



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Modular Homeless Housing Development

ACM 21/10/2026

Presented by
SDCC Architects

Dublin Regional Homeless Plan 2025-27

SDCC

As presented at the SDCC Council meeting in July 2025, Objective 2 – Providing adequate and equitable emergency accommodation, item 2.2.3 notes the commitment to reduce the reliance on the private sector for emergency accommodation.

Dublin Region Homeless Action Plan 2025-2027



DRHE
Feidhmeannacht um Dhaoine ar Easpa
Didine Réigiún Bhaile Átha Cliath
Dublin Region Homeless Executive

Objective 2. Providing Adequate and Equitable Emergency Accommodation							
This objective addresses the necessity of having enough emergency housing options available across the Dublin region and that these options meet certain standards.							
	Pillar	What Do We Want to Achieve?	What must we do?	What Needs to be in Place for it to Succeed?	Who is Responsible for Making It Happen?	How Will We Measure and Report?	When Will We Measure and Report?
2.2.1	Protection	A balanced supply of Emergency Accommodation across the DRHE area.	Ensure a supply of new emergency accommodation suitable for the range of people who require emergency accommodation.	Infrastructure and Accommodation Development Plan Sites, Funding and Resources	Each Local Authority	Comparison of the number of beds available in each Local authority with their homeless population to ensure an upward trend. PASS and Property Team to Measure Quarterly for Progress	Track annually until 2027
2.2.2	Protection	Reduce the reliance on the Private sector for emergency accommodation	Increase the number of refurbished or acquired projects for emergency, temporary, or long-term supported accommodation run by both NGOs and local authorities.	Identification of potential projects across each LA for refurbishment or acquisition. Tender for Acquisitions.	The NGOs and 4 Dublin Local Authorities	Identify the number of New NGO/ Local authority owned beds added to Emergency, Temporary and Long-term supported accommodation.	Track annually by LA and include in DRHE/SMG Annual report
2.2.3			Develop and implement a pilot modular site to provide emergency accommodation.	A suitable site to be identified and stakeholder buy in secured. Adequate resources to staff the accommodation.	SDCC	Number of New LA owned Beds added to the stock of Emergency accommodation x LA	
2.2.4	Protection	Ensure children's supports are taken into account when placing a family accepted as homeless.	Consider the educational and support links of children when placing in Emergency accommodation.	Available EA across the Dublin Region Available EA to meet the family size requirements.	Each Local Authority	No of Complaints based on Location of EA.	PASS

Dublin Regional Homeless Action Plan 2022-25

We will:

- Develop an innovative modular housing pilot project to help address homelessness, in South Dublin County.
- The project will provide approx. 16 own-door apartments for local people experiencing or at risk of homelessness.
- 2 additional UD bungalows (for age-friendly or people with disabilities)
- We will also use our in-house and consultant design and development management expertise to guide the delivery of the project as a whole.
- Our focus is on creating high quality short to medium term accommodation that feels like home, with a clear pathway to a permanent home as such accommodation becomes available.



Modular construction

The term 'Modern Methods of Construction (MMC)' has become a catch all term associated with any factory production of large scale integrated building elements or components.

Modular construction however, is a process in which a building is constructed off-site, under controlled conditions, using the same materials and the same standards and regulations as conventionally built structures.

Buildings are produced in 'modules' (typically 3 dimensional volumetric pods) which when put together on site reflect the same design intent and standards of compliance with all relevant guidelines and regulations as a traditionally built scheme. In many cases these pods arrive to site with many interior elements and finishes already in place. Up to 95% of the work can be completed in a factory setting, depending on the chosen external finishes to be applied on site.

This method of building has the potential to deliver greater levels of quality control, and to achieve significant time savings in the duration of works on the site itself.



Suitability

The use of modular solutions to address the need for rapid delivery homeless and permanent accommodation is well established both in Ireland and across Europe

Careful consideration must be given to the characteristics and durability of materials specified , and the required maintenance in use and refitting or refurbishment between occupants.



