

Social Housing Progress Report

Reporting Period Q2 / 2019

1. 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 the 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

The **Social Housing Target 2018-2021** for delivery by this Council is **1,563 units**.

The following table represents the overall number of units delivered in 2018.

Table 1: Social Housing Delivery – Units Delivered in 2018

Social Housing Delivery 2018 (Updated as per DHPLG figures)

DLR Build	134	192
DLR Part V	13	
Voids / Derelicts	10	
AHB Build	1	
AHB Part V	34	
DLR Acquisition	3	32
AHB Acquisition	29	
DLR Lease	14	14
AHB Lease	0	
Mortgage to Rent	0	
Total Build, Acquisition & Leasing		238

RAS	16	16
HAP - Standard	251	420
HAP - Homeless	169	
Total RAS & HAP		436

Total All SH delivery streams (exc bad relets)		674
--	--	------------

Table 2: Social Housing Delivery – Units Delivered per Quarter

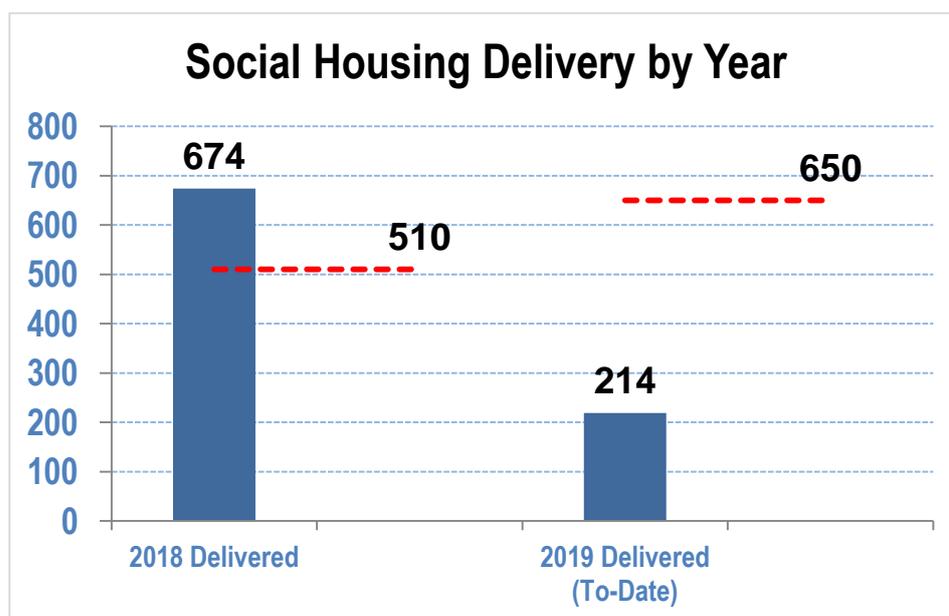
Social Housing Delivery 2019					
	Q2 figures at 14/06/19				
	Q1	Q2	Q3	Q4	Target
	Figures at 31/03/19	Figures at 14/06/19			
DLR Build	17	2			137
DLR Part V	1	0			
AHB Build	0	0			
AHB Part V	0	0			
DLR Acquisition	2	8			16
AHB Acquisition	0	1			
DLR Lease	0	0			55
AHB Lease	0	0			
Total Build, Acquisition & Leasing	20	11			208

	Q1	Q2	Q3	Q4	Target
RAS	1	3			442
HAP - Standard	70	34			
HAP - Homeless	47	28			
Total RAS & HAP	118	65			

	Q1	Q2	Q3	Q4	Target
Total All SH delivery streams (exc bad relets)	138	76			650

Note: Figures shown for Q1 in the Quarterly Report for Council for Q1 were up to 25/03/2019. In this report (Q2) the figures shown for Q1 are up to 31/03/19 and figures for Q2 are up to 14/06/19.

Figure 1: Social Housing Delivery – Units Delivered by Year



Includes Build, Acquisition, Leasing, RAS, HAP Standard and HAP Homeless.

