

Housing Progress Report Q4/2021

1. Executive Summary

1.1 Overviews

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 and the housing supports available for those who need them.

Data included in this Q4 report covers the period from 18th September to 3rd December 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 2nd September 2021. The plan can be found at <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>.

The Housing Department continues to provide a full range of services with additional health and safety restrictions in place due to Covid-19. In some cases, additional supports are being provided as required. Given the need to limit access to some homes due to COVID-19, it is not always possible to carry out some services such as minor maintenance requests and inspections for adaptations.

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 | Q4 | Total | 2021 Target |
|---|-----------|-------------|-----------|-----------|------------|-------------|
| DLR Build | 5 | 24 | 0 | 21 | 50 | 404 |
| DLR Part V | 4 | 0 | 7 | 8 | 19 | |
| AHB Build | 0 | 75 | 0 | 0 | 75 | |
| AHB Part V | 0 | 8 | 0 | 0 | 8 | |
| DLR Acquisition | 2 | 1 | 1 | 0 | 4 | |
| AHB Acquisition | 0 | 0 | 0 | 1 | 1 | |
| DLR Lease | 2 | 3* | 3 | 4 | 12 | 114 |
| AHB Lease | 0 | 0 | 0 | 0 | 0 | |
| Total Build, Acquisition & Leasing | 13 | 111* | 11 | 34 | 169 | |

| | Q1 | Q2 | Q3 | Q4 | Total | Target |
|----------------------------|------------|------------|------------|-----------|------------|--------|
| RAS | 8 | 1 | 6 | 2 | 17 | |
| HAP - Standard | 71 | 55 | 72 | 58 | 256 | |
| HAP - Homeless | 41 | 44 | 31 | 26 | 142 | |
| Total RAS & HAP | 120 | 100 | 109 | 86 | 415 | |

| | Q1 | Q2 | Q3 | Q4 | Total | Target |
|--|------------|-------------|------------|------------|------------|--------|
| Total Delivery All Social Housing delivery streams exc. bad relets | 133 | 211* | 120 | 120 | 584 | |

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

Table 2: Traveller Specific Accommodation 2021

| | Q1 | Q2 | Q3 | Q4 | Total |
|-----------------------------------|----|----|----|----|-------|
| Refurbishment Works and New Sites | 0 | 1 | 2 | 3 | 6 |
| Casual Vacancies | 0 | 3 | 2 | 2 | 7 |
| Standard Housing | 0 | 3 | 0 | 0 | 3 |

2.2 Housing Construction

The Housing Department recognises the importance of managing the development process as part of the effort to achieve the targets set by the DHLGH. 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 | Completed | Q3 2017 | Nov 2021 |
| Enniskerry Road (AHB) | 155 (105 social) | Construction in progress. To be delivered in two phases. | Q2 2019 | Q4 2021/Q1 2022 |
| Rockville Green | 13 | Construction in progress | Q2 2021 | Q3 2022 |
| Ballyogan Square (Phase 1) | 67 | Construction in progress | Q3 2021 | Q2 2023 |
| TOTAL | 256 | | | |

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 | Tender package being finalised | Q2 2022 | Q1 2023 |
| Park House | 4 | Tender package being finalised | Q2 2022 | Q2 2023 |
| Ballyogan Rise (Phase 2) | 52 | To follow on from Ballyogan Square (Phase 1) completion | 2023 | |
| St Laurence's Park | 88 | Tender package for construction contract being prepared. Enabling works commenced. | Q4 2022 | Q4 2024 |
| Shanganagh Residential Lands | 597 (200 social) | Project tendered. Tender deadline extended to early December. | Q2 2022 | Phased delivery from Q4 2023 |
| Total | 745 | | | |