Ladywell in Lewisham



Clonard Road - Dublin



Y.Cube - Mitcham

Procurement:

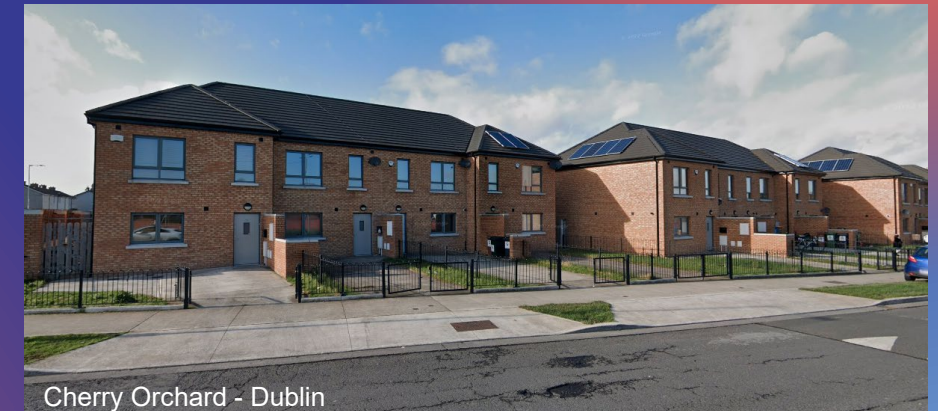
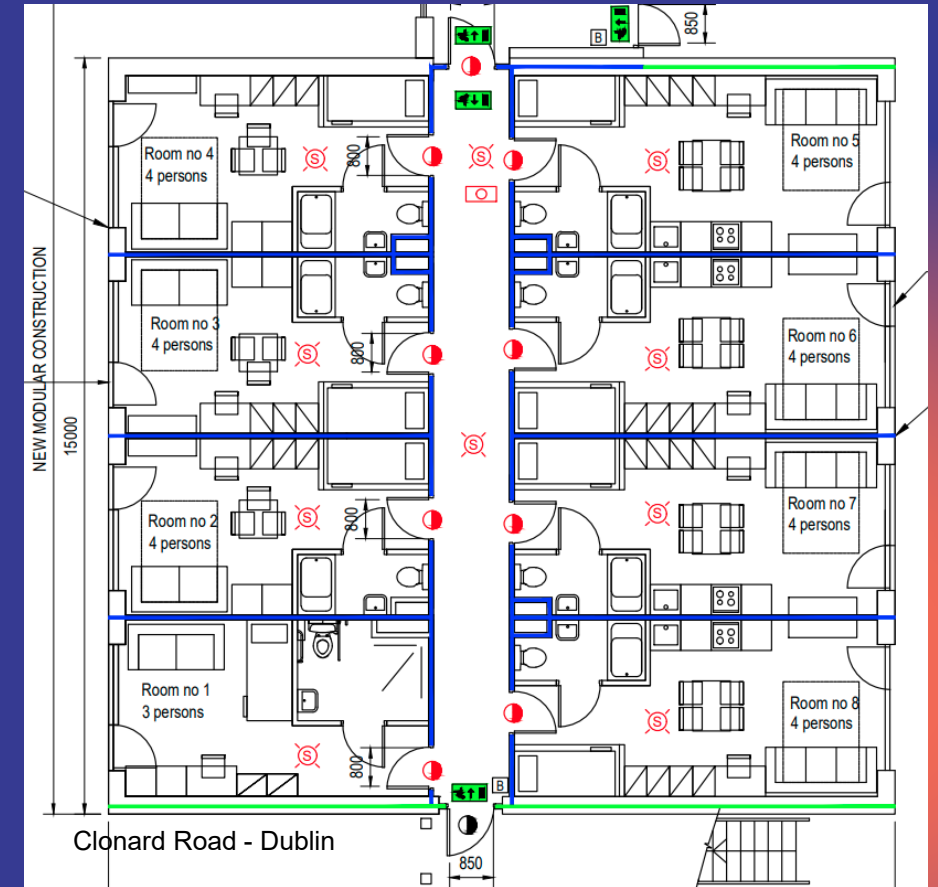
The proposed scheme will be procured via a suitable procurement competition, open to suitable candidates in the market. The most appropriate procurement method is to be determined when the overall brief is finalised.

