

Meeting of the Docklands Oversight & Consultative Forum (DOCF)

Tuesday 4th November 2025 at 12pm

Venue: Docklands Office, Custom House Quay, Dublin 1

AGENDA

Introduction

- **Welcome**
- **Safety**
- **Apologies**
- **Conflict of Interest.**

1. Affordable and Cost Rental Housing in Dublin City - presentation by Sara Bermingham and Ruth Dowling, Housing Department, DCC.
2. Housing for Key Workers; an Urban Rejuvenation Pilot Scheme – presentation by Cllr. Cian O’Farrell and Darach O’Connor, Planning & Property Development Department, DCC
3. Minutes of Meeting 16th September 2025
4. Matters Arising
5. Waterways Ireland & future planning for Grand Canal Docks - presentation by John Tolan, Waterways Ireland
6. Schedule Meeting Dates – 2026
7. A.O.B.

Minutes of the Docklands Oversight and Consultative Forum (DOCF) Meeting, 4th of November 2025, Docklands Office, Custom House Quay, Dublin 1

Present

Chairperson: Gerard Crowley

Members:

Name	Organisation
Emma Wilson	St Andrew's Resource Centre
Aidan Cronin	Iarnród Éireann
Cllr Kourtney Kenny	DCC Councillor (online)
Conor O'Kane	Docklands Hospitality and Entertainment Assoc
Bertie Kelly	National College of Ireland

Name	Organisation
Kieron Brennan	Co-Operative Housing Ireland (online)
Eileen Quinlivan	Dublin City Council
Mark Fay	North Wall Community Association
Tony McDonnell	North Port Dwellers Association
John Tolan	Waterways Ireland

Apologies:

Name	Organisation	Name	Organisation
Cllr Daniel Ennis	DCC Councillor	Conall O Callaghan	Docklands Financial Service Group
Cllr Cian Farrell	DCC Councillor	Samir Eldin	Custom House Visitor Centre
Cllr Janet Horner	DCC Councillor	Cormac Kennedy	Dublin Port Company
Geoffrey Gallagher	Central Bank of Ireland	Dr Michelle Olmstead	Trinity College
Rachel Rooney	Ringsend Community Services Forum	Michael Harte	Docklands SME & Start-up Partnership
Mette Boye Hansen	Docklands Business Forum		

Non Member attendees:

Name	Organisation
Sara Bermingham	Administrative Officer, Housing and Community Services
Ruth Dowling	Executive Manager, Housing and Community Services
Shelly O'Riordan	Docklands Manager, DCC
Robert Gallagher	Staff Officer, Docklands Office, DCC

1. Introductions

The Chairperson Mr Gerard Crowley opened the meeting by welcoming all and thanking them for their attendance.

2. Minutes of Meeting 16th September 2025.

The minutes were approved without amendment as an accurate record.

3. Presentation Affordable and Cost Rental Housing in Dublin City - presentation by Sara Bermingham and Ruth Dowling, Housing Department, DCC.

The Chair thanked Sara and Ruth for the excellent and very informative presentation and opened the floor to members questions.

Key Points:

- No mortgage pre-approval is required to apply for the Affordable Purchase Scheme, though prior approval expedites processing.
- A clawback mechanism applies on resale of Affordable Purchase homes, with DCC receiving a percentage based on defined criteria.
- DCC does not have first right of refusal on resale.
- Demand for Affordable Housing schemes remains very high, with schemes oversubscribed and allocations assessed under the Scheme of Priority.

Presentation noted and welcomed by the Forum.

4. Presentation Waterways Ireland & future planning for Grand Canal Docks - presentation by John Tolan, Waterways Ireland

The Chair thanked John Tolan for his very interesting and timely presentation which was followed by members questions.

Key Issues Raised:

- **Spencer Street Bridge:** Responsibility rests with DCC; repair and maintenance costs are being assessed and DCC Docklands Office will report back and update Forum.
- **Greenways:** Local authorities develop greenways in collaboration with Waterways Ireland; budget figures and timelines to be requested.
- **Water Quality:**
 - Canal water quality generally excellent.
 - Grand Canal Dock can be impacted during heavy rainfall due to drainage overflow.
 - A drainage bypass is under construction by DCC and Uisce Éireann; update to be provided.
- **City Block 19 / Graving Docks:** No confirmed plan; any future development must comply with SDZ planning requirements.