Table 5: Schemes at Design/Tender Stage

| Site Name | No. Units (estimated) | C | On Site Date (estimated) | Handover (estimated) |
|-----------------------------|-----------------------|----------------------------------|--------------------------|----------------------|
| Loughlinstown Wood (AHB) | 42 (34 social) | Preferred tenderer has withdrawn | Q2 2022 | Q4 2023 |
| Roebuck Road Infill | 4 | On hold | | |
| 37A Rollins Villas (infill) | 1 | Part 8 | Q3 2022 | Q2 2023 |
| Coastguard Cottages | 4 | Tendered | Q1 2022 | Q4 2022 |
| Total | 51 | | | |
| OVERALL TOTAL | 1,052 | | | |

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Retrofits 2021

| Retrofits | Q1 | Q2 | Q3 | Q4 | Total |
|----------------------------------|----|----|----|----|-------|
| Non-Standard Voids | 0 | 0 | 1 | 2 | 3 |
| Relets | 24 | 29 | 31 | 38 | 122 |
| Energy upgrade works | 0 | 0 | 0 | 53 | 53 |
| Traveller Specific Accommodation | 0 | 0 | 1 | 1 | 2 |

Table 7: Maintenance Requests 2021

| Routine Maintenance | Q1 | Q2 | Q3 | Q4 | Total |
|---------------------|-------|-------|-------|-------|-------|
| Requests received | 1,489 | 1,195 | 1,350 | 1,397 | 5,431 |
| Requests in process | 435 | 187 | 335 | 1,150 | 2,107 |
| Requests completed | 1,054 | 1,008 | 1,015 | 247 | 3,324 |

Table 8: Disabled Persons Alteration Scheme 2021

| | Q1 | Q2 | Q3 | Q4 | Total |
|---------------------------------------|-----|-----|-----|-----|-------|
| Works on Hand at beginning of Quarter | 123 | 121 | 119 | 117 | |
| Requests Received | 5 | 12 | 14 | 27 | 58 |
| Works Completed | 14 | 6 | 22 | 28 | 70 |

3.2 Allocations

Table 9: Allocations 2021

| Allocations | Q1 | Q2 | Q3 | Q4 | Total |
|--------------------------|----|----|-----|----|-------|
| Social Housing List | 19 | 49 | 75 | 44 | 187 |
| Transfer List | 9 | 35 | 33 | 25 | 102 |
| Total Allocations | 28 | 84 | 108 | 69 | 289 |

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice in 2021

| | Q1 | Q2 | Q3 | Q4 | Total |
|----------------------|----|----|----|----|-------|
| Dún Laoghaire/Dalkey | 0 | 10 | 7 | 0 | 17 |
| Blackrock/Stillorgan | 1 | 3 | 11 | 2 | 17 |
| Ballybrack/Shankill | 2 | 5 | 28 | 0 | 35 |
| Ballinteer/Ballyogan | 8 | 20 | 9 | 1 | 38 |
| Total | 11 | 38 | 55 | 3 | 107 |

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 | Q3 | Q4 |
|---|-----|-----|-----|-----|
| No. of Homeless Families | 66 | 67 | 72 | 70 |
| No. of Homeless Individuals | 199 | 217 | 171 | 181 |
| No. of Allocations to homeless individuals/families | 10 | 19 | 36 | 46 |
| No. of SHS offers currently accepted by homeless individuals/families | 6 | 21 | 9 | 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 of the Steering Group was held on the 8th December. To date, 28% of allocations were made to Disabled People this year. The steering group has completed and published its Local Strategic Plan for Disabled People. This Plan can be found [here](#).