Cost:

The final outturn cost of the project will be dependent on a number of factors:

- Site value
- Site location, preparations and ground conditions
- Availability of utilities and cost of connection to utility providers
- The required lifespan of the temporary accommodation
- Allowance for future relocation and/or adaptive re-use in-situ
- The level of specification and fit out requirements

It should be noted that the cost of providing this accommodation may be similar to traditional building costs, as the same materials and standards are applied as these are habitable dwellings. The primary savings in relation to the use of modular solutions is the reduction in the time taken for procurement and erection on site.



Regulatory Framework:

The Proposed scheme will be the subject of a Part 8 Submission under the Planning and development act , and will take account of the Guidelines for Development of New Emergency Accommodation (DHLGH)

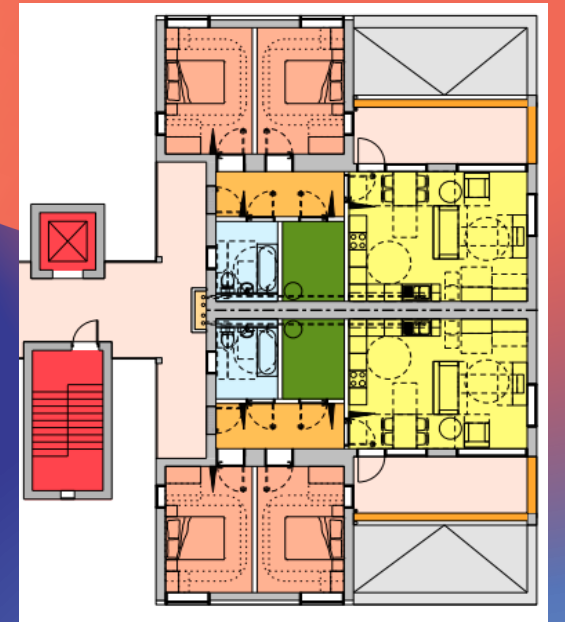
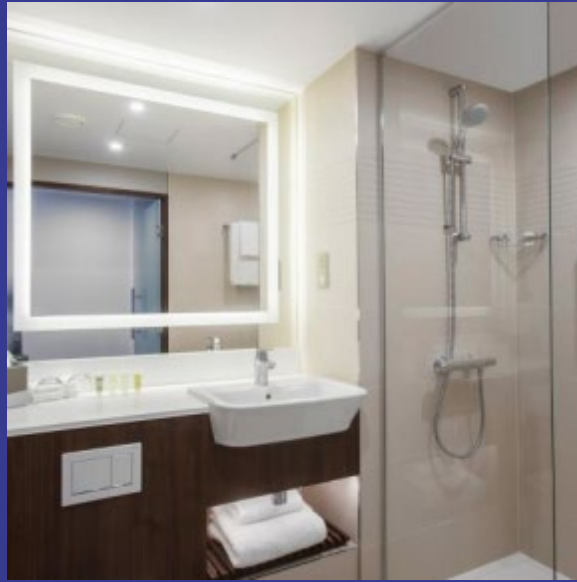
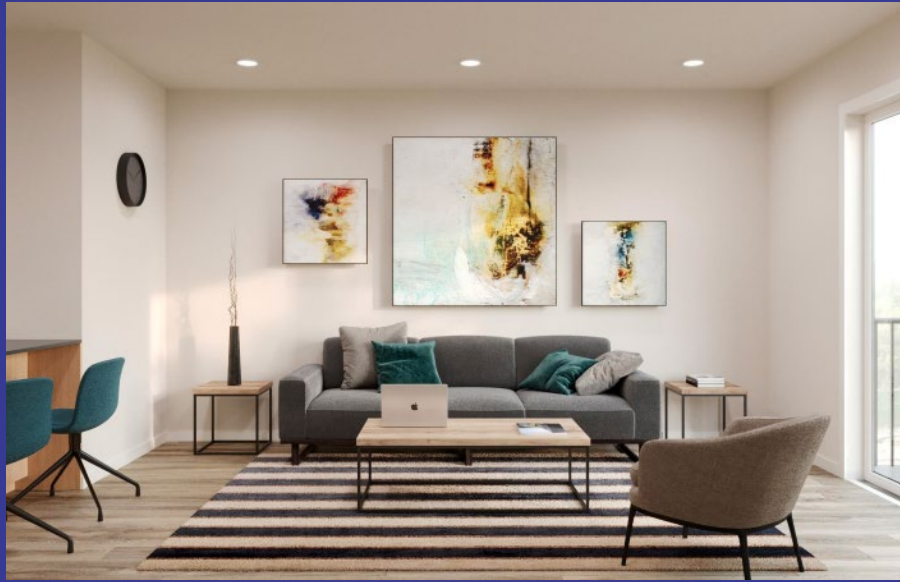
The Proposed scheme will be subject to the requirements of the Building regulations and must demonstrate compliance under the Building Control Amendment Regulations (BCAR)