Presentation noted. Updates requested on greenways development programmes on the Greater Dublin Area and for Grand Canal Docks drainage works.

5. Matters Arising

The Chairman provided a brief resume of Meeting No. 2 of DOCF and Assistant Garda Commissioner – 26th September 2025

5.1 Community Policing & Garda Engagement

Appreciation of the very significant efforts being made by the Gardai in Docklands were outlined and their efforts to maximise the effectiveness existing policing resources was acknowledged. There has been very a positive response by both businesses and the local communities to the Pop Up Garda Clinics and feedback from local Gardai is also very positive.

Pop-Up Garda Clinics (North & South Docklands):

- 17 clinics held to date; initiative strongly supported by members.
- Change from Friday to Tuesday in South Docklands has increased engagement.
- Clinics to continue on a rotational basis.
- Garda resources confirmed as available for clinics and associated patrols.
- Exploration of funding for a Community Policing van for Pearse Street to be progressed.

Impact:

- Survey results show improved public perception of safety (belief crime increased reduced from 82% to 23%).

Upcoming Dates:

- **North Docklands (NCI):** 6 & 20 Nov; 4 & 18 Dec
- **South Docklands (Bord Gáis Theatre):** 11 & 25 Nov; 9 Dec

5.2 Garda Operations & Pilot Initiatives

- Daily cycling patrols ongoing along the Royal Canal.
- Pilot patrol programme commenced in the Five Lamps–Amiens Street area.
- Continued positive engagement with businesses and community stakeholders.

5.3 Community Concerns & Issues Raised

Issues escalated for Garda follow-up included:

- Anti-social behaviour, drug dealing, and car break-ins.
- Rough sleeping and public drinking in Spencer Park.

- Concert-related disorder around the 3Arena.
- Traffic, pedestrian, and cyclist safety issues on Mayor Street Upper.
- Misinformation within the community contributing to social tension and racism.

Next Garda Meeting: December 2025 (date TBC)

5.4. Updates from Dublin City Council by Docklands Manager

- **Samuel Beckett Bridge Lighting:**
Bridge to be illuminated 13–16 November to mark St. Laurence O’Toole anniversary.
- **Samuel Hotel Road Opening:**
Awaiting Road Safety Audit prior to opening onto the Luas Red Line.
- **Connolly Quarter / Dublin Arch:**
Reduced residential scale attributed to applicant’s commercial decision.
- **Living Accommodation Strategy (Agenda Subcommittee):**
DCC advised that Docklands projections and zoning matters are under review in preparation for public consultation as part of Development Plan review process.

Action: Chair to seek timeline and request presentation at earliest compliant opportunity.

6. AOB

CTC Building / North Wall Community Development Project:

DCC assessing building condition; report to be provided to next DOCF meeting. Forum members agreed the CTC building should be prioritised for use as a functioning community facility.

Marshals Yard Site Visit:

Scheduled for 27 November at 10:00am.

Next Meeting

DOCF Proposed Meeting Dates 2026

27th January 2026

19th May 2026

15th September 2026 (now suggesting 9th September 2026)

17th November 2026

Signed: _____

Mr Gerard Crowley

Chairperson, DOCF

Docklands Oversight & Consultative Forum

RUTH DOWLING, EXECUTIVE MANAGER

SARA BERMINGHAM, ADMINISTRATIVE OFFICER

4 NOVEMBER 2025

- 17,065 homes projected for delivery to 2032 (DCC, AHB & Part V).of these 65% are social & 35% affordable
- DCC is active on c.100 DCC owned sites with potential for **11,649 new homes**, of which
 - 4,941 homes are at feasibility or pre-planning stage (42%)
 - 2,782 homes have secured planning and are at detailed design stage (24%)
 - 3,926 homes are currently on site or have been completed in 2025 (34%)

Projected housing delivery across Dublin City Council (DCC); Approved Housing Body (AHB) and housing secured through Part V

