

Social Housing Progress Report

Reporting Period Q1 / 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		
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 standard		436
Total All SH delivery streams (exc bad relets)		674

Table 2: Social Housing Delivery - Current Year

Social Housing Delivery 2019 - Units Delivered

Figures are up to and including 25/03/19

	Units Delivered per Quarter				Target
	Q1	Q2	Q3	Q4	
DLR Build	12				137
DLR Part V	1				
AHB Build	0				
AHB Part V	0				
DLR Acquisition	1				16
AHB Acquisition	0				
DLR Lease	1				55
AHB Lease	0				
Total Build, Acquisition & Leasing	15	0	0	0	208

	Units Delivered per Quarter				Target
	Q1	Q2	Q3	Q4	
RAS	1				
HAP	102				
Total RAS & HAP standard	103	0	0	0	442

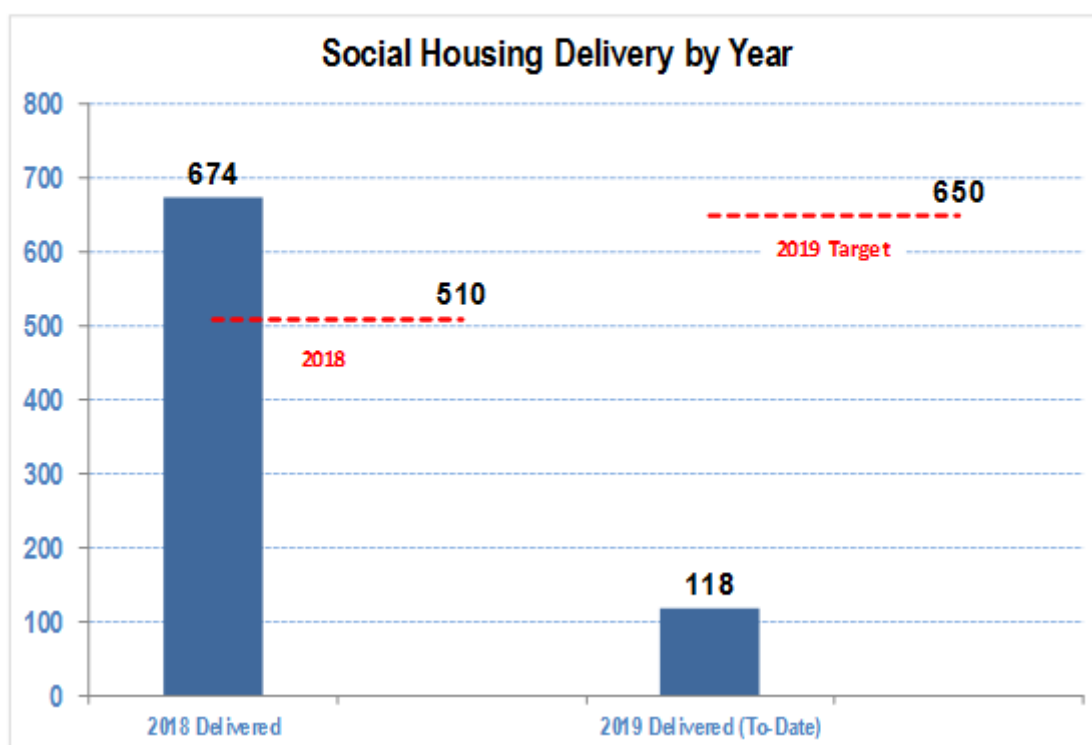
	Units Delivered per Quarter				Target
	Q1	Q2	Q3	Q4	
Total All SH delivery streams (exc. Bad relets)	118	0	0	0	650

Table 3: Traveller Specific Accommodation

(TAP 2014 - 2018)

Glendruid Court, Kiliney	5 Families (2015)
Tig Mo Chroí, Glenamuck	4 Families (2017)
Hawthorn Close, Bird Avenue	3 Families (2018)
Casual Vacancies	19 Families (2014-2018)
Standard social units	17 Families
Refurbishment Works/Re-Let Works	4 units at St. Louise's Park
	2 Units West Pier
	1 unit at Glendruid Court
	1 unit at Booterstown Park.
	1 unit at Aughmore Lane

Figure 1: Social Housing Delivery – Units Delivered By Year



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

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.

