

## Housing Progress Report Q2/2022

### 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 and the housing supports available for those who need them.

**Data included in this Report covers Q1 2022 from 1<sup>st</sup> January to 18<sup>th</sup> March 2022 inclusive and Q2 2022 from 19<sup>th</sup> March to 17<sup>th</sup> June 2022 inclusive. Data regarding the activity of the Department prior to this report can be found on our website at <https://www.dlrcoco.ie/en/housing/housing-statistics>**

The government's new housing plan, *Housing for All*, was published on 2<sup>nd</sup> September 2021. The plan can be found at <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>.

This Report considers the following areas:

#### Housing Delivery

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Build  
Acquisition  
Part V  
Social Leasing  
Traveller Specific Accommodation  
HAP / RAS  
Cost Rental

#### Support

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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  
Local Authority Home Loan Scheme  
Tenant Purchase Scheme

### 2. Housing Delivery

#### 2.1 Overview

**The Social Housing Target 2022-2026 for delivery by this Council is 1,994 homes**

**Table 1: Homes Delivered per Quarter**

	<b>2022 Q1</b>	<b>2022 Q2</b>	<b>Total</b>	<b>2022 Target</b>
DLR Build	0	0	0	<b>450</b>
DLR Part V	5	11	16	
AHB Build	0	131	131	
AHB Part V	0	5	5	
DLR Acquisition	1	1	2	
AHB Acquisition	0	1	1	
<b>Total Build &amp; Acquisition</b>	<b>6</b>	<b>149</b>	<b>155</b>	
DLR Lease	0	1	1	
AHB Lease	0	0	0	
RAS	28	2	30	
HAP - Standard	34	18	52	
HAP - Homeless	23	21	44	
<b>Total RAS &amp; HAP &amp; Leasing</b>	<b>85</b>	<b>42</b>	<b>127</b>	
<b>Total Delivery All Social Housing delivery streams exc. bad relets</b>	<b>91</b>	<b>191</b>	<b>282</b>	

**Table 2: Traveller Specific Accommodation**

	<b>2022 Q1</b>	<b>2022 Q2</b>	<b>Total</b>
Refurbishment Works and New Sites	3	0	3
Casual Vacancies	1	2	3
Standard Housing	1	0	1

## **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 Department of Housing, Local Government and Heritage (DHLGH). To this extent, the schemes are closely monitored from inception through to completion.

## DLRCC CONSTRUCTION PROGRAMME 2022 - 2026

### 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)
<b>Enniskerry Road (AHB)</b>	155 (105 social)	Completed	Q2 2019	Q4 2021/Q1 2022
<b>Rockville Green</b>	13	On Hold	Q2 2021	TBC
<b>Ballyogan Square (Phase 1)</b>	67	Construction in progress	Q3 2021	Q2 2023
<b>Coastguard Cottages</b>	4	Construction currently on-site	Q2 2022	Q4 2022
<b>TOTAL</b>	<b>239</b>			

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

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
<b>Moyola Court (infill)</b>	4	Contractor appointed. Construction to commence early Q3 2022.	Q3 2022	Q2 2023
<b>Park House</b>	4	Contractor appointed. Construction to commence early Q3 2022.	Q3 2022	Q3 2023
<b>Ballyogan Rise (Phase 2)</b>	52	To follow on from Ballyogan Square (Phase 1) completion	2023	
<b>St Laurence's Park</b>	88	Enabling works completed. Stage 3 funding submission sent to DHLGH.	Q4 2022	Q4 2024
<b>Shanganagh Residential Lands</b>	597 (200 social)	Stage 4 approval received. Construction contract signed	Q3 2022	Phased delivery from Q4 2023
<b>Roebuck Road Infill</b>	4	Part 8 approved at June 2022 Council Meeting. Tender documents to be progressed	TBC	TBC
<b>Woodpark TAU</b>	3	Part 8 approved at June 2022 Council Meeting. Tender documents to be progressed.	TBC	TBC
<b>Total</b>	<b>752</b>			

**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)	Project retendered. Stage process initial submissions being assessed.	TBC	TBC
37A Rollins Villas (infill)	1	Stage 3 funding submission sent to DHLGH.	Q1 2023	Q3 2023
Infill Site at Rockville Drive	1	Stage 2 funding submission to DHLGH.	Q3 2023	Q4 2024
5 Corrig Road, Dalkey (Regeneration)	2	Funding approved. Tenders being reviewed.	Q3 2022	Q4 2022
Cross Avenue	4	Stage 2 approved. Pre-Part 8.	Q2 2022	Q2 2023
St Michaels TAU	3	Stage 2 approved. Pre-Part 8.	Q2 2022	Q2 2022
Old Connaught TAU	6	Stage 2 approved. Pre-Part 8.	Q2 2022	Q3 2023
<b>Total</b>	<b>59</b>			
<b>OVERALL TOTAL</b>	<b>1,050</b>			

