The report to the Council Meeting in March 2015, set out proposals for Social Housing units for the period 2015 to 2017 in line with the Housing strategy as set out in the Governments “Social Housing Strategy 2020 – Support, Supply and Reform” published late November 2014. The Programme envisages both new-build housing and a flexible range of supports to the private rental sector and the social housing sector. Nationally the Programme aspires to the construction of 35,000 new houses to address social housing need. The Councils target for 2015 - 2017 is 1,445 including RAS and Leasing of which 350 units will be through capital projects including direct build, CAS projects, acquisitions and Part V. There is currently no affordable housing scheme operational in the County.

**New Build projects which have commenced on site in 2015 are:**

|  |  |  |
| --- | --- | --- |
| **Scheme Address** | **No of dwellings**  | **Estimated Delivery   Date** |
| Suncroft Tallaght | 10 dwellings | 2nd Quarter 2016 |
| St. Finians, Lucan | 2   dwellings | 2nd Quarter 2016 |
| Belgard Road   Tallaght (traveller accommodation) | 3 dwellings | 1st Quarter 2016 |
| Total | 15 |  |

Stage 3 approval have been received from the DECLG in respect of the following 3 projects which allows for progression to preparation of tender documents for contractors. Consultants have been appointed in respect of the following three projects.

|  |  |
| --- | --- |
| St. Marks Green, Clondalkin | 11 |
| Mac Uilliam, Tallaght | 28 |
| Mayfield, Clondalkin | 18 |
| **Total no. of Units** | **57** |

**Progress in relation to the rollout of the Part 8 Social Housing Programme is as follows:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Scheme Name   (Location Address)** |  | **Approved by Council** | **Current Stage** |
| Dromcarra, Tallaght | 14 | Yes, June 2015 | Full Cost plan submitted to DECLG - awaiting Pre-Tender Approval |
| Letts Field,   Clondalkin | 37 | Yes,   September 2015 | Stage 2 approval received on the 4/03/2016. SDCC to submit revised budget submission for Stage 3 to obtain Pre-Tender Approval |
| Owendoher,   Ballyboden | 40 | Yes, October 2015 | Stage 2 approval received on the 4/03/2016. SDCC to submit revised budget submission for Stage 3 to obtain Pre-Tender Approval |
| Killinarden,   Tallaght | 27 | Yes, November 2015 | Full Cost plan submitted to DECLG - awaiting Pre-Tender Approval |

The foregoing projects are included in SDCC Housing Strategy 2015-2017. Delivery of these housing units will come on stream over the next two years.

The Part 8 programme will continue to progress on an incremental basis throughout the county. As part of the consultation process the Council is open to engaging with representative resident groups within the area of the proposed development.

The Council proposes to advance the House Build programme in accordance with the schedule below in 2016/2017:

|  |  |
| --- | --- |
| **Address** | **No. of Units –** *Numbers below are indicative and may alter during the course of the Part 8 process* |
| St. Aidans, Brookfield, Tallaght (Includes Traveller Accommodation construction of 5 group houses) | 75 - Social Housing 5 - TAU |
| Stocking Lane, Rathfarnham | 40 |
| St. Marks Avenue Clondalkin | 40 |
| Fonthill Road Link Road Project, Neilstown, Clondalkin | 70 |
| Balgaddy F, Lucan | 50 |
| **Total** | **280** |

The identification of sites appropriate for Social Housing Build is an ongoing process and Members will be advised of any such additional developments. The Council is also developing briefs on sites for development in collaboration with Approved Housing Bodies who will be selected through expressions of interest in accordance with the agreed protocols between Local Authorities and Irish Council for Social Housing.

As part of the Government’s direction on quick delivery of social units and to reduce the costly use of Hotel Accommodation to meet Homeless Emergency Accommodation for families in the Dublin Region South Dublin County Council is required to provide 105 Rapid Delivery units as part of the 500 units to be delivered in the Dublin Region.

Of the 280 above units 105 will be Rapid Build Units and will be distributed over a number of the above projects.

In terms of Social Housing delivery 1,071 Units were delivered in 2015 through Leasing, RAS, HAP and Acquisition Programme. These activities will continue in 2016 including Part V delivery of Units, 100 Units through PPP at Grange and the 2015 CAS acquisitions.