

Dublin City Council Housing Delivery Action Plan

Overview

The Dublin City Council Housing Delivery Action Plan (2022 – 2026) provides a roadmap for the delivery of an ambitious programme of social and affordable housing across Dublin City Council from 2022 to 2026 inclusive.

Housing for All includes a commitment that each local authority will produce a Housing Delivery Action Plan. The Plan sets out details of proposed social and affordable housing delivery for the period 2022-2026. The Plan contains details of the delivery mechanisms, the location and timing of delivery of social housing construction projects, and affordable and cost rental housing in order to meet the targets assigned to Dublin City Council in *Housing for All*.

Under Housing for All, Dublin City Council has been set targets to increase social housing supply by 10,552 units to be delivered by Build (86.1%) and Long-Term Leasing (13.9%)

Housing for All Social Housing Targets for Dublin City Council

Year	2022	2023	2024	2025	2026	Total
Build	895	1931	1974	2122	2165	9087
Long-Term Leasing	480	475	410	100		1465
Total	1375	2406	2384	2222	2165	10552

Dublin City Council Housing Action Plan

Dublin City Council's Housing Action Plan is designed to meet the requirements as set by *Housing for All*. The table below sets out a high level view of the DCC Build Programme by year and the delivery mechanism by which they will be delivered.

Overview of DCC Build Programme

Year	Estimated Part V (Private & LDA)	Existing LA Landbank	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Other	Total Homes to be delivered	DHLGH TARGETS
2022	401	301	21	20	260	76	0	1079	895
2023	400	231	200	23	536	69	0	1459	1931
2024	350	296	225	16	469	102	0	1458	1974
2025	350	1736	200	18	284	0	0	2588	2122
2026	350	1694	100	20	131	060	0	2355	2165
TOTAL	1851	4512	746	97	1680	307	0	8939	9087

Dublin City Council has been set an overall target of 9,087 social housing units over the lifetime of the Plan broken down into annual targets. The City Council acknowledges that our delivery pipeline falls short of annual targets in 2023, 2024 and 2026 however we anticipate exceeding the targets in 2022 and 2025.

There is, at present, a shortfall of 138 units between the number of units to be delivered through the pipeline and the overall build target set by the Department of Housing. Dublin City Council remains committed to meeting these targets and delivering quality social and affordable housing as set out in our Housing Action Plan and we believe that this gap will be eliminated through additional delivery from supply routes including AHBs delivering on both their own and DCC sites, through active engagement with developers to explore turnkey opportunities and through active land management.

The build component of Dublin City Council's Housing Action plan draws on a wide range of supply mechanisms over the lifeline of the Plan.

Existing Local Authority Land bank

As required by Housing for All, the delivery of social homes will be through a blended approach with the majority delivered by Dublin City Council over the course of the plan. This delivery stream will include new builds, regeneration projects, purpose built senior citizen accommodation, traveller accommodation

and homes specially designed to facilitate lifelong living. **The Existing LA Land bank, that is the delivery of social housing where the City Council has land, will deliver 4,512 units over the lifetime of the Plan.** This will be through DCC build sites such as Dorset Street, Bonham Street and Glin Court.

The progression of regeneration projects will deliver quality, sustainable social homes where the existing complex needs to be rebuilt. In a number of schemes regeneration can also bring additionality as well future proofing the City Council's housing stock. It is a complicated undertaking however with many factors to be considered and addressed. The progression of a number of schemes is underway at this time and the Housing Action Plan identifies further schemes that the Council plans to progress subject to approval, suitable conditions and appropriate resources. Given the scale of this ambition and the resources required to progress these projects a number of regeneration projects will require phased delivery. These phases may fall outside the timeframe of the Plan.

The Public Private Partnership (PPP) delivery mechanism, through PPP Bundle 3 and PPP Bundle 4, will play an important role in ensuring a strong pipeline of quality delivery on DCC sites during the lifecycle of the Plan and beyond. Working in partnership with developers and AHBs to deliver and manage social housing projects PPP's have a track record of timely, quality delivery of social housing in Dublin City Council while providing a proven maintenance and management model. Future sites for PPP delivery include former City Council depots and brown field sites which are targeted to come on stream in 2025. Additional bundles of units are planned and will be assimilated into the Action Plan as sites are identified and approved for delivery.