3.6 Grant Assistance to Older Persons and Disabled People

Table 12: Breakdown of Grant Assistance to Older Persons and Disabled People 2021

Housing Adaptation Grant for Disabled People

| | Q1 | Q2 | Q3 | Q4 | Total |
|------------------------------|----------|----------|----------|----------|------------|
| No. of Applications received | 36 | 50 | 49 | 51 | 186 |
| Provisional approvals issued | 33 | 31 | 51 | 31 | 146 |
| Grants paid | 27 | 39 | 36 | 29 | 131 |
| Value of Grants paid | €227,534 | €343,597 | €308,989 | €272,326 | €1,152,446 |

Housing Aid for Older Persons

| | Q1 | Q2 | Q3 | Q4 | Total |
|------------------------------|---------|---------|---------|---------|----------|
| No. of Applications received | 9 | 15 | 13 | 14 | 51 |
| Provisional approvals issued | 3 | 9 | 14 | 10 | 36 |
| Grants paid | 5 | 8 | 8 | 11 | 32 |
| Value of Grants paid | €25,883 | €37,324 | €37,103 | €74,336 | €174,646 |

Mobility Aids Grant

| | Q1 | Q2 | Q3 | Q4 | Total |
|------------------------------|---------|----|----|----|-------|
| No. of Applications received | 3 | 12 | 11 | 7 | 33 |
| Provisional approvals issued | 3 | 3 | 12 | 6 | 24 |
| Grants paid | 4 | 9 | 7 | 6 | 26 |
| Value of Grants paid | €14,865 | | | | |

| | |
|-------------------------------------|------------|
| Budget Provision (3 Schemes) | €1,550,000 |
| Budget Spent | €1,419,469 |
| Budget % Spent | 91.58% |

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 | Q4 | Total |
|----------------------|-----------|-----------|-----------|-----------|--------------|
| Accrued Rent Arrears | 75,502 | 14,704 | 53,247 | 86,923 | 230,376 |
| Rental Income | 3,209,513 | 3,738,293 | 3,834,686 | 4,090,125 | 14,872,617 |

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards 2021

| Private Rental Inspections | Q1 | Q2 | Q3 | Q4 | Total |
|-----------------------------------|-----------|-----------|-----------|-----------|--------------|
| Inspections Carried Out | 56 | 59 | 401 | 506 | 1022 |

Note: 1022 is the total number of inspections that took place Q1 to Q4 inclusive

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

| | Q1 | Q2 | Q3 | Q4 | Total |
|----------------------|-----------|-----------|-----------|-----------|--------------|
| Pre-tenancy training | 0 | 0 | 0 | 0 | 0 |

Note: Figures at 0 due to COVID-19 restrictions

Table 16: Anti-Social Behaviour 2021

| Anti-Social Complaints | Q1 | Q2 | Q3 | Q4 | Total |
|-------------------------------|-----------|-----------|-----------|-----------|--------------|
| Received | 25 | 45 | 89 | 28 | 187 |
| Completed | 12 | 44 | 98 | 25 | 179 |
| Ongoing | 13 | 14 | 3 | 8 | 38 |
| Tenancy Warning | 0 | 1 | 6 | 2 | 9 |
| Tenancy Notification | 4 | 2 | 5 | 4 | 15 |
| Verbal Warning | 2 | 3 | 8 | 1 | 14 |
| Advice Given | 1 | 13 | 40 | 3 | 57 |
| Refer to Other Depts | 8 | 29 | 30 | 17 | 84 |
| Court Case | 2 | 1 | 0 | 2 | 5 |

Table 17: Tenancy Management Interviews 2021

| | Q1 | Q2 | Q3 | Q4 | Total |
|-------------------------------|-----------|-----------|-----------|-----------|--------------|
| Tenancy Management Interviews | 9 | 7 | 12 | 7 | 35 |

3.10 Loans

Table 18: Rebuilding Ireland Home Loan 2021

| Rebuilding Ireland Home Loan | Q1 | Q2 | Q3 | Q4 | Total |
|-------------------------------------|-----------|-----------|-----------|-----------|--------------|
| Applications received | 15 | 14 | 14 | 6 | 49 |
| Applications approved in principle | 10 | 2 | 5 | 5 | 22 |
| Loan Drawdowns | 0 | 0 | 2 | 2 | 4 |