Table 3: Traveller Specific Accommodation

**Traveller Accommodation Programme
2014-2018**

Glendruid Court, Killiney	5 Families (2015)
Tig Mo Chroí, Glenamuck	4 Families (2017)
Hawthorn Close, Bird Avenue	3 Families (2018)
Casual Vacancies	21 Families (2014-2018, 2019)
Standard social units	18 Families
Refurbishment Works/Re-Let Works	4 units at St. Louise's Park
	1 unit at Glendruid Court
	1 unit at Booterstown Park.
	1 unit at Aughmore Lane (2014-2018)
	1 unit at Burton Hall (2019)
	2 units at West Pier (2019)

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 2018-2021 in a timely manner. 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 built**

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

Table 4: Completed Schemes

Completed schemes						
Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)	On Site Date	Handover
Temple Road	3	Completed	Q3-2017	Q2-2018	Jul-17	May-18
The Brambles	10	Completed	Q1-2017	Q2-2018	Jan-17	Jun-18
Georges Place	12	Completed	Q3-2017	Q2-2018	Aug-17	Jun-18
Pottery Road	4	Completed	Q4-2017	Q4-2018	Oct-17	Aug-18
Rochestown Phase 3	14	Completed	Q4-2018	Q4-2018	Aug-16	Oct-18
Rosemount Court	44	Completed	Q1-2017	Q4-2018	Jan-17	Dec-18
Dunedin (turnkey)	14	Completed		Q4-2018		Dec-18
Ballyogan Avenue (major refurb)	3	Completed	Q1-2018	Q3-2018		Oct-18
Fitzgerald Park (a)	33	Completed	Q4-2016	Q4-2018	Nov-16	Dec-18
Moyola Court (major refurb)	12	Completed	Q1-2018	Q1-2019	Mar-18	Mar-19
Fitzgerald Park (b)	17	Completed	Q4-2016	Q1-2019	Nov-16	Mar-19
TOTAL	166					

Table 5: Schemes on Site**On Site schemes**

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)	On Site Date
Broadford Rise	21	Construction in progress	Q3-2017	Q3-2019	Aug-17
TOTAL		21			

Table 6: Schemes with Part 8 Planning Approval**Schemes with Part 8 Planning Approval**

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)
Ballyogan Avenue (new units)	2	Design Team appointed to produce tender documents	Q3-2019	Q3-2020
Ballyogan Court	119	Part 8 Approved		
Rockville Drive	13	Part 8 Approved		
TOTAL		134		

Table 7: Proposed Schemes at initial design stage**Proposed schemes at initial design stage**

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Shanganagh Castle	540	Feasibility / Masterplan		
St Laurences Park	89	Stage 2 Application submitted		
TOTAL		629		

Table 8: Working with AHB's**Working with Approved Housing Bodies (AHBs)**

Site Name	No. Units	Status Detail	On Site Date (estimated)	Handover (estimated)
Enniskerry Road	155	Commencing On-Site	Q2-2019	Q4-2021
Abbey View House	11	On-Site	Q2-2019	Q1-2021
Loughlinstown Wood	42	Tenders Received	Q2-2019	Q1-2021
TOTAL		208		

2.3. Current Housing Stock

Table 9: Housing Stock per Quarter

Housing Stock

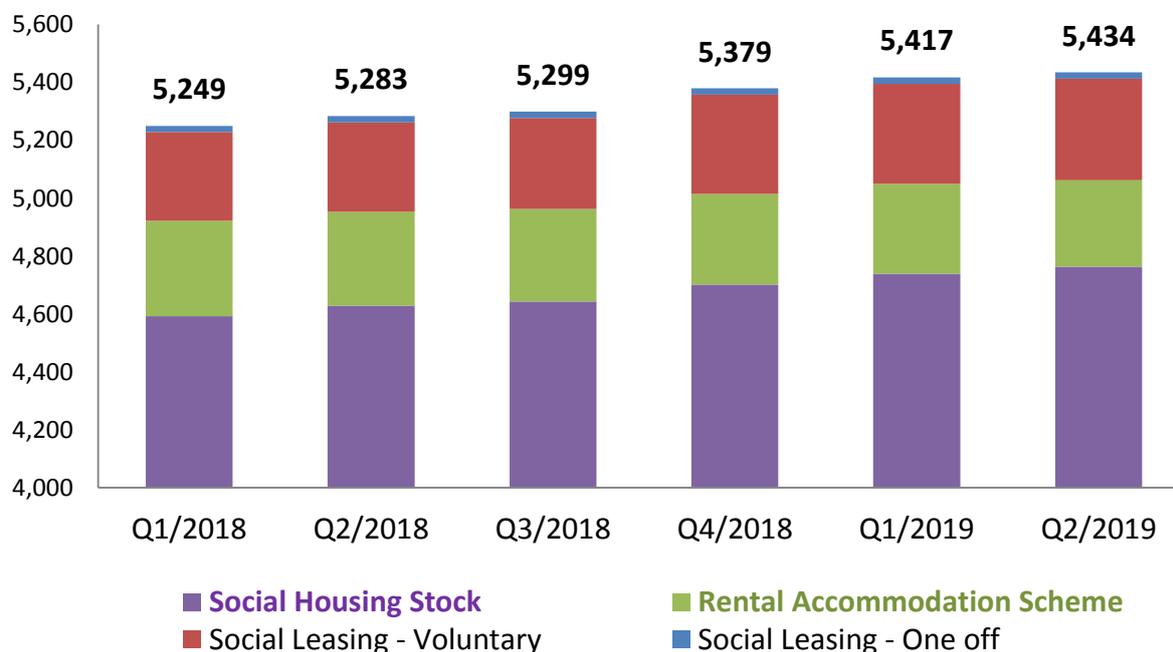
Figures are up to and including 19/06/19