### 3. Housing Support

#### 3.1 Management, Maintenance and Improvement of Housing Stock

**Table 6: Retrofits**

Retrofits	2022 Q1	2022 Q2	Total
Non-Standard Voids	0	1	1
Relets	39	37	76
Energy upgrade works	0	0	0
Traveller Specific Accommodation	1	0	1

**Table 7: Maintenance Requests**

Routine Maintenance	2022 Q1	2022 Q2	Total
Requests received	1,375	1,256	2,631
Requests in progress	0	183	183
Requests completed	1,375	1,073	2,448

**Table 8: Disabled Persons Alteration Scheme**

	2022 Q1	2022 Q2	Total
Works on hand at beginning of Quarter	145	150	295
Works Requests Received	16	15	31
Works Completed/Closed	11	30	41

### 3.2 Allocations

**Table 9: Allocations**

<b>Allocations</b>	<b>2022 Q1</b>	<b>2022 Q2</b>	<b>Total</b>
Social Housing List	45	90	135
Transfer List	28	56	84
<b>Total Allocations</b>	<b>73</b>	<b>146</b>	<b>219</b>

### 3.3 Choice Based Letting (CBL)

**Table 10: CBL Adverts by Area of Choice**

	<b>2022 Q1</b>	<b>2022 Q2</b>	<b>Total</b>
Area 1 (South West of M50)	6	8	14
Area 2 (Between M50 & N11)	8	11	19
Area 3 (North West of N11)	29	1	30
<b>Total</b>	<b>43</b>	<b>20</b>	<b>63</b>

**Note:** Figures shown are for adverts which may represent multiple properties. Under the new Allocation Scheme there are now three areas of preference as shown above.

### 3.4 Homeless Services

**Table 11: Homeless Services**

	<b>2022 at 18<sup>th</sup> March</b>	<b>2022 at 17<sup>th</sup> June</b>
No. of Homeless Families	72	73
No. of Homeless Individuals	177	172
No. of Allocations to homeless individuals/families	1	5
No. of SHS offers currently accepted by homeless individuals/families	0	11

**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

A meeting of the Steering Group was held on the 15<sup>th</sup> June 2022. To date, 19% of all housing allocations were made to disabled people. The steering group are continuing to progress the local Plan for Disabled People. This Plan can be found [here](#). An update from the steering group was given to the SPC on the 22<sup>nd</sup> June 2022.

### 3.6 Grant Assistance to Older Persons and Disabled People

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

#### Housing Adaptation Grant for Disabled People

Housing Adaptation Grant for Disabled People	2022 Q1	2022 Q2	Total
No. of Applications received	36	54	90
Provisional approvals issued	46	25	71
Grants paid	29	35	64
Value of Grants paid	€254,156	€288,132	€542,288

#### Housing Aid for Older Persons

	2022 Q1	2022 Q2	Total
No. of Applications received	15	10	25
Provisional approvals issued	6	9	15
Grants paid	14	11	25
Value of Grants paid	€68,450	€73,042	€141,492

#### Mobility Aids Grant

	2022 Q1	2022 Q2	Total
No. of Applications received	3	4	7
Provisional approvals issued	3	1	4
Grants paid	5	5	10
Value of Grants paid	€24,439	€22,309	€46,748

#### 2022 Budget

<b>Budget Provision (3 Schemes)</b>	€1,820,000
<b>Budget Spent</b>	€730,528
<b>Budget % Spent</b>	40.14%

**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**

	2022 Q1	2022 Q2	Total
Accrued Rent Arrears	-€ 66,219	€239,887	€173,668
Rental Income	€3,252,567	€4,151,439	€7,404,006

### 3.8 Private Rented Housing Standards

**Table 14: Private Rented Housing Standards**

Private Rental Inspections	2022 Q1	2022 Q2	Total
Inspections Carried Out	380*	589	969

\*The figure previously reported for Q1 has been amended to include data received after the Q1 report issued

### 3.9 Tenancy Management and Anti-social Behaviour

**Table 15: Estate Management**

	2022 Q1	2022 Q2	Total
Pre-tenancy courses	0*	1	1

\*No pre – tenancy courses due to Covid19 restrictions in place

**Table 16: Anti-social Behaviour**

Anti-social complaints	2022 Q1	2022 Q2	Total
Received	23	47	70
Completed	16	38	54
Ongoing	7	9	16
Tenancy Warning	1	7	8
Tenancy Notification	2	2	4
Verbal Warning	1	4	5
Advice Given	8	21	29
Refer to Other Depts	3	1	4
Court Case	3	1	4

**Table 17: Tenancy Management Interviews**

	2022 Q1	2022 Q2	Total
Tenancy Management Interviews	6	17	23

### 3.10 Loans

**Table 18: Local Authority Home Loan Scheme**

Local Authority Home Loans	2022 Q1	2022 Q2	Total
Applications received	17	33	50
Applications approved in principle	2	9	11
Loan Drawdowns	0	0	0

