



Annual Report of Dublin Docklands Oversight and Consultative Forum (DOCF)

The Dublin Docklands Development Authority was dissolved on 1 March 2016 by Ministerial Order in accordance with the Dublin Docklands Development Authority (Dissolution) Act 2015. The Act provided for the establishment, by resolution of the Council, of a Docklands Oversight and Consultative Forum which will be independent in the performance of its functions.

The role of the Forum, as set out in the Act, is to consider and advise the Council and the strategic policy committees of the Council in relation to the formulation, development, monitoring and review of the Council's policy relating to the performance of the functions of the Council insofar as they relate to the Dublin Docklands Area and in particular in relation to the following:

- a) enterprise and employment;
- b) education;
- c) housing;
- d) planning;
- e) the environment, including the natural and built environment, and the amenities of the area and;
- f) the interaction of communities

The Act also provides that the Forum may consider and advise the Council and the strategic policy committees of the Council in relation to:

- (a) initiatives of communities in the Dublin Docklands Area which in the opinion of the Forum will benefit such communities, including initiatives in relation to the provision of amenity, recreational, cultural or heritage facilities, the protection or enhancement of the environment and programmes to promote social inclusion and community development and
- (b) communications of the Council to the public in relation to the performance of the functions of the Council insofar as they relate to the Dublin Docklands Area.

The Forum may, and if requested by the Council shall, consider and advise the Council and the strategic policy committees of the Council in relation to any of its functions.

Dublin City Council at the Monthly Meeting held on 9th May 2016, having considered Report No.129/2016 adopted the following resolution:

"That Dublin City Council notes the contents of Report No 129/2016 and hereby establishes a Docklands Oversight and Consultative Forum as provided for in the Dublin Docklands Development Authority (Dissolution) Act 2015 and that four Members of the City Council be appointed to that Forum, and that these four Members will be convened by the Chief Executive or his nominee to be consulted in relation to various issues related to the selection of persons for appointment to the Forum as and when required".

The motion was put and carried.

Following a vote, the following Members were declared to be appointed to the Dublin Docklands Oversight and Consultative Forum: Councillors Christy Burke, Gaye Fagan, Dermot Lacey and Claire Byrne. As per Section 39 (1) of the Act, the DOCF consists of 21 ordinary members, plus an Independent Chair.

The Chief Executive recommended to the Department of Housing, Planning and Local Government that Retired Dublin City Council Assistant Chief Executive Mr. Michael Stubbs be appointed as the independent Chair of the DOCF, this recommendation was approved by the Department and Mr. Stubbs was formally appointed as the Chair by the Minister with effect from 6th February 2017 and for a period not exceeding 3 years under Section 39(2) of the Dublin Docklands Development Authority (Dissolution) Act 2015.

After a lengthy expressions of interest process the membership of the DOCF was formalised when the Minister for Housing, Planning and Local Government appointed the 21 members with effect from 6th February 2017 and for a period not exceeding 3 years under Section 39(6) of the Dublin Docklands Development Authority (Dissolution) Act 2015.

The full membership of the DOCF is as follows

Dublin Docklands Oversight and Consultative Forum Membership 2017-2020

Chairperson	Mr Michael Stubbs	
Dublin City Council	Nominated Representative	Position in Organisation
	Mr Owen P. Keegan	Chief Executive
Community	Nominated Representatives	Position in Organisation
Co-operative Housing Ireland (Society Ltd.)	Ms Catherine O'Brien	Head of Customer Service
Grand Canal Dock Residents Association	Mr Michael Ingle	President
H.O.P.E Hands on Peer Education Ltd	Ms Irene Crawley	Senior Manager
St. Andrew's Resource Centre	Ms Dolores Wilson	Treasurer
North Wall Community Association	Mr Gerry Fay	Chairperson
Business	Nominated Representatives	Position in Organisation
Docklands SME & Start-up Partnership	Mr Owen Reilly	Chairperson
Docklands Hospitality & Entertainment Venue Association	Mr Charlie Sheil	Chairperson
Docklands Business Forum	Mr Alan Robinson	Chief Executive
Trinity college Dublin	Dr Mary Lee Rhodes	Co-Director of the Centre for Social Engagement
Dublin Docklands Cultural Forum	Mr Vincent McCabe	Creative Director
Education	Nominated Representatives	Position in Organisation
National College of Ireland	Ms Gina Quin	President
Public Bodies	Nominated Representatives	Position in Organisation
Dublin Port Company	Mr Eamonn O'Reilly	Chief Executive
CIE	Mr Frank Masterson	Assistant Group Property Manager
Central Bank of Ireland	Mr Paul Molumby	Director of Currency and Corporate Services
Dept of Arts, Heritage, Regional, Rural and Gaeltact Affairs	Mr Martin Colreavy	Principal Officer, Principal Advisor in Built Heritage and Architectural Policy
Waterways Ireland	Ms Terre Duffy	Dublin Docklands Development Manager

Elected Members	Nominated Representatives	Position in Organisation
Dublin City Council	Christy Burke	Dublin City Councillor
Dublin City Council	Claire Byrne	Dublin City Councillor
Dublin City Council	Gaye Fagan	Dublin City Councillor
Dublin City Council	Dermot Lacey	Dublin City Councillor

The first meeting of the DOCF convened on the 13th March 2017. It meets on a bi-monthly basis and has sat eight times during the reporting period.

