement

FAQs

What has been agreed?

Dún Laoghaire-Rathdown County Council (the Council) has entered into an agreement with the owner of a new development of apartments at Herbert Hill, Dundrum, to lease 87 new homes under an enhanced long-term lease agreement. This Council is the first local authority to deliver new homes through the Enhanced Lease mechanism.

Where is Herbert Hill?

Herbert Hill is located in a well-established area, with an impressive range of services and amenities on its doorstep. It is served by strong public transport links, including the LUAS, and is close to key employment areas such as Sandyford. These factors support the Council's objective to deliver cohesive and sustainable communities.

How has this come about?

This came about when we took the opportunity to explore the option to secure additional housing units over and above what was required to satisfy conditions of planning, pursuant to Part V of the Planning and Development Act 2000, as amended, with the developer of Herbert Hill. Subsequently, agreement was reached whereby the Council has secured a total of 87 (9 Part V plus an additional 78) one, two and three-bed, A-rated, high-quality homes for allocation to persons in need of housing support.

How many Part V units are being delivered?

Nine (9) of the 87 apartments are subject of a Part V Agreement.

What is Enhanced Leasing?

Enhanced Leasing was introduced by the Department of Housing, Planning and Local Government in 2018 under Pillar 2 of *Rebuilding Ireland: Action Plan for Housing and Homelessness*. This scheme is targeted at newly-built or yet to be built houses and apartments and provides for long term leases which require the owner to provide day-to-day maintenance of the homes.

<https://rebuildingireland.ie/>

How long will the Lease Agreement run for?

The lease term is 25 years.

Why has the Council entered this agreement?

The provision of suitable, quality accommodation and housing support for people in need of housing continues to be one of the Council's main priorities. The Council is committed to delivering the maximum number of homes and is determined to achieve the ambitious target set for it by the Department of Housing, Planning and Local Government, through working in partnership with all relevant stakeholders including Approved Housing Bodies and the Land Development Agency.

A key objective of *Rebuilding Ireland* is to accelerate the delivery of social housing. The Council has delivered an increased number of homes year on year since 2015 which has been achieved by focusing on a suite of delivery options, provided for under *Rebuilding Ireland*, such as direct build, void management, acquisitions, Buy and Renew, Part V, long term leasing, private rental and providing support for Approved Housing Bodies.

The Council explores every opportunity to deliver additional homes and is delighted to provide this significant number of new homes to 87 families and individuals in time for Christmas.

What properties are included in the Lease Agreement?

The Lease Agreement covers 87 one, two and three-bed, A rated, high-quality and comfortable apartments at Herbert Hill, Sandyford Road, Dundrum, Dublin 16.

How much is the Council paying for these apartments?

The Council will pay 95% of agreed market rents in accordance with the terms of the Enhanced Social Leasing Scheme, but is not in a position to disclose the rent sum payable to the owner, as this information is considered to be commercially sensitive.

How is the Lease Agreement being funded?

The sum payable by the Council to the owner is fully recoupable from the Department of Housing, Planning and Local Government.

Who will live in the apartments?

All of the apartments will be occupied by persons assessed and considered in need of housing support. These homes will be allocated in accordance with the Council's Allocation Scheme, and will be offered to households on the Housing List as well as existing Council tenants who are in need of a transfer or who wish to downsize to smaller accommodation which is better suited to their needs.

https://www.dlrcoco.ie/sites/default/files/atoms/files/allocations_scheme_2011_2_0.pdf

How soon will people move into the apartments?

The Council will make every effort to allocate and tenant these apartments as soon as possible.

Who will act as landlord to the tenants?

All persons allocated a new home at Herbert Hill will sign a Tenancy Letting Agreement with and become a tenant of the Council.

How much rent will the tenants pay?

All Council tenants pay a Differential Rent to the Council, which is calculated in accordance with the Council's Differential Rent Scheme.

https://www.dlrcoco.ie/sites/default/files/atoms/files/2018_rent_scheme_0.pdf

What will happen to the tenants when this Lease Agreement expires?

Should the lease not be renewed after the 25 year period, the Council will provide the tenants with alternative accommodation.

How many people are on the Council's Housing List?

There are currently 4,435 households on the Council's Housing List. The bed need of these households is outlined in the table below:

Bed Need	Number of Households
1 Bed	2,297
2 Bed	1,334
3 Bed	745
4 Bed	59

Has the Council signed many Lease Agreements?

While the Council has entered into a number of Standard Lease Agreements, this is the first Enhanced Long-Term Lease Agreement entered into by the Council which has been achieved with the support of the Department of Housing, Planning and Local Government, the Housing Agency and the National Development Finance Agency, and will provide much needed homes for people in need of housing support in Dún Laoghaire-Rathdown.

Does the Council intend signing further Lease Agreements?

The Council is committed to meeting its housing delivery target of 1563 social housing units by 2021. We will continue to work in partnership with the Department of Housing, Planning and Local Government, the Housing Agency, the National Development Finance Agency, Approved Housing Bodies and the Land Development Agency in an effort to meet and possibly exceed that target.

All options provided for in *Rebuilding Ireland*, including direct build, void management, acquisitions, Buy and Renew, Part V, long-term leasing and private rental will be explored, so that we can continue to deliver much needed homes for families and individuals in need of housing support.

Where can I find additional information on leasing?

Additional information on Standard and Enhanced Leasing is available on both the Rebuilding Ireland and the Housing Agency's websites.

<https://rebuildingireland.ie/enhanced-long-term-social-housing-leasing-scheme/>

<https://www.housingagency.ie/housing-information/information-property-owners-and-landlords>