	Q1/2018	Q2/2018	Q3/2018	Q4/2018	Q1/2019	Q2/2019
Social Housing Stock	4,592	4,628	4,643	4,701	4,739	4,763
Rental Accommodation Scheme	330	325	320	313	311	299
Total Housing Stock	4,922	4,953	4,963	5,014	5,050	5,062

	Q1/2018	Q2/2018	Q3/2018	Q4/2018	Q1/2019	Q2/2019
Social Leasing - Voluntary	306	308	314	343	345	350
Social Leasing - One off	21	22	22	22	22	22
Total Social Leasing	327	330	336	365	367	372

	Q1/2018	Q2/2018	Q3/2018	Q4/2018	Q1/2019	Q2/2019
Total Housing Stock	5,249	5,283	5,299	5,379	5,417	5,434

Figure 2: Housing Stock - Evolution 2018-2019



2.4. Management, Maintenance and Improvement of Housing Stock

Table 10: Maintenance Requests

Figures are up to 30/06/19

Routine Maintenance	Q4/2018		Q1/2019	Q2/2019
Requests in hand	345		394	274
Requests completed	1310		1315	944
Total Maintenance Requests	1,655		1,709	1,218

Vacant Units	Q4/2018		Q1/2019	Q2/2019
Undergoing work prior to occupation	40		40	35
Long term voids	3		3	7

2019 Planned Maintenance				
Central Heating Upgrades - to be completed in 2019			100	
Re-wiring to be completed in 2019			100	
Upgrade of smoke, heat and carbon alarms			500	

Table 11: Disability - Home Adaptations

DISABILITY - HOME ADAPTATIONS TO COUNCIL STOCK

Figures from 01/01/2019 to 14/06/19

New Applications Received 2018

Bathroom Alterations>Showers	32
Ramps	2
Stairlifts	7
Extensions	2
Other/ Miscellaneous	12
TOTAL	55

Works Completed in 2019

Bathroom Alterations>Showers	30
Ramps	1
Stairlifts	12
Misc	18
Extensions (completed)	0
Extensions (currently on site)	0
Total	61