The Agendas and Minutes of the meetings are available to view at <http://www.docklands.ie/living-docklands/live-work/community/docklands-oversight-and-consultative-forum>

DOCF Bi-monthly Meetings

During its first year the DOCF was given detailed briefings by the Executive in areas such as Planning, Infrastructure and Smart City Initiatives and also by the various statutory agencies and interest group that are active in the Docklands area. Some of those agencies are represented on the DOCF but others such as NAMA, the Inland Waterways Association and the Dublin Bay Studios group also presented to the members on their plans and aspirations for the area.

Attendance at DOCF Meetings - March 13th 2017 to June 30th 2018

	A	B
Michael Stubbs, Chair	8	8
Owen P. Keegan	8	7
Eamonn O'Reilly	8	6
Frank Masterson	8	8
Paul Molumby	8	7
Martin Colreavy	7	5
Terre Duffy	8	6
Gina Quin	8	5
Catherine O'Brien	8	7
Michael Ingle	8	7
Irene Crawley	8	5
Dolores Wilson	8	6
Gerry Fay	8	8
Owen Reilly	8	8
Mr Charlie Sheil	8	6
Mr Alan Robinson	8	8
Dr Mary Lee Rhodes	8	6
Vincent McCabe	8	8
Cllr. Dermot Lacey	8	8
Cllr. Claire Byrne	8	6
Cllr. Gaye Fagan	8	5
Cllr. Christy Burke	8	5

A – Number of meetings held.

B – Number of meetings attended.

The first meeting of the DOCF convened on the 13th March 2017. It meets on a bi-monthly basis and has sat eight times since it was established. Its next meeting is scheduled for 9th July 2018.

Changes in DOCF Membership

The following is a list of changes in membership over the reporting period : Martin Colreavy resigned and is to be replaced by Mr. Trevor Donnelly as the representative Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. The Docklands Office is awaiting confirmation of the Ministerial appointment from the Department of Housing, Planning & Local Government.

Work of the Forum during the reporting period March 13th 2017 to June 30th 2018

The DOCF is required as per Section 49 of the Dissolution Act to present no later than 30th of June each year an annual report to Council in relation to the performance of its functions during the year immediately preceding the year in which the report is submitted.

In order to fulfil this requirement the following gives a breakdown of what presentations were on the Agenda for each meeting and the resulting discussions that followed. The various presentations made to the DOCF were given by Dublin City Council representatives and other Docklands Stakeholder organisations as detailed below.

Presentations to the Forum

Date	Presenter	Purpose
13.03.17	Myles Farrell, A/Senior Planner	Presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ.
	Jeremy Wales, Senior Executive Architect	Presentation on the DDC Docklands Public Realm Strategy
	Seamus Storan, Senior Executive Engineer	Presentation on Docklands Strategic Infrastructure Projects
	Eamonn O'Reilly, CEO Dublin Port	Presentation on the Dublin Port Masterplan.
08.05.17	Alan Robinson, CEO Docklands Business Forum	Presentation on developing a maritime quarter in the docklands, impact of Brexit and the supply of commercial and residential units in the area.
	Myles Farrell, A/Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ and circulated a hard copy report to the members
10.07.17	Emer Costello, MBA	Presentation on Stakeholder Engagement
	Jamie Cudden, Smart City Program Manager	Briefing on a Smart City Forum engagement proposal
	Terre Duffy, Docklands Development Manager, Water Ways Ireland	Presentation on Water Ways Ireland's plan for the Docklands water ways.
	Myles Farrell, A/Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ.
11.09.17	Myles Farrell, A/Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ
	Seamus Storan, Senior Executive Engineer	Presentation on Docklands Strategic Infrastructure Projects.