Delivery of social units through the Housing Land Initiative (HLI) projects is also included under this category. These sites are making good progress and will, from 2024, provide quality social homes as well as making a significant contribution to the City Council's portfolio of affordable purchase and cost rental homes.

The City Council is working with the Land Development Agency (LDA) to progress large scale delivery on a range of sites through the provision of both social and affordable housing on sites including Cherry Orchard Park West and Donore Avenue (formerly St Teresa's Gardens).

Estimated Part V Delivery

The acquisition of units under Part V arrangements plays an important role in both delivering social housing units and providing mixed tenure housing. The recent upturn in the housing construction sector is reflected in a strong pipeline of anticipated delivery of Part V units. To date, delivery of 401 units in 2022 have been agreed with developers and Compliance Agreements indicate Part V units of 400 will be delivered in 2023. Based on planning permissions sought and indicative agreements, we anticipate 350 units will be returned through Part V on an annual basis between 2024 and 2026 giving a total of 1,851 Part V units to be delivered over the lifetime of the Plan. This delivery is dependent on the housing construction sector commencing planning permissions over the course of 2024 to 2026.

Local Authority Turnkey

Under LA Turnkey, Dublin City Council has identified opportunity for delivery of 746 units. This is composed of units due for delivery in Q2 of 2022 and other potential opportunities that are being sought as the City Council examines opportunities to acquire turnkey units through working with developers. Delivery of these units require partnership arrangements between Dublin City Council and developers and may be subject to change.

Local Authority Buy and Renew (BAR)

The Buy and Renew programme has enabled the City Council to identify vacant properties in the public realm and return these to productive use. Properties refurbished under the BAR programme require considerable time to acquire, redesign, tender and deliver. By its nature this delivery stream tends to yield low density tenure which require extensive inputs of time and resources. It is however an important mechanism to both reduce the number of vacant properties and the negative architectural and social impact of derelict properties across the City and the City Council continues to examine all opportunities to acquire suitable properties.

Approved Housing Body Capital Advanced Leasing Facility (AHB CALF)

Delivery of social housing through AHBs is a key tenet of Dublin City Council's Housing Action Plan. AHBs have a strong track record of delivering mixed tenure quality social housing at both large and small scale and through the acquisition of individual units. Over the course of the Plan, the Council will work in partnership with AHBs to deliver quality social housing for both general and particular social housing needs including housing for older persons and with specific needs.

This delivery stream enables the Council to deliver targeted intervention through mixed tenure social housing both on DCC sites and sites procured by the AHBs. Included in the Plan are AHB schemes that have been approved by the DHLGH and are under construction as well as schemes that are in the design and planning stages. At the time of publication it is anticipated that AHBs will deliver 1,680 units funded through CALF over the course of the Plan on sites owned by the City Council such as Millwood Court (52 units) and through sites acquired and developed by AHBs North Great Charles Street (52 units) .

Based on the current delivery pipeline approximately 30% of social delivery up to and including 2026 will come from the AHB Sector. Circular 32-2021 regarding Housing Delivery Action Plans Guidance and Templates directs that Dublin City Council will see 50% of delivered by local authorities, including Part V and 50% delivered by AHB's, including Part V.

Based on AHB CALF and CAS only, AHBs will deliver 39% of build schemes in 2022, 44% in 2023 and 41% in 2024. However when 50% of Part V units for those years are included, that is where AHBs acquire 50% of Part V units, the percentage delivery increases to 57%, 58% and 53% respectively.

For 2025 and 2026 the delivery figures for AHBs however, based on known potential / pipeline schemes for AHBs we expect these figures to increase substantially in addition to delivery through Part V units.

Approved Housing Body CAS

As above AHBs have a track record of delivery of social housing for people with specific needs and or older persons. The delivery of social housing funded by CAS supports this delivery mechanism. DCC anticipates delivery of 306 units funded by CAS over the course of the Plan. Examples include Ellis Court (22 units) and the Lar Redmond Centre (9).

Leasing

Long term leasing is being phased out over the course of the programme however it will deliver 1,465 homes or 13.9% of the City Council's delivery stream between 2022 and 2026.

Acquisitions

A limited number of acquisitions will be supported where the need meets pre-agreed criteria, on a case-by-case basis. Local authority turnkey delivery and AHB turnkey will however be utilised to deliver social housing.

Additional Delivery

Two significant areas identified in the Z6 and Z7 zoned lands study remain mostly zoned Z6 within the development plan:

- Kylemore Road/Naas Road lands and
- Glasnevin (the Dublin Industrial Estate and surrounding lands).