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

DLRCC CONSTRUCTION PROGRAMME 2018 – 2021
Includes SHIP, Major Refurbishments and AHB New built
Report Date Q1-2019

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 (major refurb)	12	Completed	Q1-2018	Q1-2019	Mar-18	Mar-19
TOTAL	149					

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
Fitzgerald Park (b)	17	Construction in progress	Q4-2016	Q2-2019	Nov-16
TOTAL	38				

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	Q2-2019	Q2-2020
Park House	4	Design Team appointed to produce tender documents	Q2-2019	Q1-2020
TOTAL	6			

Table 7: Proposed Schemes at initial design stage

Proposed Schemes with ongoing Part 8 Consultations

Site Name	No. Units (estimated)	Status Detail	On Site Date (estimated)	Handover (estimated)
Rockville Drive	13	Part 8 consultation ongoing		
Ballyogan Court	119	Part 8 consultation ongoing		
TOTAL	132			

Table 8: 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	Masterplan Preparation		
St Laurences Park	89	Pre-Statutory Approval Requested		
TOTAL	629			

Table 9: 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	Tendered. Contract to be awarded	Q2-2019	
Abbey View House	11	Tendered. Contract to be awarded	Q2-2019	
Loughlinstown Wood	42	Tender documents being prepared	Q3-2019	
TOTAL	208			

2.3. Current Housing Stock

Table 10: Housing Stock per Quarter

HOUSING STOCK

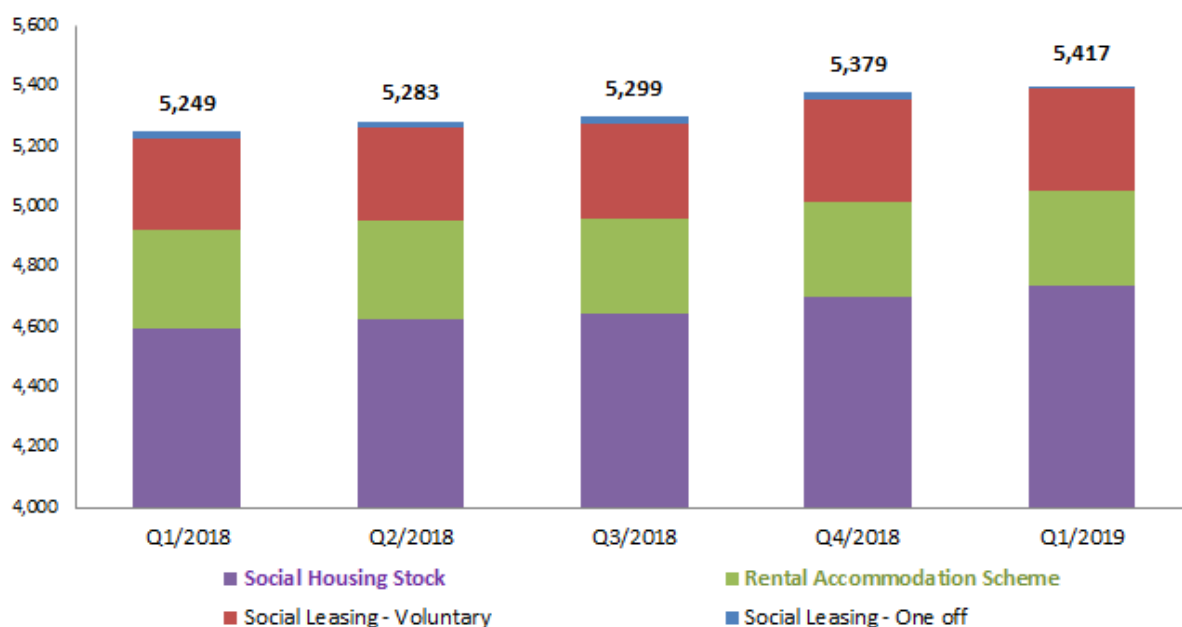
Figures are up to and including 29/03/19

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

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

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

Figure 1: Housing Stock - Evolution 2018-2019



2.4. Management, Maintenance and Improvement of Housing Stock

Table 11: Maintenance Requests

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

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

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 12: Disability - Home Adaptations

DISABILITY – HOME ADAPTATIONS TO COUNCIL STOCK

Figures from 01/01/2019 to 26/03/2019

New Applications Received 2019

Bathroom alterations/showers	15
Ramps	0
Stair lifts	4
Extensions	2
Other/Miscellaneous	<u>12</u>
Total	33

Works completed in 2019

Bathroom alterations/showers	10
Ramps	1
Stair lifts	8
Extensions	0
Other/Miscellaneous	<u>12</u>
Total	31