13.11.17	Myles Farrell, A/Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ
	Chris McGarry, Head of Planning, NAMA and Mary Birmingham, Head of Asset Management NAMA	Update on NAMA Developments within the Docklands
08.01.18	Deirdre Scully, Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ.
	Alan Moloney & James Morris of Dublin Bay Studios	Presentation on Dublin Bay Studios project
26.03.18	Seanie Lambe Director, Docklands Community Trust, Ann Corrigan, Arthur Cox Solicitors	Docklands Community Trust Presentation
	Jason Taylor, Executive Planner	Presentation on the Draft Docklands Water Animation Strategy
14.05.18	John Boyle, Director of Business Development and Diane Creevy, Director of Finance, Waterways Ireland	Waterways Ireland Block 19 Presentation
	Reg McCabe Branch PRO and Jim O'Riordan, Branch President Inland Waterways Association	Presentation on Block 19
	Deirdre Scully, Senior Planner	Progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ

DOCF Sub-Committees

At its November 2017 meeting the DOCF established 3 Sub-Committees that were tasked with developing a strategy for the DOCF under the headings of Housing, Community and Communications, Technology and Innovation.

DOCF Sub-Committee Membership

Community Sub-Committee	Housing Sub-Committee	Communication, Technology and Innovation Sub-Committee
Ms Dolores Wilson, Chairperson	Mr Michael Ingle Chairperson	Mr Alan Robinson, Chairperson
Ms Gina Quin	Ms Dolores Wilson	Mr Vincent McCabe
Ms Irene Crawley	Cllr Gaye Fagan	Mr Charlie Sheil
Cllr Dermot Lacey	Mr Gerry Fay	Cllr Claire Byrne
Mr Gerry Fay	Mr Frank Masterson	Ms Terre Duffy
Cllr Christy Burke	Prof Ms Mary-Lee Rhodes	
	Mr Owen Reilly	
	Ms Catherine O'Brien	

The DOCF Sub-Committees have met on a number of occasions and have considered various issues that they have identified under the three Sub-committee headings. The Committees have drafted reports that detail various issues and have made a number of recommendations that they would like to bring to the attention of the relevant Dublin City Council SPC and to the City Council. Their reports are attached to this report at Appendices A, B & C.

Michael Stubbs

Chairperson

14th November 2018

Appendix A

DOCKLANDS OVERSIGHT AND CONSULTATIVE FORUM - HOUSING SUB COMMITTEE - FINAL REPORT SEPTEMBER 2018

1. Introduction

- a. The Docklands Oversight and Consultative Forum ('DOCF') was established under the Dublin Docklands Development Authority (Dissolution) Act 2015.
- b. The Housing (Sub) Committee was established by the DOCF to consider issues in relation to housing, and to make recommendation which, if agreed by the full DOCF, might be forwarded to Dublin City Council for consideration and possible adoption.
- c. The Committee is chaired by Michael Ingle, its members are Owen Reilly, Mary-Lee Rhodes, Gerry Fay, Catherine O'Brien, Gaye Fagan, Dolores Wilson and Frank Masterson, and it was assisted in its work by Derek Kelly, Clara Hickey and other personnel from Dublin City Council
- d. It met on 24 November 2017, 17 January 2018, 16 March 2018 and 20 June 2018; presented its draft report to DOCF on 26 March 2018 and submitted its final report for the first year on 9 July 2018.

2. Issues identified

Housing, particularly the inclusion of existing and proposed communities, is vital to successful urban regeneration such as that proposed in the SDZ. It is key to maintain the critical mass of population required to keep public services such as schools functioning in areas, as well as to support a thriving community, security and decent standard of living.

In addition, Social Housing is key to supporting existing communities and services, and to ensuring social inclusion and diversity in the urban area. The following observations were made by the Housing sub-committee over the past year:

- a. Overall housing numbers / prices
 - i. There is a marked difference between the amount of jobs the SDZ envisages for new commercial development in its area - estimated at 28,000 in offices alone - and the estimated 6,500 people who might live in the envisaged residential development (figures from analysis by Owen Reilly). That difference raises issues such as the pressures on market prices of apartments, pressures on the transport system to cater for the commuting implicit, and the vibrancy of areas outside of working hours.
 - ii. New regulations regarding apartments might raise the number of estimated new residents, but not enough to bridge the estimated difference.
 - iii. Revised regulations regarding building heights, which are reportedly under discussion, might have a similar impact, but it is unclear whether any such revisions could be accommodated within the SDZ framework
 - iv. The cumulative impacts of the new regulations will need to be assessed.
 - v. It is suggested that the process for amending SDZs may be too time consuming to cater for changes that may be desirable, for example changes to reflect the evolution of the housing situation since the SDZ was drafted and approved.
 - vi. The market price of apartments is currently at a level that makes it very difficult for existing residents to afford to buy in the area, and highlights the need for social and affordable housing.
- b. Social housing
 - i. The SDZ includes the following objectives in relation to housing.
 - RN6. To promote socially balanced communities through the implementation of Part V under the Dublin City Development Plan Housing Strategy which will be successfully integrated within schemes throughout the SDZ and implemented through a variety of measures,

including long-term social leasing and expansion of the Residential Accommodation Schemes (RAS), in accordance with national housing policy.

