

Housing Progress Report Q4/2023

1. Executive Summary

1.1 Overview

In accordance with Guidelines issued by the Department of Housing, Local Government and Heritage and the Council's Corporate Plan, this Report is produced to give an overview of the Housing portfolio at Dún Laoghaire-Rathdown County Council. The Report covers the provision, maintenance and management of housing stock and the housing supports available for those who need them.

The data included in this Report covers Q1 from 1st January to 24th March, Q2 from 25th March to 16th June, Q3 from 17th June to 15th September and Q4 from 16th September to 15th December 2023. The data regarding the activity of this department prior to this report can be found on our website at <https://www.dlrcoco.ie/housing/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/>.

This Report considers the following areas:

Housing Delivery

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

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
- Local Authority Home Loan Scheme
- Tenant Purchase Scheme

Housing Delivery

2.1 Overview

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

Table 1: Homes Delivered

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total	2023 Target
DLR Build	0	67	0	6	73	364
DLR Part V	13	27	58	1	99	
AHB Build	0	0	0	193	193	
AHB Part V	0	0	0	125	125	
DLR Acquisitions (includes Tenant-in-Situ)	0	1	1	6	8	50
AHB Acquisition	CAS	0	0	0	0	-
	CALF	0	1	0	3	
Total Build & Acquisition	13	96	59	334	502	414
DLR Lease	144	0	0	0	144	39
AHB Lease	0	0	0	0	0	
RAS	11	13	7	9	40	
HAP - Standard	29	28	23	73	153	
HAP - Homeless	20	18	17	18	73	
Total RAS & HAP & Leasing	204	59	47	100	410	
Total Delivery – all social housing delivery streams excluding bad relets	217	155	106	434	912	

Note: figures previously reported in some quarters have been changed to show updated delivery figures not available at that time.

Table 2: Traveller Specific Accommodation

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Refurbishment Works and New Sites	0	0	1	1	2
Casual Vacancies/Relets	0	2	1	0	3
Standard Housing	0	0	3	1	4

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. In some cases the figure includes social and affordable housing. Schemes being delivered under the Planning and Development (S.179a) Regulations 2023 are identified.

Table 3: Schemes on Site

Site Name	No. Units	Status Detail	On Site Date	Handover (estimated)
Rockville Green	13	Stage 3 approval received. Tender issued.	Q4 2023	TBC
Coastguard Cottages	4	Completed Q4 2023	Q2 2022	Q4 2023
Park House	4	Construction in progress	Q3 2022	Q2 2024
Shanganagh Residential Lands	597 (200 social)	Construction in progress	Q3 2022	Phased delivery from Q3 2024
Moyola Court (infill)	4	Construction completed. Road works to be finished.	Q3 2022	Q1 2024
5 Corrig Road, Dalkey (Regeneration)	2	Completed Q4 2023	Q4 2022	Q4 2023
37A Rollins Villas (infill)	1	On-Site	Q1 2023	Q1 2024
Loughlinstown View (AHB)	42 (34 social)	On-Site	Q1 2023	Phased delivery from Q2 2024
Total	667			

Table 4: Schemes with Part 8 Planning Approval

Site Name	No. Units (estimated)	Status Detail	On Site Date estimated	Handover estimated
Ballyogan Rise (Phase 2)	52	Phase 2 Tender being progressed	Q4 2023	TBC
St. Laurence's Park	88	On Site Q4 2023	Q4 2023	Q4 2025
Roebuck Road Infill	4	Due on Site Q4 2023 – Contract awarded	Q1 2024	Q1 2025

Woodpark TAU	3	Part 8 approved at June 2022 Council Meeting. Tender documents being progressed. Stage 3 approval received.	Q4 2023	Q4 2024
Total	147			

Table 5: Schemes at Design/Tender Stage

Site Name	No. Units estimated	Status Detail	On Site Date estimated	Handover estimated
Infill Site at Rockville Drive	1	Stage 2 approved. (Due to go out to display under S179a)	Q1 2024	Q4 2024
27 Patrick Street Infill (Formerly Cross Ave)	4	Stage 2 approved. Site investigation work carried out. S179a	Q2 2024	Q3 2025
St Michaels TAU	3	Part 8 Approved February 2023 Council Meeting. Tender documents being progressed.	Q4 2023	Q1 2025
Old Connaught TAU	6	Stage 2 approved. Due to go out to consultation under S179a	Q4 2024	Q2 2026
Blackglen Road Phase1	125	Stage 1 Approved. Preliminary Design stage. To go out to public display S179a	Q4 2024	Q4 2026
Balally PPP – Bundle 5	52	Being developed under S85 Agreement.	TBC	TBC
Lambs Cross PPP – Bundle 5	25	Being developed under S85 Agreement.	TBC	TBC
Ballyman	300 (includes 150 for Affordable)	Accelerated Delivery Site Stage 1 Approved. S179a	Q4 2024	TBC
Lehaunstown	80	Accelerated Delivery Site Stage 1 Approved. S179a	Q4 2024	TBC
Old Connaught Avenue Housing site	60	Accelerated Delivery Site Stage 1 Approved. S179a	Q4 2024	TBC
Mount Anville	25 (Affordable)	At design stage. S.179a	TBC	TBC
Total	681			
OVERALL TOTAL	1,495			

. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Re-Lets and Retrofits

Re-Lets & Retrofits	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Non-Standard Voids	0	0	0	0	0
Relets	34	20	18	29	101
Retrofits - Energy Upgrade Works	0	0	45	49	94

Table 7: Maintenance Requests

Routine Maintenance	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Requests received	1,925	1,768	1,807	2,534	8,034
Requests in progress	618	616	550	477	477*
Requests completed	1,307	1,152	1,257	2,057	7,577

* This figure is the total number of maintenance requests outstanding when the Q4 report was produced. All other maintenance requests received in 2023 have been resolved and closed.

Table 8: Disabled Persons Alteration Scheme

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Works on hand at beginning	173	179	174	179	-
Works Requests Received	25	30	40	29	124
Works Completed/Closed	34	32	48	59	173
Works on hand at closing	170	174	151	140	-

Note: figures previously reported in some quarters have been changed due to updated information received.

3.2 Allocations

Table 9: Allocations

Allocations	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Social Housing List	60	100	58	82	300
Transfer List	12	50	61	59	182
Total Allocations	72	150	119	141	482

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Area 1 (South West of M50)	7	3	22	39	71
Area 2 (Between M50 & N11)	9	0	13	12	34
Area 3 (North West of N11)	33	6	14	34	87
Total	49	9	49	85	192

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

	2023 Q1	2023 Q2	2023 Q3	2023 Q4
No. of Homeless Families	77	81	81	84
No. of Homeless Individuals	156	157	150	160
No. of Allocations to homeless individuals/families	15	27	53	69
No. of social housing offers made to homeless individuals/families who have signed for or accepted a tenancy	7	13	13	17
No. of Housing First Tenancies	4	8	13	21

3.5 Housing and Disability Steering Group

A meeting of the Steering Group was held on the 6th December 2023. Up to the end of November 2023, 22% 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 Housing SPC on the 13th December 2023.

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	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
No. of Applications received	32	43	58	56	189
Provisional approvals issued	26	38	37	44	145
Grants paid	38	34	23	38	133
Value of Grants paid	€395,078	€328,102	€235,548	€392,330	€1,351,058

Note: figures previously reported in some quarters have been changed due to updated information received.

Housing Aid for Older Persons

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
No. of Applications received	19	23	15	35	92
Provisional approvals issued	6	10	32	29	77
Grants paid	9	9	10	27	55
Value of Grants paid	€44,370	€42,316	€40,446	€125,713	€252,845

Note: figures previously reported in some quarters have been changed due to updated information received.

Mobility Aids Grant

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
No. of Applications received	6	7	14	18	45
Provisional approvals issued	7	1	5	12	25
Grants paid	3	4	2	7	16
Value of Grants paid	€11,374	€14,270	€8,300	€38,550	€72,494

2023 Budget

Budget Provision (3 Schemes)	€2,570,504
Budget Spent	€1,676,397
Budget % Spent	65%

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

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Rent Charged	€3,766,145	€4,461,200	€4,136,023	€4,169,453	€16,532,821
Rent Payments Received	€3,715,661	€4,112,649	€4,473,051	€3,726,488	€16,027,849
Accrued Rent Arrears	€9,307	€98,365	€176,096	€381,037	€664,805

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Inspections carried out	688	828	1,412	2,200	5,128
Dwellings Inspected	636	549	853	781	2,819
Dwellings Inspected Compliant with Housing Regulations	105	154	264	423	946
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	531	395	589	358	1,873

Note: Dwellings deemed compliant in a quarter are only deemed compliant with the Regulations at a particular point in time.

3.9 Tenancy Management and Anti-social Behaviour

Table 15: Estate Management

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Pre-tenancy courses	0	2	1	0	3

Table 16: Anti-social Behaviour

Anti-social cases	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Received	38	28	46	35	147
Completed	27	25	44	40	136
Ongoing	10	12	16	17	17*
Tenancy Warning	4	3	2	3	12
Tenancy Notification	2	3	2	3	10
Verbal Warning	4	1	4	3	12
Advice Given	15	12	29	21	77
Refer to Other Depts	3	2	4	2	11
No Further Action	1	3	1	1	6
Successful Possession Proceedings	1	1	0	1	3
Ongoing Possession Proceedings	-	-	3	2	2**
Successful Exclusion Order Proceedings	0	0	1	0	1
Ongoing Exclusion Order Proceedings	0	0	1	1	1**

* these cases are ongoing and carried over each quarter giving a total of 16 cases to date
 ** these cases are carried over if ongoing or not if completed.

Table 17: Tenancy Management Interviews

	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Tenancy Management Interviews	18	14	8	10	50

3.10 Loans

Table 18: Local Authority Home Loan Scheme

Local Authority Home Loans (including Rebuilding Ireland Home Loans)	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2023 Total
Applications received	9	13	16	5	43
Applications approved in principle	3	3	7	2	15
Loan Drawdowns	0	3	3	1	7