Housing Type	2025	2026	2027	2028	2029	2030	2033	TBC	Grand Total
Social	1883	2334	2008	984	655	520	288	2232	10904 (65%)
Cost Rental	173	615	1562	1149	47	160	402	196	4304 (26%)
Affordable Purchase	16	200	325	309				78	928 (6%)
Private on DCC land				264					264 (3%)
Totals	2072	3149	3949	2706	1102	680	690	2717	17065

Donore: 542 homes (153 social & 389 cost rent) complete 2027



Oscar Traynor: 853 homes (373social; 395cost rent; 170affordable) complete 2028



Dorset Street: 163 homes all social homes complete 2026



O' Devaney: 1,044 homes (349social; 265cost rent; 167affordable; 264 private) complete 28



DCC Housing Supports

TO RENT

For those on lower incomes:

- Social Housing
- Housing Assistance Payment (HAP)

For those on middle incomes:

- Cost Rental Housing



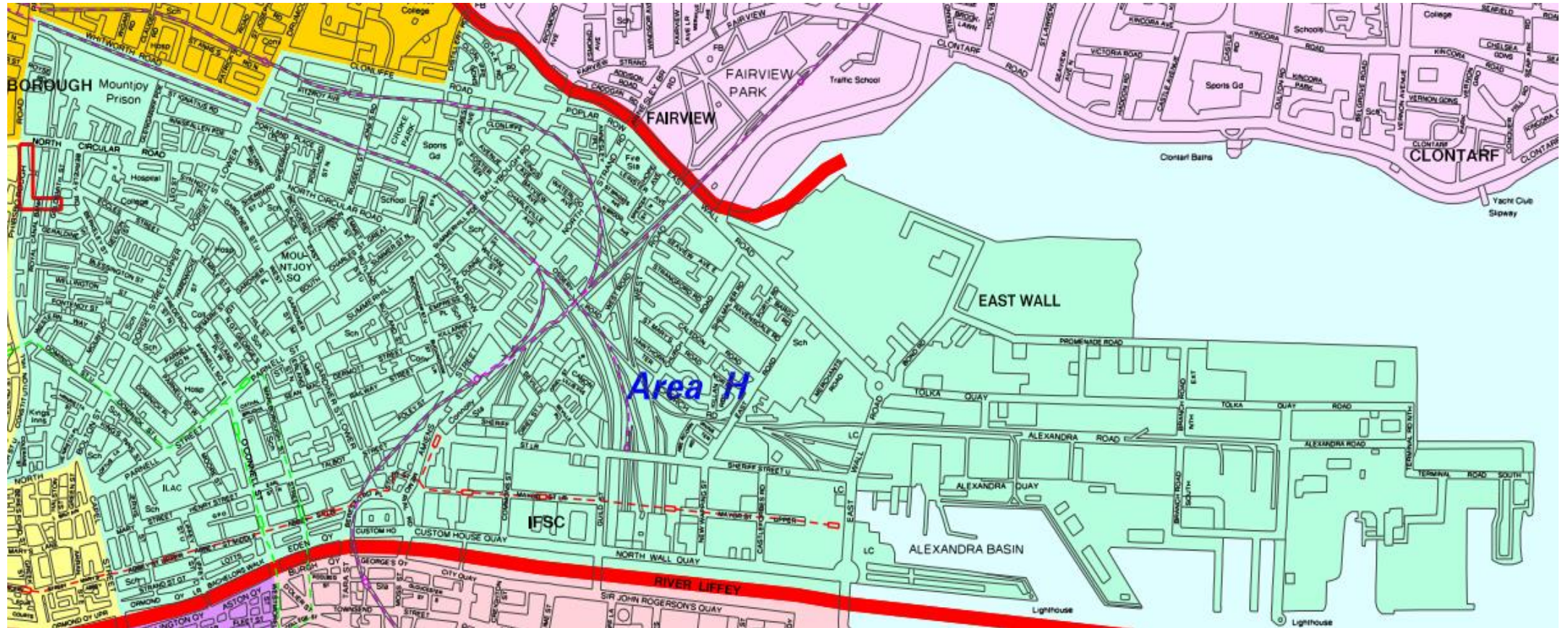
TO BUY

- Local Authority Home Loan
- Affordable Purchase Scheme



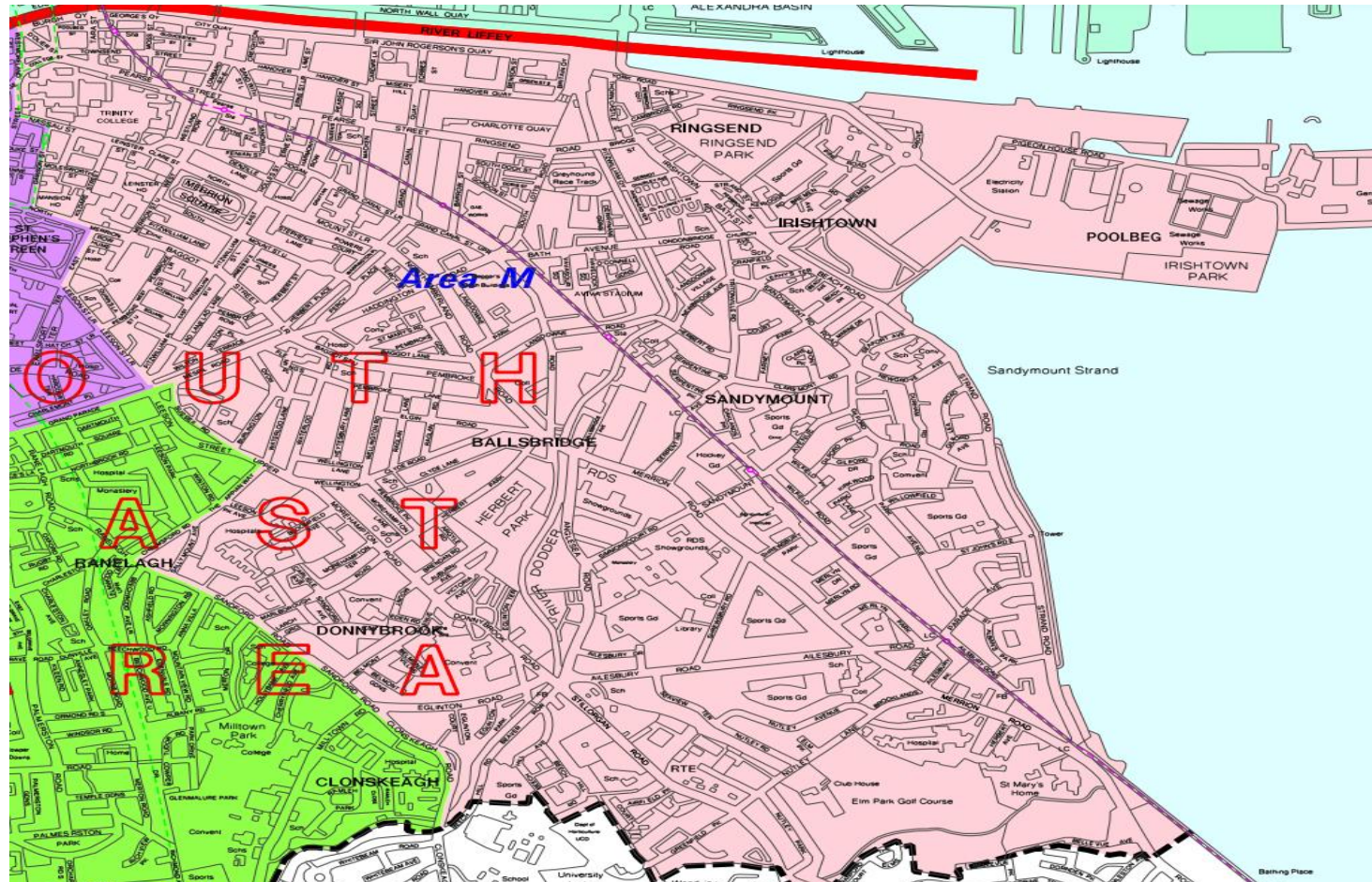
Social Housing Demand – North Docklands

Area H



Social Housing Demand – South Docklands

Area M



Some Upcoming Social Housing Developments

On-Site

- Bethany House, Sandymount: 45 homes for older people due 2025
- York Road, Ringsend: 26 homes due in 2025
- Dorset Street: 163 homes due 2026
- Montpelier (O'Devaney Gardens): 283 homes due in 2026 & 2027
- Constitution Hill: 46 homes due in 2027
- Emmet Road, Inchicore: 137 homes due in 2027 & 2028
- Oscar Traynor Road: 342 homes due in 2026 & 2027.