- RN8 To recognise the important role of approved housing bodies in the provision of social housing within the SDZ and to continue to liaise and co-ordinate with these bodies in the implementation of Dublin City Council's social housing policy.
- ii. Specifically, the SDZ provides for 10% of qualifying residential developments to be delivered for social housing. There is no provision regarding affordable housing.
 - iii. It is noted that similar requirements, such as the 20% 'Part V' provisions in previous Planning Schemes did not deliver the housing units envisaged.
 - iv. Having had a meeting with Brendan Kenny, Deputy Chief Executive in August 2018, we have finally been given some access to reliable data about social units actually being delivered now under the current SDZ. In so far as publicly available information can be accessed, we are concerned that little or no social housing units will be delivered within the SDZ complexes. We have an expectation that said units will be provided within close proximity to Docklands, preferably within electoral area. These units and locations have yet to be agreed between developers and DCC. The breakdown that we have been provided with is as follows:

3.

Project	Address Line 2	Part V Status	Application Lodgement Date	Planning Reference	Date of Final Grant of PP	Date of Commencement Notice	Practical Completion (Qtr)	Practical Completion (Year)	Total Number of Units	Part V Units
Docklands City - Block 9A		No Planning Permission	26/09/2017	DSDZ3779/17			Quarter 4	2020	42	4
Spencer Dock	Block 3, North Docks	No planning permission					Quarter 4	2020	360	36
Project Wave Phase 3 Block E	North Wall Quay / New Wrapping Street / Mayor Street Upper & Castleforbes Road	Files Being Assessed	17/08/2016	DSDZ3552/16	18/01/2017	01/11/2017	Quarter 3	2019	124	12
Cardiff Lane	South Dublin Docklands	Planning Approved/ Awaiting costings	29/06/2016	DSDZ2457/16	26/07/2016		Quarter 1	2020	56	5
Lime Street	South Dublin Docklands	Planning Approved/ Awaiting costings	04/04/2016	DSDZ2608/16	08/08/2016		Quarter 1	2019	100	10
Project Wave Phase 2 Block B	North Wall Quay / New Wrapping Street / Mayor Street Upper & castleforbes road	Files Being Assessed	26/04/2016	DSDZ2749/16	07/09/2016	10/05/2018	Quarter 1	2019	170	17
8 Hanover Quay (Former Durabond House)	Hanover Quay	File Transferred to Housing Acquisitions	25/01/2016	DSDZ3777/15	19/02/2016	22/09/2016	Quarter 2	2018	40	4
Sheriff Street / New Wapping Street	Sheriff Street Upper, and New Wapping Street, Spencer Dock	Planning Approved/ Awaiting costings	20/11/2015	DSDZ3367/15	04/12/2015		Quarter 4	2020	165	16
Sir John Rogersons Quay (Capital Dock)	site is bounded generally by Street Bank building and Benson Street to the west, Green Street East to the south, and Britain Quay to the east.	In negotiations	14/04/2016	DSDZ2546/15	19/10/2015	11/05/2016	Quarter 1	2019	190	19
76 Sir John Rogersons Quay		Files Being Assessed	12/08/2015	DSDZ3864/14	20/03/2015	12/02/2017	Quarter 4	2018	72	7
6 Hanover Quay	Former Kilsaran Concrete Site	In negotiations	24/06/2016	DSDZ3866/14	22/04/2015		Quarter 1	2020	120	12
Bolands Mill	35/35a Barrow Street	In negotiations	08/05/2015	DSDZ3796/14	01/07/2015	01/07/2016	Quarter 4	2018	36	3
Castleforbes Road	Northbank (House) Apartments, Castleforbes Road	File Closed/Acquired	25/02/2011	3384/09	11/03/2011		Quarter 2	2018	105	*26
									171	

*Planning Ref DD397 105 Units, Part V 20% 21 units plus purchased an additional 5. Units were purchased and managed by Tuath Housing Association.

So far, 2,600 residential units have been proposed in the SDZ and even if the maximum social housing units envisaged in the SDZ were delivered under the proposed schemes, there would only be 260 units available for the households eligible for these units. The waiting list in the area currently stands at [get figure] households.

i. The practicality of delivering social housing is questionable:

1. Funding is a major issue in relation to those social units. The theory is that DCC would acquire units at cost, rather than at market value. If 260 units were made available to DCC at an average cost of say €500,000, the total cost would be €130m. Can DCC realistically source funding of €130m from the DoHPLG?.
2. Serious concerns have been expressed that social units might not be delivered within the SDZ area, but instead be built in the surrounding area. Objective RN6 above refers to units being “successfully integrated within schemes throughout the SDZ”. Allowing units to be provided outside the SDZ area would undermine many of the aspirations of the SDZ re inclusion, social cohesion and maintenance of public services
3. It is noted that the only mechanism for delivering social housing is the 10% provision as part of private development, and that in practice to date DCC is the only buyer/market. Long term social leasing, RAS and approved housing bodies are mentioned in the objectives but do not appear to be playing a role.
4. The system as currently implemented appears to leave the balance of power with developers.