2.5. Housing Demand

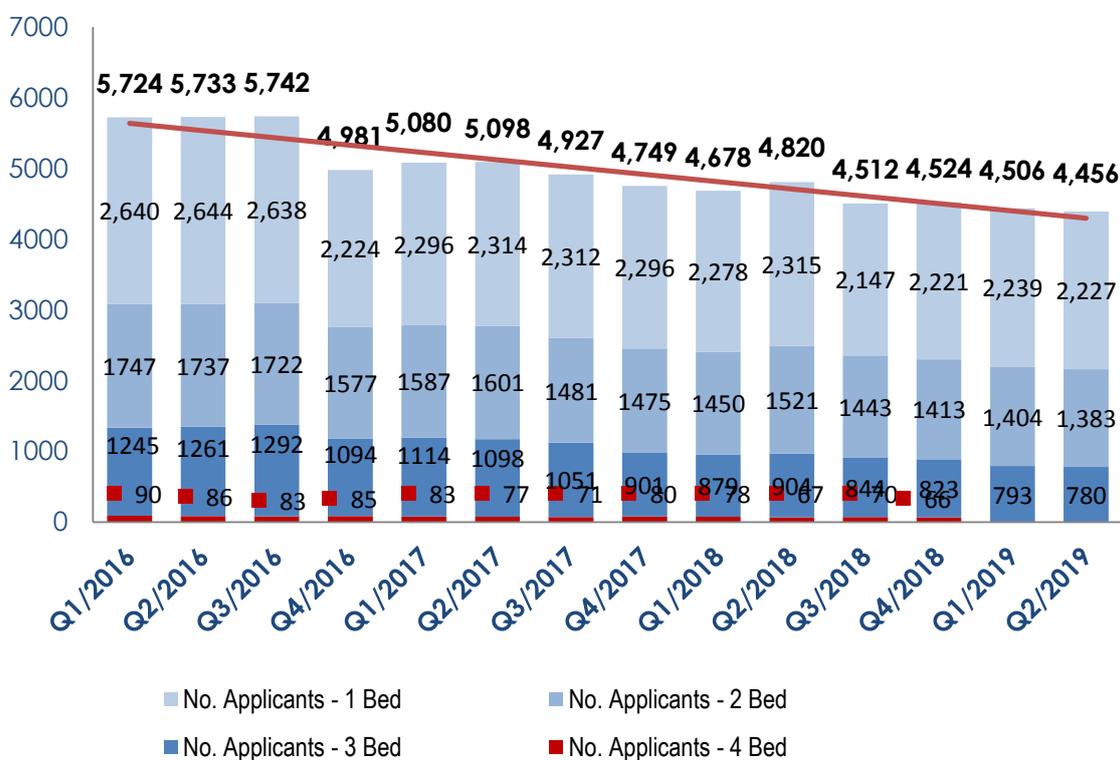
Applicants on Social housing are placed on a waiting list according to their accommodation needs. The following table shows the number of applicants on the stated date:

Table 12: Current Housing Demand

HOUSING DEMAND	
	Figures as at 07/06/19
	Q2/2019
Applicants - 1 Bed	2,227
Applicants - 2 Bed	1,383
Applicants - 3 Bed	780
Applicants - 4 Bed	66
Applicants - Total	4,456

The following figure shows Housing demand from the period Q1/2016 to date.

Figure 3: Applicants on Social Housing Waiting List



3. Housing Support Services

3.1 Allocations and Transfers

Table 13: Allocations

ALLOCATIONS	
	Allocations as of 07/06/19
Allocations - Social Housing list	126
Allocations - Transfer list	70
Total Allocations	196

3.1.1 Choice Based Letting (CBL)

The graphs below show the number of properties advertised by area of choice and bed size this year:

Table 14: CBL Properties by Area of Choice

CBL – Properties by Area of Choice	
Dun Laoghaire/Dalkey	10
Blackrock/Stillorgan	10
Ballybrack/Shankill	8
Ballinteer/Ballyogan	10
Total	38

Table 15: CBL Properties by Bed Size

CBL – Properties by Bed Size	
1 Bed	9
2 Bed	22
3 Bed	7
4 Bed	0
Total	38

Note: Figures shown are cumulative from 1st January 2019 to 19th June 2019 and reflect the properties advertised.

3.2 Homeless Services

Table 16: Homeless Services

HOMELESS SERVICES	
	Figures at the 07/06/19
Homeless Services	Q2/2019
No. of Homeless Families	86
No. of Homeless Individuals	201
No. of Allocations to homeless individuals/families	30
No. of SHS offers currently accepted by homeless individuals/families	15

3.3 Housing Welfare

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

Table 17: Housing Support Services

HOUSING SUPPORT SERVICES	
	Figures are for the period of 23/03/19 to 17/06/19
	Q2/2019
No. of Housing Welfare Cases - Started	9
No. of Housing Welfare Cases - Completed	10
No. of Housing Welfare Cases - Currently engaging with Housing	20
Average Monthly Case Files for this Quarter	19

3.3.1 Housing and Disability Steering Group

The second meeting of the year for the Steering Group took place on Tuesday, 4th June. An update on progress was given in relation to Allocations and CAS and a copy of the new Terms of Reference and Membership of the Group was circulated for comment.