Bethany House



Emmet Road

What is Cost Rental Housing?

Cost Rental housing offers affordable long-term, secure rented accommodation. It is aimed at people who have a net household income of €66,000 or below (Dublin).

The rent one pays is based on the cost of delivering, managing, and maintaining the homes. The rent for Cost Rental homes is at least 25% below comparable market rents.

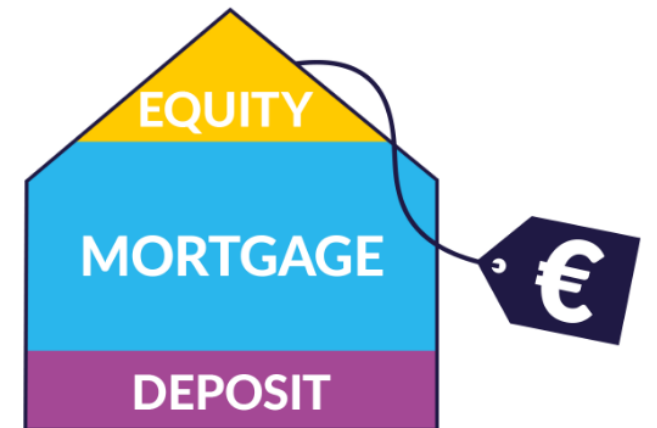
On-Site

- Montpelier (O'Devaney Gardens): 264 homes due in 2026 & 2027
- Oscar Traynor Road: 340 homes due in 2026 & 2027.
- An Droichead Órga, Emmet Road, Inchicore: 441 homes due in 2027 & 2028.
- Donore Project, Dublin 8: 389 homes due in 2027.



What is Affordable Purchase Housing?

The Affordable Purchase Scheme allows Dublin City Council to make homes available to those who need help to bridge the gap between their mortgage, deposit and the market value of the home. We bridge that gap with a monetary contribution which is then represented as an % equity share in the home. The equity share can be redeemed at a time of the buyers choosing.



Accessing Affordable Purchase Housing

WHO IS ELIGIBLE TO APPLY?

- You must be over 18 years of age;
- You must be a First Time Buyer or meet the exceptions under the Fresh Start Principle.
- Each person included in the application must have the right to reside indefinitely in the State;
- The affordable home must be the household's normal place of residence;
- Your purchasing power (mortgage capacity + deposit + relevant savings) must not exceed 95% of the open market value of the property.
- You must have a minimum deposit of 10% of the purchase price.

HOW ARE THE PURCHASERS SELECTED?

- Each development of homes available for sale under the Affordable Purchase Scheme will be advertised separately;
- Homes will be advertised for sale 2 weeks ahead of application portal opening;
- Portal will then open for 3 weeks during which time people can apply;
- Applications will be assessed in accordance with the Scheme of Priority.

Accessing Affordable Purchase Housing

Our Experience so far:

Oileáin na Crannóige, Ballymun.

12 x 3-bedroom houses. Prices started at €264,285.



Oscar Traynor Woods – Phase 1.

16 Homes. 1-beds - prices from €254,358; 2-bed houses - prices from €325,769; 3-bed houses - prices from €360,931.



Montpelier (O'Devaney Gardens) – Phase 1

66 Homes. 1-bed apartments – prices from €257,900; 2-bed apartments – prices from €334,000.



Accessing Affordable Purchase Housing

Coming on-stream in 2026/2027

Further phases at Oscar Traynor Woods and Montpelier.

2026 will see continued work on the delivery of over 200 houses at two sites in Ballymun – Silloge and Balbutcher and 172 houses in Cherry Orchard.



Further Information

Dublin City Council Affordable Homes Website - <https://affordablehomes.dublincity.ie/>

National Affordable Homes Website - <https://affordablehomes.ie/>

Montpelier Website - <https://montpelierdublin.ie/>

Email – affordablepurchase@dublincity.ie or sara.bermingham@dublincity.ie