4. Recommendations

- a. The difference between numbers of jobs envisaged in the SDZ area and residential capacity needs to be re-examined. The SDZ is a fairly restrictive mechanism: in allowing for much less accommodation than jobs it adds to the imbalance between residential supply and demand. It may not be possible to retrofit measures to this SDZ but it is advisable to bring lessons learnt into future plans/SDZ's.
- b. A greater degree of flexibility should be added to the SDZ system to deliver housing and, in particular, social and affordable housing.
- c. Comprehensive reporting of the provision of social and affordable housing under previous planning schemes and the SDZ should be produced, maintained, reported to the bi-monthly DOCF meetings and made publicly available. The form for such a report should include the following data and might look as follows:

Site/ Development	Total Housing Units	Total Social Units	Location of social units	Date of Delivery	Purchaser / form of delivery

- d. Social units provided under the SDZ must be located in the SDZ area, or at the very least within the Docklands functional area. There should be an immediate review of available Docklands area sites that could be used for residential housing to facilitate off-site delivery where no other option is possible. Available government-owned land (including any remaining Nama sites) should be ring-fenced for social housing in the area as the first option for developing these sites. Furthermore, agreements with developers on how social housing will be delivered should be signed prior to granting planning permission.
- e. New options for the provision of social units should be brought forward and tested. Several new models for the provision of social and affordable housing have been proposed by public, non-profit and private developers and one or more of these should be piloted in the Docklands, assessed and the most promising scaled up quickly. These are summarised in the Appendix to this report.
- f. Alternative models of funding social housing need to be explored, for example leveraging EU funds and/or funds for social impact investing.
- g. Affordable housing needs to become part of the planning process and again, a pilot scheme should be brought forward for the Docklands.

- h. Further exploration of the potential for permanent accommodation options on water 'sites' on the River Liffey and Royal/Grand canals should be considered

5. Next Steps

- a. This report should be circulated to the DCOF as well as to relevant members of DCC to check for any factual inaccuracies. Following any corrections arising from this review, the report should be finalised at the next DCOF, then presented to the City Council for noting and then forwarded to the Minister along with the Annual Report. It should also be made publically available on the Docklands website.
- b. Regular reports detailing the delivery of social units under the SDZ should be forthcoming from DCC to the DCOF asap.
- c. A plan for piloting alternative approaches to the delivery of social and affordable housing in the Docklands area needs to be developed as a matter of urgency given the lack of delivery to date under existing schemes.
- d. Concurrently, there needs to be plan for how social and affordable units in Poolbeg are to be delivered, given the lessons being learned from the Docklands SDZ and the examination of alternative models and pilot projects proposed in 4.e.

Existing social/affordable housing models:

1) Part V: New developments are required to provide up to 10% of units (or equivalent land) for social housing to councils at 'cost'. However, *this has not resulted in any confirmed new social housing units in the SDZ (awaiting update from DCC)*, and to our knowledge none of the planned 2600 new residential units in the area are currently designated as social housing. Recently, DCC councillors have been informed that the costs of purchasing units in the Docklands area "well exceed the DPHCLG cost ceilings and are not deemed value for money". Therefore, the City Council has determined that off-site provision (albeit in the 'entire Docklands area') be considered to comply with Part V.

2) AHB (Approved Housing Bodies) provision:

Similar to Part V provision, but funded directly by DPHCLG and the Housing Finance Agency, this provides funding for approved non-profit housing bodies to lease, buy or build housing units which are then rented to households qualifying for social housing. Very little is available in the Docklands for AHBs to lease, buy or build. Cost constraints are similar to those facing DCC.

3) HAP scheme:

Households that are on the housing list or below the income thresholds for this scheme are eligible for 'Housing Assistance Payments' - commonly referred to as 'rent subsidies' - for renting on the private market. Fairly high rents have been paid for out of this scheme and it has expanded significantly (replacing the Rent Supplement scheme). This could become part of any current or future negotiations with developers around Part V requirements. However, it should be noted that households have to give up their place on the social housing list - which acts as a deterrent to take up and there is also some resistance on the part of landlords to accept tenants with HAP.

4) New leasing scheme (in addition to RAS):

Announced in Jan 2018, this is aimed at encouraging medium size private developments (20-50 units) that could be leased to the Councils for up to 25 years - at 95% of market rent. The goal is to have 2,500 units leased under this new scheme by 2021. Some odd features were included (such as requiring furnished units and no additional maintenance costs), which may make this scheme unviable financially. It is unclear how much, if any, new social / affordable housing might be provided under this scheme in the Dockland area.