2.5. Housing Demand

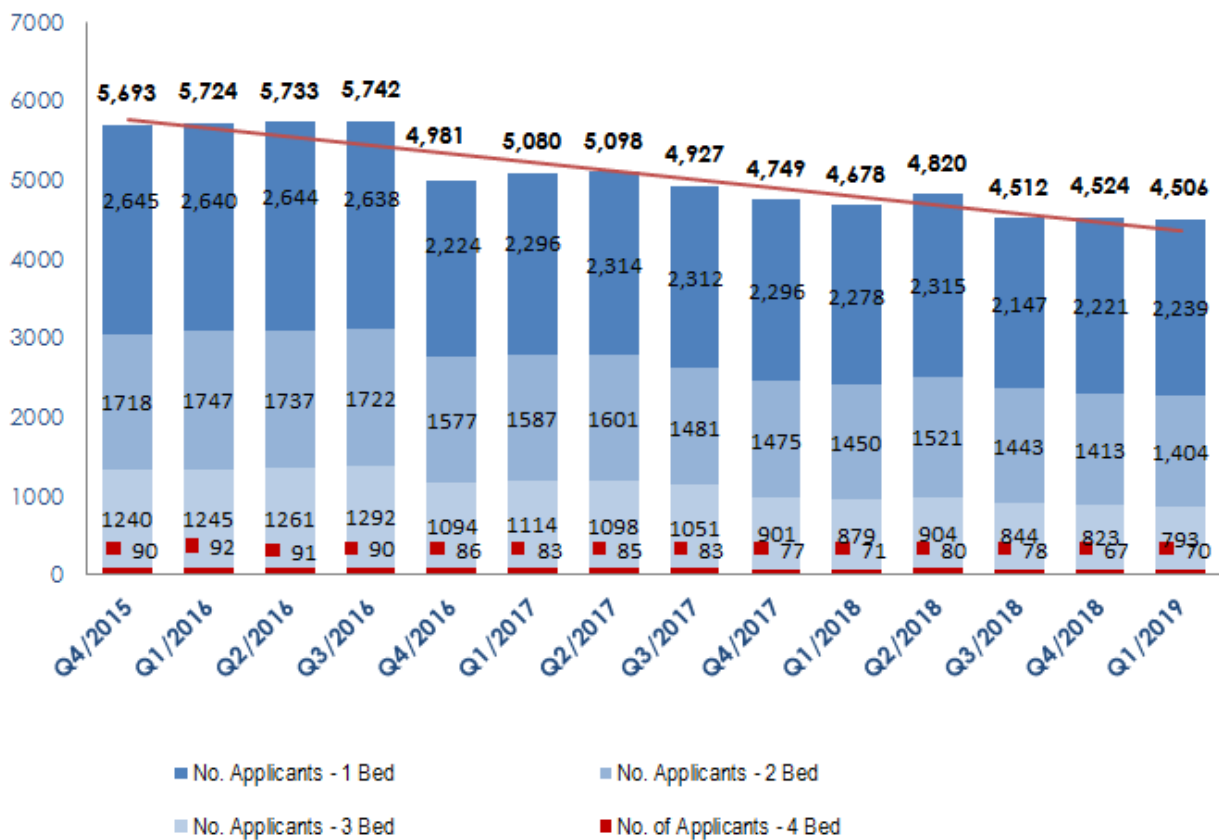
Applicants on Social housing are placed on a waiting list according to their accommodation needs. The following table shows the number of applicants on the stated date:

Table 13: Current Housing Demand

HOUSING DEMAND	
Figures as at 26/03/2019	
	Q1/2019
Applicants - 1 Bed	2,239
Applicants - 2 Bed	1,404
Applicants - 3 Bed	793
Applicants - 4 Bed	70
Applicants - Total	4,506

The following figure shows Housing demand from the period Q4/2015 to date.

Figure 3: Applicants on Social Housing Waiting List



3. Housing Support Services

1.1. Allocations and Transfers

Table 14: Allocations

<u>ALLOCATIONS</u>	
Allocations as at 22/03/2019	
Allocations - Social Housing List	58
Allocations - Transfer Lists	26
Total Allocations	84

1.1.1. Choice Based Letting (CBL)

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

Table 15: CBL Properties by Area of Choice

<u>CBL - Properties by Area of Choice</u>	
Blackrock/Stillorgan	6
Dún Laoghaire/Dalkey	6
Ballybrack/Shankill	3
Ballinteer/Ballyogan	7
Total	22

Table 16: CBL Properties by Bed Size

<u>CBL - Properties by Bed Size</u>	
1 Bed	5
2 Bed	12
3 Bed	5
4 Bed	0
Total	22

Note: Figures shown are cumulative from 1st January 2019 to 26th March 2019 and reflect the properties advertised.

1.2. Homeless Services

Table 17: Homeless Services

HOMELESS SERVICES	
	Figures at the 22/03/19
Homeless Services	Q1/2019
No. of Homeless Families	97
No. of individuals/households registered as homeless	272
No. of Allocations to homeless individuals/families	175
No. of SHS offers currently accepted by homeless individuals/families	17

1.3. 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 18: Housing Support Services

HOUSING SUPPORT SERVICES	
	Figures at the 22/03/19
	Q1/2019
No. of Housing Welfare Cases - Started	10
No. of Housing Welfare Cases - Completed	13
No. of Housing Welfare Cases - Currently engaging with Housing	20
Average Monthly Case Files for this Quarter	20

1.3.1. Housing and Disability Steering Group

The first meeting of the year for the Steering Group took place on the 5th March 2019. . An update was given on current allocations, construction and the CAS scheme.

