

Housing

Housing Progress Report Q2/2021

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 Q2 report covers the period from 24th March to 16th June 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>

It should be noted that while the majority of housing services continues during the period of restrictions introduced by the Government to contain and control the spread of Covid-19, some services are impacted, such as construction and private rented standards inspections. However, since January 2021 virtual inspections on private rented accommodation commenced. Housing Adaptation Grants are being accepted and processed during the period of restrictions, 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	Total	2021 Target
DLR Build	5	24	29	404
DLR Part V	4	0	4	
AHB Build	0	75	75	
AHB Part V	0	8	8	
DLR Acquisition	2	1	3	
AHB Acquisition	0	0	0	
DLR Lease	2	4	6	114
AHB Lease	0	0	0	
Total Build, Acquisition & Leasing	13	112	125	

	Q1	Q2	Total	Target
RAS	8	1	9	
HAP - Standard	71	55	126	
HAP - Homeless	41	85	126	
Total RAS & HAP	120	141	261	

	Q1	Q2	Total	Target
Total Delivery All Social Housing delivery streams exc. bad relets	133	253	386	

Table 2: Traveller Specific Accommodation 2021

	Q1	Q2	Total
Refurbishment Works and New Sites	0	1	1
Casual Vacancies	0	3	3
Standard Housing	0	3	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)
Broadford Rise	21	Construction in progress	Q3 2017	Q3 2021
Enniskerry Road (AHB)	155 (105 social)	Construction in progress	Q2 2019	Q4 2021
Ballyogan Ave (New Homes)	2	Completed	Q4 2019	Apr-21
Ballyogan Square (Phase 1)	67	Stage 4 Application submitted to DHLGH	Q3 2021	Q4 2022
Rockville Green	13	Design build in progress. On-site works due to commence in late June 2021.	Q2 2021	Q1 2022
TOTAL	258			

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	Surveys being completed and detailed design being progressed	Q3 2021	Q3 2022
Park House	4	Tender package being prepared	Q3 2021	Q3 2022
Ballyogan Rise (Phase 2)	52	To follow on from Ballyogan Square (Phase 1) completion	2023	
St Laurence's Park	88	Detailed design being progressed for tender.	Q1 2022	Q1 2024
Shanganagh Residential Lands	597 (200 social)	Stage 3 Approval received from DHLGH. Awaiting approval from DPER and Government to proceed to tender.	Q3 2021	Phased delivery from Q4 2022
Total	745			

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 progressed. Contractor due to commence on site.	Q2 2021	Q3 2022
Roebuck Road Infill	4	Stage 2 Approval received from DHLGH. Part 8 being prepared.	Q1 2022	Q4 2022
37A Rollins Villas (infill)	1	Stage 2 Approval received from DHLGH. Part 8 being prepared.	Q1 2022	Q4 2022
Coastguard Cottages	4	Stage 3 Funding Application being prepared for submission to DHLGH.	Q4 2021	Q3 2022
Total	51			
OVERALL TOTAL	1,054			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits 2021

Retrofits	Q1	Q2	Total
Voids	0	0	0
Relets	20	24	44
Energy upgrade works	0	Works on-going	
Traveller Specific Accommodation	0	0	0

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. This preliminary allocation is based on an expected average cost of €27,000 per property.

Table 7: Maintenance Requests 2021

Routine Maintenance	Q1	Q2	Total
Requests received	1,489	1,195	2,684
Requests in process	435	187	622
Requests completed	1,054	1,008	2,062

Table 8: Disabled Persons Alteration Scheme 2021

	Q1	Q2	Total
Works on Hand at beginning of Quarter	123	121	
Requests Received	5	12	17
Works Completed	14	6	20

3.2 Allocations

Table 9: Allocations 2021

Allocations	Q1	Q2	Total
Social Housing List	19	49	68
Transfer List	9	35	44
Total Allocations	28	84	112

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice in 2021

	Q1	Q2	Total
Dún Laoghaire/Dalkey	0	10	10
Blackrock/Stillorgan	1	3	4
Ballybrack/Shankill	2	5	7
Ballinteer/Ballyogan	8	20	28
Total	11	38	49

Note: Figures shown are cumulative from 1st 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
No. of Homeless Families	66	67
No. of Homeless Individuals	199	217
No. of Allocations to homeless individuals/families	10	19
No. of SHS offers currently accepted by homeless individuals/families	6	21

*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. A meeting was held on 2nd June 2021 with the next meeting scheduled for September. This year to date, 28% of allocations were made to people with disabilities. The steering group submitted its plan to the Housing Agency/DHLGH in June 2021.

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	Total
No. of Applications received	36	50	86
Provisional approvals issued	33	31	64
Grants paid	25	38	63
Value of Grants paid	€214,300	€339,886	€554,186

Housing Aid for Older Persons

	Q1	Q2	Total
No. of Applications received	9	15	24
Provisional approvals issued	3	9	12
Grants paid	5	7	12
Value of Grants paid	€25,883	€41,035	€66,918

Mobility Aids Grant

	Q1	Q2	Total
No. of Applications received	3	12	15
Provisional approvals issued	3	3	6
Grants paid	3	7	10
Value of Grants paid	€11,070	€28,179	€39,249

Budget Provision (3 Schemes)	€1,550,000
Budget Spent	€660,353
Budget % Spent	42.6%

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	Total
Accrued Rent Arrears	75,502	14,704	90,206
Rental Income	3,209,513	3,738,293	6,947,806

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2021

Private Rental Inspections	Q1	Q2	Total
Inspections Carried Out	56	59	115

* **Q1** inspection figures were impacted by Covid-19 restrictions. Inspections are 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 Vacant property onsite inspection 1 & 58 Virtual Inspections

3.9 Tenancy Management and Anti-Social Behaviour

Table 15: Estate Management 2021

	Q1	Q2	Total
Pre-tenancy training	0	0	0

Figures at 0 due to COVID-19 restrictions

Table 16: Anti-Social Behaviour 2021

Anti-Social Complaints	Q1	Q2	Total
Received	25	45	70
Completed	12	44	56
On-going	13	14	14
Tenancy Warning	0	1	1
Tenancy Notification	4	2	6
Verbal Warning	2	3	5
Advice Given	1	13	14
Refer to Other Depts	8	29	30
Court Case	2	1	3

Table 17: Tenancy Management Interviews 2021

	Q1	Q2	Total
Tenancy Management Interviews	9	7	16

3.10 Loans

Table 18: Rebuilding Ireland Home Loan 2021

Rebuilding Ireland Home Loan	Q1	Q2	Total
Applications received	15*	13	28
Applications approved in principle	10*	2	12
Loan Drawdowns	0	0	0

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