

Headed Item 11

Section 85 Agreement for Proposed PPP site in Clonburriss SDZ

Meeting of South Dublin County Council

13th February 2023

Overview

- Nov 2014: Social Housing Strategy 2020 - measures to boost social housing supply (incl. use of off-balance sheet mechanisms e.g. large scale Public Private Partnership programme)
- PPP: DHLGH, LAs, NDFA & specially-formed project company
- Programme rolled out in bundles (SDCC participated in Bundle 1 with 109 homes in Corkagh Grange)
- Sept 2021: 'Housing for All' commitment to increase use of PPPs for social housing delivery followed by call for sites across greater Dublin region. SDCC submitted site within Clonburris SDZ with capacity for approx. 120 homes & capable of being independently delivered
- June 2022: PPP bundles 4 & 5 announced with 18 sites across the greater Dublin region with SDCC/Clonburris SDZ site included in bundle 5.

Bundle 5 Overview

- Bundle 5: includes 10 sites to deliver 795 social & 307 affordable homes
- Dublin City Council selected as lead local authority, will enter into Project Agreement with Project Company for delivery & management of social housing
- Project Company to be selected via an advertised tender competition in accordance with EU/national procurement rules
- Project Company will occupy land on foot of licence granted by contracting party for specific purposes as set out in Project Agreement
- **Participating Local authorities will be responsible for obtaining the necessary planning approval under the Planning and Development Acts and Regulations**

Bundle 5 Sites

Site	Local Authority
Barry Road, Finglas	Dublin City Council
Cherry Orchard Avenue	Dublin City Council
Balally, D16	Dun Laoghaire- Rathdown County Council
Lambs Cross, Sandyford	Dun Laoghaire- Rathdown County Council
Oldtown Mill, Celbridge	Kildare County Council
Coolaghknock Glebe, Kildare Town	Kildare County Council
Ballymakenny East	Louth County Council
Clonburris	South Dublin County Council
Burnaby, Greystones	Wicklow County Council
Rehills, Bray	Wicklow County Council

Proposed SDCC Site



Proposed SDCC PPP Site

- Site within Clonburris SDZ - Phase 5 of SDCC owned land
- 2.4 ha site within Kishogue North East (Sub-Sector 4)
- Zoned residential with potential density of 45-55 units per ha
- Capacity for approx. 110-120 homes
- Included in Housing Delivery Action Plan based on housing need
- Serviced site/good transport links/can be independently delivered

SDCC will retain responsibility for:

- ✓ Calculation of tenant rents under our differential rent scheme
- ✓ 100% of tenant nomination rights for social homes
- ✓ Role of landlord under our tenancy agreements

Project Company will act as Council's agent for management & maintenance of the development for 25 years

Land will remain in the Council's ownership and the homes can fully revert to the Council's management after 25 years

Next Steps

- Council required to approve motion pursuant to Section 85 of the Local Government Act 2000, as amended, authorising Dublin City Council to act on behalf of this Council in respect of the project with the exceptions as outlined earlier.
- Design teams to be appointed to work in collaboration with lead authority & SDCC
- SDCC senior officials on relevant working & steering groups
- Planning process to be undertaken in 2024
- Project company to be selected via procurement competition managed by NDFA under relevant procurement regulations.
- Regular communication & updates via Housing SPC for members at project key milestones
- Project completion & delivery of homes anticipated in 2026