Other models of social / affordable housing that have been proposed:

1) O’Cualann Cohousing Alliance:

a non-profit company that builds housing for groups that wish to form a housing co-operative aimed at delivering owner-occupied units. This is funded through land being provided (at minimal cost) by the Local Authority (as well as waiving development levies and other costs) and individual households providing the remaining finance to pay for the building of the units. One scheme in Ballymun has gone forward and they are actively looking for new opportunities. There is an issue of fairness and sustainability on the back of the effective transfer of state assets (land) to private ownership.

2) Newground:

A ‘social developer’ (operating under restricted profit moms/articles) that will build housing on land provided by local authorities or private land-owners (who receive an equity interest in the development in exchange for the land) and will rent at cost, either back to the local authority for social housing or to private renters. Once the debt arising from the build costs is paid off (in 25 years) the housing is sold at a discount consistent with the restricted profit memos/articles of the social developer to the local authority, to a housing association (AHB) or to the tenants if they wish to buy. Proposed to government under the Clearing House process, but never adopted. Could be modified to take ownership of blocks of units from private developers under Part V *plus* arrangements.

3) Low Income Housing Tax Credits (LIHTC):

Used extensively in the US, tax credits are provided to developers who provide new housing units for affordable rental by low income residents. Note that an affordable rent is defined as 30% or less of monthly income. Tax credits are claimed annually over a 10-year period and may be sold/transferred if desired, but the units must remain ‘affordable’ for a minimum of 15 years otherwise the tax credits may be revoked and/or ‘recaptured’. This model became of significant interest to banks as the investment qualified as a community reinvestment vehicle.

4) Cost-rental:

A model proposed by Cluid AHB to provide rental units at approximately 80% of market rent. This would be funded through a pooling of existing (vacant) social housing stock owned by AHBs and new stock that would be built / purchased using loans from the HFA. The units would be let to people satisfying the HAP income limits. The AHB would own the properties in perpetuity.

5) Private Development:

Developers such as Richard Barrett (Bartra Social Housing Fund) and Bill Knowlan (Dublin Artisan Dwelling Fund) have proposed various models for providing private rental accommodation at below market prices through leveraging large fund structures that can access low cost finance and guaranteed rental income from government for all or a portion of the units built. Knowlan has provided some units for rental under HAP (in Tallaght) and Barrett is negotiating currently with government. These models may be able to provide affordable rental housing in the near and medium terms but will not result in long term increases in social housing stock.

Appendix B

Report to Dublin City Council from the Docklands Oversight & Consultative Forum Communications, Technology and Innovation Sub-committee

Docklands

Dublin's Docklands is one of the most exciting places to live and work in the country. The area is home to one of Ireland's most significant economies with over 500 enterprises many of whom are world leaders in the areas of finance, legal, digital and communications. Spinning off from the presence of these large international enterprises are a diverse host of small and medium suppliers and innovative start ups. Employment in the area stands at over 40,000.

The Docklands has great potential to continue generating jobs for the city. The significant levels of development to be seen over the coming years will attract over 23,000 jobs into the area. There are also further areas of untapped job creation in tourism and Fáilte Ireland has recently identified Docklands as a significant driver for tourist growth into the city.

A Challenge of Communication

For all its success Docklands remains in the eyes of many as an enterprise park on the periphery of the city and not as the new exciting extension of the city centre. The wider Dublin public remains largely unaware of Docklands potential. After work hours and at weekends its world class urban spaces are sparsely populated and on many evenings during the week its local restaurants close early. After the early evening rush hour its six kilometers of quay sides and waterways are generally quiet.

While there needs to be a multifaceted approach to realising the potential, communications with the help of an innovative approach using new technologies have a significant role to play.

Docklands Initiative

The Communications, Technology & Innovation Sub-committee are recommending two initiatives and seeking support from Dublin City Council to realise these achievable goals. We will also reach out to other significant stakeholders in the area including local businesses, institutions and organisations, Waterways Ireland, Dublin Port, Fáilte Ireland and Bord Bia. Both initiatives will be innovative and seek to communicate new Docklands and its achievements to a wider public. The agreed actions are;

DOCKLANDS APP

It was agreed to seek support for a Docklands App. The Docklands App will promote what's happening in the area and be a dynamic resource for local residents, employees and visitors.



The Docklands App will use technology to communicate what's here, what's on and where to go.

The app will be downloaded to iPhones and tablets and be wifi and Bluetooth enabled.

- The app will bring users on a Docklands history trail showing images, prints and painting of the areas rich heritage with explanatory text and audio.
- The app can bring the visitor on a new and old architectural walk explaining the significance of the Custom House, the engineering achievement of Sir John Rogerson's Quay and the design of the Marker Hotel and Grand Canal Square.
- The app will promote Docklands as a vibrant entertainment venue and facilitate booking a ticket in the Bord Gais Energy Theatre, the Three Arena or Shelbourne Park.
- Book a room in a local hotel, a table at a local restaurant or simply find a local café.
- The app can include information on local community groups and resident associations.
- It can bring the user on the tech tour of Docklands including Google, Facebook and Accenture's The Dock.
- It can outline short, medium or long jogging route for visitors and residents.

