

Housing

Housing Progress Report Q1/2024

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 data for 2023 up to 31st December and Q1 2024 from 1st January to 15th March inclusive. 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

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

	2023 Total	2024 Q1	2024 Target
DLR Build	77	0	372
DLR Part V	190	0	
AHB Build	197	0	
AHB Part V	205	0	
DLR Acquisitions (includes Tenant-in-Situ)	9	7	
AHB Acquisition	CAS	1	
	CALF	0	
Total Build & Acquisition	682	8	
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DLR Lease	144	0	101
AHB Lease	0	0	
RAS	42	6	
HAP - Standard	154	29	
HAP - Homeless	84	16	
Total RAS & HAP & Leasing	424	51	
Total Delivery – all social housing delivery streams excluding bad relets	1106	59	473

Table 2: Traveller Specific Accommodation

	2023 Total	2024 Q1
Refurbishment Works and New Sites	2	0
Casual Vacancies/Relets	3	1
Standard Housing	4	0

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. 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	Re-Tendered. Stage 3 approval received.	Q2 2024	TBC
Park House	4	On Site	Q3 2022	Q4 2024
Shanganagh Residential Lands	597 (200 social)	On Site	Q3 2022	Phased delivery from Q3 2024
37A Rollins Villas (infill)	1	On-Site	Q1 2023	Q2 2024
Loughlinstown View (AHB)	42 (34 social)	On-Site	Q1 2023	Q2 2024
St. Laurence’s Park	88 (48 social)	On Site Q4 2023	Q4 2023	Q4 2025
Roebuck Road Infill	4	Commenced	Q1 2024	Q1 2025
Total	749			

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	Q2 2023	TBC
Woodpark TAU	3	Stage 3 approval received. To be tendered	Q2 2023	Q2 2025
Total	55			

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	Awaiting Stage 3 approval to go to tender.	Q2 2024	Q1 2025
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.	Q2 2024	Q2 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	1,485			

3. Housing Support

3.1 Management, Maintenance and Improvement of Housing Stock

Table 6: Re-lets and Retrofits

Re-lets & Retrofits	2023 Total	2024 Q1
Non-Standard Voids	0	0
Relets	101	26
Retrofits - Energy Upgrade Works	94	18

Table 7: Maintenance Requests

Routine Maintenance	2023 Total	2024 Q1
Requests received	8083	2035
Requests in progress	469*	243
Requests completed	7614	1792

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

Table 8: Disabled Persons Alteration Scheme

	2023 Total	2024 Q1
Works on hand at beginning	191	144
Works Requests Received	129	31
Works Completed/Closed	176	31
Works on hand at closing	144	144

3.2 Allocations

Table 9: Allocations

Allocations	2023 Total	2024 Q1
Social Housing List	317	90
Transfer List	191	54
Total Allocations	508	144

3.3 Choice Based Letting (CBL)

Table 10: CBL Adverts by Area of Choice

	2023 Total	2024 Q1
Area 1 (South West of M50)	37	11
Area 2 (Between M50 & N11)	25	6
Area 3 (North West of N11)	63	16
Total	125	33

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 Total	2024 Q1
No. of Homeless Families	85	86
No. of Homeless Individuals	155	150
No. of Allocations to homeless individuals/families	75	17
No. of social housing offers made to homeless individuals/families who have signed for or accepted a tenancy (still residing in EA)	18	16
No. of Housing First Tenancies	23	2

3.5 Housing and Disability Steering Group

The Steering Group held their first meeting of 2024 on the 6th March. Up to the end of March this year, 19% of all housing allocations were made to Disabled People. The Group has commenced a review of the Housing & Strategic Plan 2021 – 2026. This Plan can be found [here](#). An update from the steering group was given to the Housing SPC on the 27th March 2024.

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 Total	2024 Q1
No. of Applications received	202	31
Provisional approvals issued	145	29
Grants paid	133	29
Value of Grants paid	1,351,058	351,903

Housing Aid for Older Persons

	2023 Total	2024 Q1
No. of Applications received	100	26
Provisional approvals issued	77	25
Grants paid	55	19
Value of Grants paid	252,845	72,187

Mobility Aids Grant

	2023 Total	2024 Q1
No. of Applications received	45	13
Provisional approvals issued	25	5
Grants paid	16	5
Value of Grants paid	72,494	20,013

2024 Budget

Budget Provision (3 Schemes)	€2,570,000
Budget Spent	444,103
Budget % Spent	17%

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 Total	2024 Q1
Rent Charged	€17,205,366	€4,013,596
Rent Payments Received	€17,823,928	€3,978,557
Accrued Rent Arrears	€748,418	€17,391

3.8 Private Rented Housing Standards

Table 14: Private Rented Housing Standards

Private Rental Inspections	2023 Total	2024 Q1
Inspections carried out	5128	495
Dwellings Inspected	2819	485
Dwellings Inspected Compliant with Housing Regulations	949	114
Dwellings Inspected non-Compliant with Regulations (this may include more than one inspection)	1870	371

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 Total	2024 Q1
Pre-tenancy courses	3	0

Table 16: Anti-social Behaviour

Anti-social cases	2023 Total	2024 Q1
Received	149	38
Completed	136	28
Ongoing	19*	10*
Tenancy Warning	12	0
Tenancy Notification	10	3
Verbal Warning	12	3
Advice Given	77	17
Refer to Other Depts	11	1
No Further Action	6	4
Successful Possession Proceedings	3	0
Ongoing Possession Proceedings	2**	1
Successful Exclusion Order Proceedings	1	0
Ongoing Exclusion Order Proceedings	1**	1**

*These cases are ongoing and carried over each quarter

** These cases are carried over if ongoing or if not completed

Table 17: Tenancy Management Interviews

	2023 Total	2024 Q1
Tenancy Management Interviews	50	30

3.10 Loans

Table 18: Local Authority Home Loan Scheme

Local Authority Home Loans	2023 Total	2024 Q1
Applications received	43	6
Applications approved in principle	16	0
Loan Drawdowns	7	0
Applications declined	10	1
Incomplete/Invalid - Closed Applications	8	2
Applications in Progress	5	9

