

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 13 April 2026

HEADED ITEM NO. 11(b)

Housing Delivery Q1 2026 Update

Mayor & Councillors,

We continue to progress housing delivery through a range of mechanisms, including the council's own-build programme, partnerships with Approved Housing Bodies, and from turnkey and Part V arrangements. While we expect to exceed this year's target of delivering 788 social homes, we will see increased targets over the period of the new housing plan which will particularly require strengthening our own-build pipeline as well as continuing to work closely with AHBs and private partners to increase the supply of social and affordable homes. This detailed housing delivery update shows all social/affordable/cost rental housing developments on site or with approval or progressing through the planning process.

Projected SDCC and AHB Housing Delivery Pipeline Summary

Table 1

Tenure Type	2026	2027	2028	2029	2030	Grand Total
Social	951	866	995	963	823	4598
Affordable	97	196	471	629	353	1746
Cost Rental	404	270	732	607	43	2056

Housing Construction Programme Currently On-Site

Table 2

Scheme	No. of Homes	1-Bed	2-Bed	3-Bed	4-Bed	Social	Affordable/Cost Rental	Expected Completion
Sarsfield Park	5	5				5		Q2.2026
Kilcarbery 5	88	12	16	52	8	18	70	Q2.2026
Alpine Heights	13	8	5			13		Q3.2026
St Aongus Green	12	10	2			12		Q3.2026
St Ronan's Crescent	9	5	4			9		Q3.2026
Deansrath/ Melrose	27	15	12			27		Q4.2026
Pearse Brothers Park	10	6	4			10		Q4.2026

Rossfield	16	7	5	4		16		Q2.2027
Kishoge Gardens	284	65	53	129	37	108	176	Q4.2027
Killinarden Foothills	497	15	132	331	19	125	372	Q3.2030
Total	961	148	233	516	64	343	618	

Housing Construction Programme Schemes with Planning

Table 3

Scheme	No. of Homes	1- Bed	2- Bed	3- Bed	4- Bed	Social	Affordable/Cost Rental	Status	Expected Completion
Stocking Avenue 1	25	11	5	9		25		Detailed Design	Q2.2028
Clonburriss Site 3	580	140	151	289		147	433	Planning Granted	2030
Clonburriss Site 4	436	65	177	186	8	207	229	Planning Granted	2030
Clonburriss Site 5	236	37	83	113		55	181	Planning Granted	2030
Clonburriss PPP	118	26	42	44	6	118		Planning Granted	2030
Total	1395	279	461	641	14	552	843		

Housing Construction Programme Schemes at Pre-Planning

Table 4

Scheme	No. of Homes	Social	Affordable/Cost Rental	Status	Expected Completion
Castlefield	29	17	12	Part 8 Consultation	2028
Clonburriss Site 6	640	120	520	Stage 2 – Delivery Partnership Procurement	2030
Oldcastle	120	65	55	Pre-Part 8 Design	2030
Rathcoole	125	65	60	Pre-Part 10 Design	2030
Stocking Avenue 2	400	120	280	Masterplan Procurement	2032
Total	1314	387	927		

Traveller Accommodation Programme 2025-2029

Table 5

Scheme	No. of Homes	Status	Expected Completion
Newcastle	6	Completed	2025
Aderrig	6	Completed	2026
Adamstown SDZ	6	On-Site	2026
Kishogue Gardens	15	On-Site	2027
Lock Road	4	Pre-Part 8	2027
Adamstown SDZ	5	Planning Approved	2028
Oldcastle	18	Pre-Part 8 Design	2030
Rathcoole	5	Pre-Part 10 Design	2030
Hazel Hill	5	Feasibility Study	2030
Stocking Avenue 1	5	Feasibility Study	2032
Total	75		

Approved Housing Body Delivery Programme

The Housing Directorate, in partnership with the Approved Housing Sector, is advancing a significant social housing programme for 2026-28 across multiple projects. Delivery via the AHB sector provides a balanced geographical distribution, delivering homes in locations and appropriate sizes to meet the specific needs of applicants on our social housing waiting list.

Table 6

AHB	Development	No. of Homes	Status	Expected Completion
Oaklee	Stone Park Hall	28	Complete	Q1.2026
Respond	Airton Rise	120	Complete	Q1.2026
Focus	Whitehall Rd	13	Complete	Q1.2026
Fold	Gordon Park	13	Near completion	Q2.2026
Cluid	Lockhouse Way	123	Near completion	Q2.2026
Cluid	Somerton Gate	68	Near completion	Q2.2026
Tuath	Swiftbanks	118	Near completion	Q2.2026

CHI	St Johns Road	44	Near completion	Q2.2026
Oaklee	Keepers Lock	34	On site	Q3.2026
Oaklee	Tandy's Lane	14	On site	Q3.2026
HAIL	Old Court	4	On site	Q3.2026
Cluid	Slade Square	28	On site	Q3.2026
Respond	Honora Hall	11	On site	Q3.2026
Circle	The Boulevard	19	On site	Q3.2026
Tuath	St Helen's Plaza	80	On site	Q4.2026
Iveagh Trust	St Winnows	24	On site	Q4.2026
Oaklee	St Helen's III	21	On site	Q3.2027
Tuath	Garters Lane	223	On site	Q3.2027
Tuath	Aderrig 4	141	To commence	Q3.2028
Total		1,126		