1.3.2. Grant Assistance to the Elderly and Disabled

Table 19: Grant Assistance to the Elderly and Disabled – Breakdown

GRANT ASSISTANCE TO THE ELDERLY AND DISABLED

Figures are for the period 2nd January 2019 to 26th March 2019

Housing Adaptation Grant	No. of Grants	Value
No. of Applications received in Q1 2019	29	
Provisionally approvals issued Q1 2019	25	€217,336
Grants Paid in Q1 2019	35	€261,895
Sub - Total Value		€479,231
TOTAL BUDGET PROVISION 2019		€1,020,000

Housing Aid for Older People Grant	No. of Grants	Value
No. of Applications received in Q1 2019	6	
Provisionally approvals issued Q1 2019	6	€36,800
Grants Paid in Q1 2019	1	€1,763
Sub - Total Value		€38,563
TOTAL BUDGET PROVISION 2019		€180,000

Mobility Aids Housing Grant	No. of Grants	Value
No. of Applications received in Q1 2019	8	
Provisionally approval issued Q1 2019	3	€12,800
Grants Paid in Q1 2019	10	€45,218
Sub - Total Value		€58,018
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 20: Current Rent Arrears

Current Rent Arrears	No. of A/Cs	Amount
Arrears 4-6 weeks	235	€79,242.00
Arrears 7-12 weeks	395	€254,275.00
Arrears 12-26 weeks	381	€533,147.00
Arrears over 26 weeks	687	€3,600,363.00
Total	1,698	€4,467,027.00

	No. of A/Cs	Amount
Credit over 4 weeks	68	€112,933

*The above is the position with Rent Arrears and Credits at the

26/03/2019

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.

1.4. Private Rented Housing Standards

Table 21: Private Rented Stock

PRIVATE RENTED STOCK

Figures are up to and including 31/03/19

No. of properties inspected (1st Inspections of 2019 within 1st Quarter)	143
No. of Total Inspections conducted	145
No. of advisory notes issued to landlord (informal notices)	121
No. of improvement notices issued	5
No. of prohibition notices issued	0
No. of Rent book Notices issued	0

*No Private Rented Properties registered with the Private Rented Tenancies Board as at 01/03/2019

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 22: Anti-Social Behaviour - Matters addressed

ANTI-SOCIAL BEHAVIOUR - MATTERS ADDRESSED			
	Figures are up to 27/03/2019		
	Dundrum	Dun Laoghaire	Total
ABS Complaints			
ASB Complaints - RECEIVED	1	4	5
ASB Investigatons - DISMISSED			0
ASB Complaints - VALID FOR INVESTIGATION	1	4	5
ASB Investigations Cases (Case can include mulitple complaints)			
ASB Complaints - COMPLETED	1	2	3
ASB Investigatons - ONGOING	0	2	2
Total ASB Investigation Cases	1	4	5

Table 23: Tenancy outcome

TENANCY OUTCOME			
	Figures are up to 27/03/19		
	Dundrum	Dun Laoghaire	Total
Voluntry Surrender of Tenancy (due to ASB sanction)	0	0	0
Eviction (following possession application)	0	0	0
Possession Order Obtained	0	0	0
Abandonment Notice Served	0	0	0
Abandonment Notice Property Repossessed	0	0	0
Exclusion Orders Obtained	0	0	0
Total	0	0	0

Table 24: Anti-Social Behaviour - Breakdown of actions taken

Figures are up to 27/03/19

Action Taken	Dundrum	Dún Laoghaire	Total
Advice Given		1	1
Verbal Warning issued	1		1
1st Written Warning issued			0
2nd Written Warning issued			0
Final Written Warning issued			0
Tenancy Notification			0
Tenancy Warning			0
Protracted Enquiry			0
Refer Housing Welfare Officer			0
Refer to Maintenance			0
Refer to Allocations			0
Refer to Environment			0
Refer to Gardai			0
Legal Action	2		2
Exclusion Orders sought			0
Estate Management Transfer			0
Other		1	1
Record Only			0
Possession application served			0
Total	3	2	5

Table 25: Estate Management Interviews / Background Checks**ESTATE MANAGEMENT INTERVIEWS/BACKGROUND CHECKS**

Figures are up to 27/03/19

	Total
Housing Applicants Approved	8
Housing Applicants Refused/Referred	0
Decision Pending	5
No. Housing Applicants interviewed	13

Table 26: Tenancy Training**TENANCY TRAINING**

Tenancy Training has been arranged for May 2019