

## **Housing Progress Report Q2/2020**

### **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 Q2 Report covers the period from 28<sup>th</sup> March to 19<sup>th</sup> June 2020 inclusive. Data regarding the activity of the Department prior to this report can be found at <https://www.dlrcoco.ie/en/housing/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, private rented standards inspections. Housing Adaptation grants were accepted and processed during the period of restriction, but the completion of works was delayed with a consequential reduction in the drawdown of grants.

This Report considers the following areas:

#### ***Housing Delivery***

---

- Build
- Acquisition
- Part V
- Lease
- 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

## 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	
DLR Part V	0	1			1	
AHB Build	0	0			0	
AHB Part V	0	0			0	
DLR Acquisition	2	2			4	
AHB Acquisition	5	10			15	
DLR Lease	0	0			0	
AHB Lease	0	0			0	
<b>Total Build, Acquisition &amp; Leasing</b>	<b>7</b>	<b>13</b>			<b>20</b>	

	Q1	Q2	Q3	Q4	Total	Target
RAS	4	2			6	16
HAP - Standard	46	57			103	240
HAP - Homeless	46	42			88	
<b>Total RAS &amp; HAP</b>	<b>96</b>	<b>101</b>			<b>197</b>	

	Q1	Q2	Q3	Q4	Total	Target
<b>Total Delivery</b> All Social Housing delivery streams exc. bad relets	<b>104</b>	<b>114</b>			<b>217</b>	

**Table 2: Traveller Specific Accommodation 2020**

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

**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	Q3 2020
<b>Enniskerry Road (AHB)</b>	155	Construction in progress	Q2 2019	Q4 2021
<b>Abbey View House (AHB)</b>	11	Construction in progress	Q2 2019	Q4 2020
<b>Ballyogan Ave (New Homes)</b>	2	Construction in progress	Q4 2019	Q2 2021
<b>Ballyogan Square</b>	67	Enabling works in progress. Tender package being finalised.	Q3 2020	Q3 2022
<b>TOTAL</b>	<b>256</b>			

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

<b>Rockville Green</b>	13	Tender Package being finalised	Q4 2020	Q4 2021
<b>Ballyogan Rise</b>	52			
<b>TOTAL</b>	<b>65</b>			

**Table 5: Schemes at Design/Tender Stage**

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
<b>Shanganagh</b>	597	Part X Planning application submitted	Q4 2020	Q4 2023
<b>St. Laurence's Park</b>	89	Stage 2 Application approved	Q1 2021	Q1 2023
<b>Moyola Court Infill</b>	4	Stage 2 Application approved	Q1 2021	Q4 2021
<b>Loughlinstown Wood</b>	42	Contract Negotiation	Q3 2020	Q1 2022
<b>Roebuck Road Infill</b>	3	Stage 1 Application submitted	Q3 2021	Q2 2022
<b>37 Rollins Villas</b>	1	Stage 1 Application submitted	Q2 2021	Q4 2021
<b>Coastguard Cottages</b>	4	Stage 1 Application Submitted		
<b>Total</b>	<b>740</b>			
<b><u>OVERALL TOTAL</u></b>	<b><u>1061</u></b>			

### 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
Relets	15	15			30
Traveller Specific Accommodation	4	0			4

**Table 7: Maintenance Requests 2020**

Routine Maintenance	Q1	Q2	Q3	Q4	Total
Requests received	1897	991			2,888
Requests in process	467	240			707
Requests completed	1430	751			2,181

**Table 8: Disabled Persons Alteration Scheme 2020**

	Q1	Q2	Q3	Q4	Total
Works on Hand at beginning of Quarter	129	130			259
Requests Received	24	8			32
Works Completed	14	2			16

### **3.2 Allocations**

**Table 9: Allocations 2020**

Allocations	Q1	Q2	Q3	Q4	Total
Social Housing List	78	25			103
Transfer List	19	12			31
<b>Total Allocations</b>	97	37			134

### **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		
Blackrock/Stillorgan	0	2		
Ballybrack/Shankill	1	3		
Ballinteer/Ballyogan	8	5		
<b>Total</b>	9	15		

**Note:** Figures shown are cumulative from 1<sup>st</sup> 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		
No. of Homeless Individuals	177	190		
No. of Allocations to homeless individuals/families	17	9		
No. of SHS offers currently accepted by homeless individuals/families	5	1		

### **3.5 Housing and Disability Steering Group**

The Council continues to work with the Steering Group on implementing the Terms of Reference. A schedule of meetings for 2020 was agreed, with the most recent meeting held on 23<sup>rd</sup> June 2020.

In Q2 of 2020, 28% 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**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
No. of Applications received	17	23			40
Provisional approvals issued	32	12			44
Grants paid	39	9			48
Value of Grants paid	€293,135	€110,733			€403,868

#### **Housing Aid for Older Persons**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
No. of Applications received	6	3			9
Provisional approvals issued	1	0			1
Grants paid	2	0			2
Value of Grants paid	€9,660	0			€9,660

#### **Mobility Aids Grant**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
No. of Applications received	10	6			16
Provisional approvals issued	5	1			6
Grants paid	12	3			15
Value of Grants paid	€46,611	€11,253			€57,864

<b>Budget Provision (3 Schemes)</b>	€1,550,000
<b>Budget Spent</b>	€471,392
<b>Budget % Spent</b>	30.4%

**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	€284,077			€4,611,750
Rental Income	€3,893,283.96	€3,897,640			€7,790,924

### 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			405

### 3.9 Estate Management and Anti-Social Behaviour

Table 15: Estate Management 2020

	Q1	Q2	Q3	Q4	Total
Pre-tenancy training	54	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			44
Completed	10	15			25
On-going	5	14			19
Tenancy Warning	2	3			5
Tenancy Notification	1	2			3
Verbal Warning	1	1			2
Advice Given	2	3			5
Refer to Other Depts	4	10			14
Court Case	1	1			2



Comhairle Contae County Council

**Table 17: Estate Management Interviews 2020**

	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Estate Management Interviews	10	0*			10

\*Figures at 0 due to COVID-19 restrictions\*

### **3.10 Loans**

**Table 18: Rebuilding Ireland Home Loan 2020**

<b>Rebuilding Ireland Home Loan</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Applications received	15	7			22
Applications approved in principle	6	0			6
Loan Drawdowns	2	0			2