It is the intent of the Council that, following feasibility studies and/ or the preparation of a Local Area Plan (or, if designated, a Strategic Development Zone) that these industrial lands will be brought forward as regeneration lands during the lifetime of the development plan.

These land-banks fall under the RSES strategic development areas called 'Industrial Lands' where the potential is given as 're-intensification of older industrial lands subject to feasibility'. Any feasibility carried out on these lands over the course of the development plan period will include a service capacity investment audit detailing infrastructural requirements to necessitate the densification and intensification of the areas given locational proximity to existing public transport corridors.

The scale and extent of both areas is significant and has great potential to provide high quality new housing and commercial development within the city and to progress the NPF targets for housing delivery on brownfield lands within urban areas. However, there are significant challenges in delivering such lands including provision of physical and social infrastructure, fragmented land ownership and the challenges of implementation. It is likely that the regeneration

of these lands will be over a long time frame and the overall impact on the Development Plan Core Strategy for this development plan will be limited to the first phases.

Compact growth will be promoted throughout the city through appropriate infill development and consolidation of brownfield sites and targeted growth along key transport corridors.

Dublin City Council Housing Delivery Action Plan

Table 1 - Geographical distribution of Social Housing demand and current approved delivery

Area / Municipal District/ Division	Settlement	No. of Households on SSHA	No. of Households on HNDA	% of Demand by Settlement	2022-2026 Target Distributed by Demand	Approved Delivery	Outstanding Delivery per MD	Proposed Delivery by MD/Division/Settlement
Municipal District 1	Area H	1498		11%	975	574	401	1178
	Area P	278		2%	181	578	-397	710
MD 1 Total		1776		13%	1156	1152	4	1888
Municipal District 2	Area B	3898		28%	2537	1243	1294	1937
MD 2 Total		3898		28%	2537	1243	1294	1937
Municipal District 3	Area D	712		5%	463	404	59	685
	Area E	2175		16%	1415	328	1087	426
MD 3 Total		2887		21%	1879	732	1147	1111
Municipal District 4	Area J	1338		10%	871	645	226	1416
	Area K	1313		9%	854	93	761	727
	Area L	943		7%	614	526	88	1274
MD 4 Total		3594		26%	2339	1264	1075	3417
Municipal District 5	Area N	978		7%	636	173	463	360
	Area M	831		6%	541	182	359	226
MD 5 Total		1809		13%	1177	355	822	586
TOTAL		13964		100%	9087	4746	4341	8939
					9087	52%	48%	

Table 1 provides information on the geographical distribution of Social Housing demand by the number of households on the Summary of Social Housing Assessment (SSHA) that have been approved by the Department of Housing, Local Government and Heritage, by local authority area as a percentage of the whole SSHA; on the basis of the percentage of demand by settlement, the number of built units required to meet the demand; the numbers of units from schemes *that have been approved* for delivery by the DHLGH and the number of units outstanding in order to meet the demand by settlement. It does not record the number of units that the City Council has in its delivery pipeline that have not yet been through the approval process. These might include units being delivered through Part V, Turnkey or schemes that are still at feasibility stage. Note HNDA analysis has not been undertaken for individual Housing Areas.

Table 2 - Future Programme Master Summary (Social Housing)											
Settlement	Estimated Part V (Private & LDA)	Existing LA Landbank	Future Land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Social Homes via Mixed Tenure	Other	Total Social Homes to be delivered	Comments
Area H	465	558	0	0	16	139	0	0	0	1178	49% of forecast delivery is approved in this Housing Area
Area P	32	448	0	100	0	82	48	0	0	710	81% of forecast delivery is approved in this Housing Area
Municipal District 1	497	1006	0	100	16	221	48	0	0	1888	61% of forecast delivery is approved in this Housing Municipal Area
Area B	156	954	0	225	20	568	14	0	0	1937	64% of forecast delivery is approved in this Housing Area
Municipal District 2	156	954	0	225	20	568	14	0	0	1937	64% of forecast delivery is approved in this Housing Municipal Area
Area D	0	456	0	100	0	129	0	0	0	685	59% of forecast delivery is approved in this Housing Area
Area E	73	284	0	0	23	21	25	0	0	426	77% of forecast delivery is approved in this Housing Area
Municipal District 3	73	740	0	100	23	150	25	0	0	1111	66% of forecast delivery is approved in this Housing Municipal Area
Area J	175	550	0	100	18	403	170	0	0	1416	46% of forecast delivery is approved in this Housing Area
Area K	379	63	0	100	20	147	18	0	0	727	13% of forecast delivery is approved in this Housing Area
Area L	408	701	0	100	0	65	0	0	0	1274	41% of forecast delivery is approved in this Housing Area
Municipal District 4	962	1314	0	300	38	615	188	0	0	3417	37% of forecast delivery is approved in this Housing Municipal Area
Area N	139	187	0	0	0	34	0	0	0	360	48% of forecast delivery is approved in this Housing Area
Area M	24	57	0	21	0	92	32	0	0	226	81% of forecast delivery is approved in this Housing Area
Municipal District 5	163	244	0	21	0	126	32	0	0	586	61% of forecast delivery is approved in this Housing Municipal Area
Total	1851	4258	0	746	97	1680	307	0	0	8939	53% of forecast delivery is approved