3.3.2 Grant Assistance to the Elderly and Disabled

Table 18: Grant Assistance to the Elderly and Disabled – Breakdown

GRANT ASSISTANCE TO THE ELDERLY AND DISABLED

Figures are for the period 27th March 2019 to 17th June

Housing Adaptation Grant	No. of Grants	Value
No. of Applications received in Q2 2019	39	
Provisional approvals issued Q2 2019	42	€350,392
Grants Paid in Q2 2019	35	€268,329
Sub - Total Value		€618,721
TOTAL BUDGET PROVISION 2019		€1,020,000
Housing Aid for Older People Grant	No. of Grants	Value
No. of Applications received in Q2 2019	0	
Provisional approvals issued Q2 2019	3	€18,225
Grants Paid in Q2 2019	6	€29,424
Sub - Total Value		€47,649
TOTAL BUDGET PROVISION 2019		€180,000
Mobility Aids Housing Grant	No. of Grants	Value
No. of Applications received in Q2 2019	5	
Provisional approvals issued Q2 2019	5	€20,925
Grants Paid in Q2 2019	4	€7,726
Sub - Total Value		€28,651
TOTAL BUDGET PROVISION 2019		€142,000
BUDGET 2019 PROVISION		€1,342,000
DHPLG 2019 ALLOCATION		€2,415,577

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

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 19: Current Rent Arrears

Figures for Rent Arrears and Credits are as at 20/06/19

Current Rent Arrears	No. of A/Cs	Amount
Arrears 4-6 weeks	233	€90,237
Arrears 7-12 weeks	377	€263,677
Arrears 12-26 weeks	385	€570,579
Arrears over 26 weeks	646	€3,438,733
Total	1,641	€4,363,226

	No. of A/Cs	Amount
Credits over 4 weeks	66	€115,566

It does not include accounts with credit or zero balances. It does however include accounts that currently have arrangements in place to reduce arrears as well as accounts that have had back dated debits applied as part of the Annual Rent Review.

Furthermore, with payments made in post offices/ shops, there is a time lag of 3-5 days before they are credited to actual rent accounts.

3.4 Private Rented Housing Standards

Table 20: Private Rented Stock

PRIVATE RENTED STOCK

Figures are up to and including 18/06/19

No. of properties inspected (1st Inspection)	335
No. of Total Inspections conducted	361
No. of advisory notes issued to landlord (informal notices)	299
No. of improvement notices issued	7
No. of prohibition notices issued	5
No. of Rent book Notices issued	0
*No Private Rented Properties registered with the Private Rented Tenancies Board as at 18/06/2019	16,638

3.5 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 21: Anti-Social Behaviour - Matters addressed

ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED			
			Figures up to 20/06/2019
	Dundrum	Dún Laoghaire	Total
ABS Complaints			
ASB Complaints - RECEIVED	6	7	13
ASB Investigatons - DISMISSED	0	0	0
ASB Complaints - VALID FOR INVESTIGATION	6	7	13
ASB Investigations Cases (Case can include mulitple complaints)			
ASB Complaints - COMPLETED	4	5	9
ASB Investigatons - ONGOING	2	2	4
Total ASB Investigation Cases	6	7	13

Table 22: Tenancy outcome

TENANCY OUTCOME			
			Figures up to 20/06/19
	Dundrum	Dún Laoghaire	Total
Voluntry Surrender of Tenancy (due to ASB sanction)	0	0	0
Eviction (following posession application)	0	0	0
Possesion Order Obtained	0	0	0
Abandonment Notice Served	0	0	0
Abandonment Notice Property Repossessed	0	0	0
Exclusion Orders Obtained	1	0	1
Total	1	0	1

Table 23: Anti-Social Behaviour - Breakdown of actions taken

Action Taken	Figures up to 20/06/19		Total
	Dundrum	Dún Laoghaire	
Advice Given	2	2	4
Verbal Warning issued	2	0	2
1st Written Warning issued	0	0	0
2nd Written Warning issued	0	0	0
Final Written Warning issued	0	0	0
Tenancy Notification	0	1	1
Tenancy Warning	0	0	0
Protracted Enquiry	0	0	0
Refer Housing Welfare Officer	0	0	0
Refer to Maintenance	0	0	0
Refer to Allocations	0	1	1
Refer to Environment	0	0	0
Refer to Gardai	0	0	0
Legal Action	2	0	2
Exclusion Orders sought	0	0	0
Estate Management Transfer	0	0	0
Other	0	1	1
Record Only	0	0	0
Possession application served	0	0	0
Total	6	5	11

Table 24: Estate Management Interviews / Background Checks**ESTATE MANAGEMENT INTERVIEWS/BACKGROUND CHECKS**

	Figures up to 20/06/19	
	Total	
Housing Applicants Approved	12	
Housing Applicants Refused/Referred	1	
Decision Pending	7	
No. Housing Applicants interviewed	20	

Table 25: Tenancy Training**TENANCY TRAINING**

	Figures are up to 20/06/2019
Information Session for new Tenants	1
Attendees	44