The App is an appropriate initiative given Docklands status as a SMART HUB and as a Fáilte Ireland newly designated tourist zone. It can be dynamic adding new sections and building its content as needed. The popularity of content can be monitored with unused sections removed and the most favoured expanded on.

TWO FESTIVE EVENTS

The committee agreed there should be two annual festive events to promote Docklands as a place to visit and enjoy.

A Summer Festival

Docklands water resources and accompanying quaysides are an underutilized resource and a summer festival is an ideal opportunity to communicate this new urban quarter and its availability for recreation for the city's population.



Communicating all Docklands has to offer the festival will span two weekends

The festival will promote Docklands;

- Water sports and water activities on the Grand Canal Basin and River Liffey.
- Food culture with a food trail and tasting ticket for participating restaurants and cafes.
- Cooking with fresh Irish produce demonstrations in food villages on Mayor Square and Grand Canal Square.
- Architectural tours of some of the area's most significant buildings.
- A free to enter children and family fun zone along the river.
- Tech workshops hosted by Dockland communication companies and Startups.

A Christmas Festival

In the shoulder tourist season a Christmas Festival on Grand Canal Square using the water and building lights as a backdrop is proposed to be organised and promoted to communicate all Docklands has to offer.

A high end Irish craft market can provide gift options with amusements for all the family. The event will be for residents, employees and visitors and utilise Docklands excellent public transport facilities promoting the areas cafes, bars, restaurants, hotels and entertainment venues.



Grand Canal Square is the ideal backdrop for a family Christmas event

Partners will be sought beyond Dublin City Council including Waterways Ireland, Dublin Port, Fáilte Ireland, Bord Bia and local businesses and venues.

Conclusion

The recommendations made by the Communications, Technology and Innovation Sub-committee are achievable goals and necessary communication initiatives to realise Docklands potential.

Appendix C

Conclusions of the Work of the Community Committee of the Dockland Oversight and Consultative Forum

Membership: Chair Ms Dolores Wilson, Ms Gina Quin, Cllr Dermot Lacey, Mr Gerry Fay, Cllr Christy Burke and Ms Irene Crawley

Context

The economic and social climate has significantly changed since the publication of the Docklands Master Plan, the SDZ North Lotts and the Docklands Social Infrastructure Audit 2015, with a strong economy driving significant commercial developments in the North and South Docklands.

This has led to very significant and rapid building developments across the Docklands and the Committee is clear that these conditions require social infrastructure in the area to be urgently prioritised to meet community and housing needs in the area.

This report must be considered in the context of the report from the Housing Committee of the Dockland Oversight and Consultative Forum.

Social infrastructure and significant increase in housing provision in the area must be prioritised and work hand in hand as an integrated programme. Sustainable, cohesive, balanced communities need to be developed.

Progress to date

The recent 2017 Review of the 2015 Dublin Docklands Social Infrastructure Audit 2015¹ very disappointingly demonstrates that in the past 3 years there has been little real progress on any of the social infrastructure recommended in the 2015 report. Many of the intended projects in the 2015 report have yet to be delivered.

This situation, in the view of the Committee, is unacceptable and continues to fail to address Community needs. Instead large scale office developments, and exclusive, gated residences have been progressed by commercial developers and have led to an environment that is not inviting to local residents. There is a strong sense of exclusion felt by local residents from the employment and related infrastructure enjoyed by those who come to work in the Docklands.

Requirement

With particular responsibility for Community, this Committee believes that the Docklands Community requires that social infrastructure be prioritised immediately in order to maximise the sustainability and integration of the indigenous and new communities in the Docklands.

Vision

The Committee has a vision of Docklands Community as: 'A vibrant, sustainable, resilient and inclusive community with people at the core, where community is nurtured by the physical environment and where people have reason to connect and interact through social infrastructure, education, play, life-long learning and work.'

Delivery of this Vision requires Community and Public Realm space that is managed and capable of delivering a place for social interactions, a Community Hub and Learning Zone, multiple play areas and green spaces, and active, managed community facilities.

¹ 2017 Review of the Dublin Docklands Social Infrastructure Audit 2017, commissioned by Dublin City Council and delivered by McCutcheon Halley Chartered Planning Consultants.

The Committee's View of the Current Status of Social Infrastructure

The 2017 Review of the 2015 Dublin Docklands Social Infrastructure Audit 2015, identifies education, health, sports, community and cultural facilities in the Docklands as key to the future of sustainable communities. Specific recommendations (pgs. 20-23) are outlined in the report, but there is little evidence of delivery of these despite the original report having been published in 2015. This is unacceptable to the Committee and attention must be given to ensure the recommendations are acted upon particularly in the provision of new public realm developments and Community Social Infrastructure.