Table 2 provides information by the classification of delivery mechanism (Part V; Existing LA Land bank; Future Land Purchases, LA Turnkey, LA Buy & Renew; AHB Calf; AHB CAS; Social Homes via Mixed Tenure; and Other) on a Housing Area basis and by the percentage of those units that have to date been approved by the Department of Housing, Local Government and Heritage.

Table 3 - Future Programme by Year (Social Housing)												
Year	Estimated Part V (Private & LDA)	Existing LA Landbank	Future Land Purchases	LA Turnkey	LA Buy & Renew	AHB CALF	AHB CAS	Other	Total Homes to be delivered	Comments	DHLGH TARGETS	VAR
2022	401	301	0	21	20	260	76	0	1079	895 of 1079 forecast delivery is approved (83%)	895	184
2023	400	231	0	200	23	536	69	0	1459	919 of 1459 forecast delivery is approved (63%)	1931	-472
2024	350	296	0	225	16	469	102	0	1458	716 of 1458 forecast delivery is approved (49%)	1974	-516
2025	350	1372	0	200	18	284	0	0	2224	865 of 2224 forecast delivery is approved (39%)	2122	102
2026	350	2058	0	100	20	131	60	0	2719	1351 of 2719 forecast delivery is approved (49%)	2165	554
TOTAL	1851	4258	0	746	97	1680	307	0	8939	4746 of 8939 forecast delivery is approved (53%)	9087	- 148
Comment												
Estimated Part V = Part V.												
Existing Land Bank = Land Initiative/PPP/Regeneration/LA Housing/LA Lease/LA CALF/DCC Borrowing/DCC Affordable Borrowing/Co-Operative Housing												
LA Turnkey = LA Housing, Competitive Dialogue/Turnkey from Developer.												
LA Buy and Renew = LA Housing												
AHB CALF = AHB CALF Funding Stream												
AHB CAS = AHB CAS Funding Stream												

Table 3 provides information by year and by classification of delivery mechanism. This table provides an overview of Dublin City Council's delivery programme and highlights any variance between projected delivery and DHLGH targets. Note Part V is based on agreed Part V arrangements and approved Planning Permissions.

**Table 4 – Projected HNDA Need and Proposed Delivery
(Affordable Housing)**

Year	Projected HNDA Need with Affordability Constraint (Number of Households)	Proposed Total Affordable Delivery (Number of Units)
2022	1315	37
2023	1315	56
2024	1315	375
2025	1315	1239
2026	1315	2314
Total	6575	4021

Table 4 provides information on the breakdown of the projected HNDA Need on an annual basis up to and including 2026 and the proposed delivery of Affordable Units over the same time frame.

The output of the HNDA modelling carried for Dublin City using the HNDA Toolkit found that over the six year Development Plan there is an estimated need for 10,247 social homes in Dublin City (2,343 comprise existing unmet need). The estimated demand for affordable purchase and cost rental homes is 7,887 which over the lifetime of the Housing Action Plan equates to a requirement for the delivery of 6,575 affordable homes.

The number of units that are planned for delivery from 2022 to 2026 does not include units that will be secured through Part V or built by the LDA on public lands not owned by Dublin City Council.

Overview

Dublin City Council looks forward to the delivery of a quality pipeline of social housing over 2022 to 2026. The Housing Action Plan, as put forward by the City Council, is based on a programme of work that is challenging and as, fitting a programme of its scale and ambition, will require certain criteria to be in place in order to deliver.