Further the Audit suggests that more needs to be done to integrate existing facilities. This needs to be actioned and facilitated.

Appendix 1 to this report lists a wide variety of 'social infrastructure' which includes commercial services, (eg. Bord Gais Energy Theatre, The National Gallery, EPIC The Irish Emigration Museum, Giraffe Childcare, East Wall Medical Centre), all the schools and churches in the area, credit unions, post offices and Garda stations, and the offices of many NGO's (eg. LYCS Lourdes Youth and Community Centre, Dublin Simon, Arthritis Ireland, Irish Tax Institute).

While the above services are understandably essential and useful in the Community, (although many commercial services are unaffordable to local residents) more services are needed to address the needs of the Community in the view of the Committee. Further where existing services are for direct Community benefit, there is, in the view of the Audit, poor integration and sharing of resources. Dublin City Council has a role in addressing both provision of and integration of facilities.

Further it is noted that the SDZ North Lotts Plan, the last major development site before Poolbeg comes on stream, specifically requires all major developments to provide social infrastructure as part of planning conditions. It is estimated that to date just 344m² of social infrastructure has been delivered, equating to c.1% of the total built space. It is believed that the social infrastructure that has been approved to date is largely commercial crèche spaces or exhibition space, and again disappoints in its relevance to local residents.

Added to this the current economic environment has driven significant price increases in accommodation and rent for local retail and services. This has and will continue to lead to local retail and service closures, further depressing Community activity.

The work of the NEIC Mulvey Taskforce is focussed on addressing serious Anti-Social Behaviour in the North East Inner City area of the Docklands, and a report from this group does appear to show progress in Policing and the Built Environment in this specific area of the Docklands. The delivery of Education, Training and other Social Services appears to be happening but at a slower rate. Notably this activity is confined to the NEIC and does not cover the entire Docklands.

Finally, it is felt that Community Heritage has not been prioritised or celebrated. There is significant opportunity to do this through a Docklands Festival, Docklands Museum, the Maritime Mile project etc. The area has a wealth of heritage, much of it connected with the river Liffey, the quays and the campshires. This needs more recognition in the development of social infrastructure.

In summary, the Committee believes that the delivery of new Social Infrastructure is far too slow, that integration of services is poor and there is little communication and awareness of positive initiatives within the community when they do occur.

Immediate Requirements

The Committee remains convinced that more needs to be done to address the Community needs of the entire Docklands area. Two themes are identified: 1. Community Engagement and Facilities and 2. Community Identity. A number of specific projects are identified under each of these themes.

1. Community Engagement and Facilities

- 1.1. Public realm, in particular the acceleration of the development of public realm spaces that are permeable and inviting to community, workers and visitors to the area. Examples are Urban Parks, Children's Playgrounds, Safe and well-lit 'walk-throughs'. Spaces that create a sense of on-street community and engagement are urgently required and should not wait for the completion of commercial developments.
- 1.2. Education enhancement is emphasised in the 2017 Review of the Dublin Docklands Social Infrastructure Audit 2017. Quoting the Dept. of Education & Skills, Dublin Docklands review of Educational needs, this report states that educational investment should be viewed as a leading catalyst for positive renewal. The Committee fully supports this statement. Further the Committee supports the expansion of the National College of Ireland's second Campus building and the continued development of the College's Early Learning Initiative. The second Campus will deliver a Learning Hub and a Community and Academic Library through a permeable, education-led facility provided a site can be made available for this development.
- 1.3. The Committee also calls for the opening of other facilities in the area, including Dublin Port and CIE lands, for the development of social infrastructure and public realm spaces. These developments should focus on creating safe and open facilities that can support the work of the many Community groups operating in the Docklands area.

2. Community Identity

- 2.1. Community heritage needs to be celebrated and evident in all Community Infrastructure. The development of a Heritage Museum, Docklands Festival, Maritime Mile along the Liffey are all worthwhile initiatives, in addition to more localised events and festivals that celebrate specific areas and identities.
- 2.2. To maximise the effectiveness of social infrastructure initiatives, community policing requires to be prioritised and visible. The area from time to time can be prone to anti-social behaviour, visible drug dealing, excessive littering, graffiti etc. Pride in the area is high and this needs to be reflected in the area, the public realm and all services.
- 2.3. Dublin City Council to focus on supporting the integration of services and the communication of initiatives within the area to encourage co-operation among local services. A plan for integration of services across the area should be prioritised, with an emphasis on community outreach.

The Committee requests that these specific projects be highlighted in the report of the Docklands Oversight and Consultative Forum to Dublin City Council and the Minister.