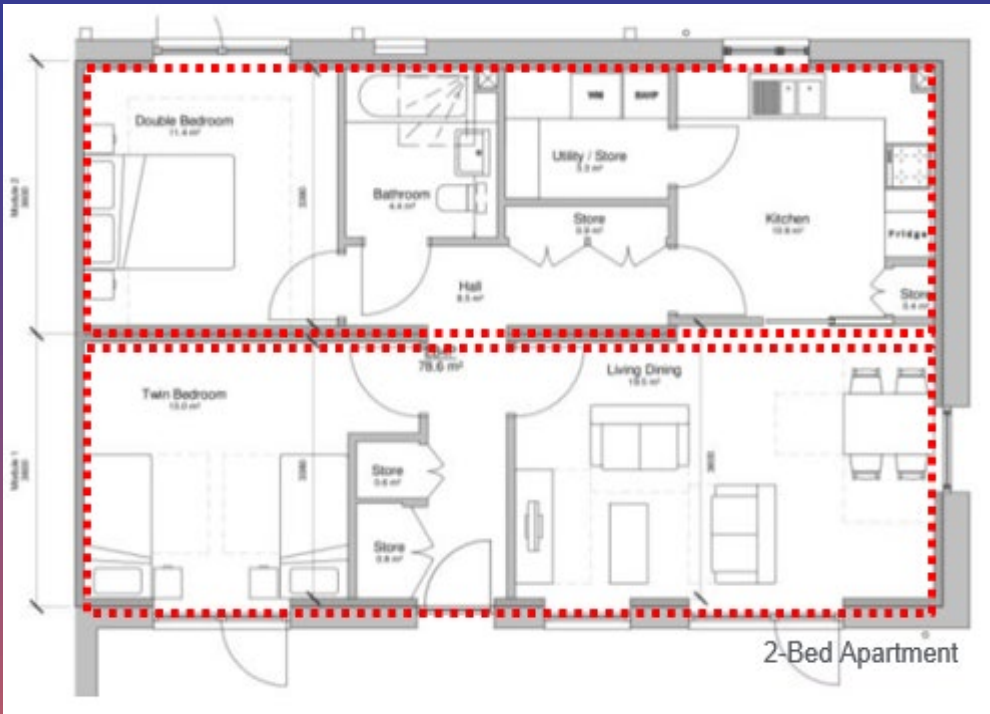
Lifespan:

The appropriate minimum lifespan will be determined by the expected period of usage, the overall cost allowed, and the potential for adaptive re-use of the units when no longer required for short to medium term use as emergency homeless accommodation. The minimum lifespan refers to the guarantee associated with the main structural and building elements with minimal ongoing maintenance. It is expected that the units will far exceed this minimum guaranteed period with regular maintenance as with SDCC's standard housing stock.

SDCC







Site Selection

3 potential sites in South Dublin considered.

Mayfield Court in Clondalkin LEA was selected as it scored highest in terms of:

- Ownership status
- Zoning
- Site access
- Constraints
- Benefit to community



Mayfield Court – Existing Site Plan

Site area: 1.8Ha

6 no. existing day units on site.

Under-occupied – vacancy and dereliction.

Anti-social behaviour.

Vehicles and waste.



Mayfield Court



Mayfield Court – Proposed Site Plan

15 no. emergency homeless 1-bed apartments (modular):

- 4 no. 2 storey buildings
- Ground floor units are own-door access from the street
- First floor units accessed by external stairs, shared between pairs of units

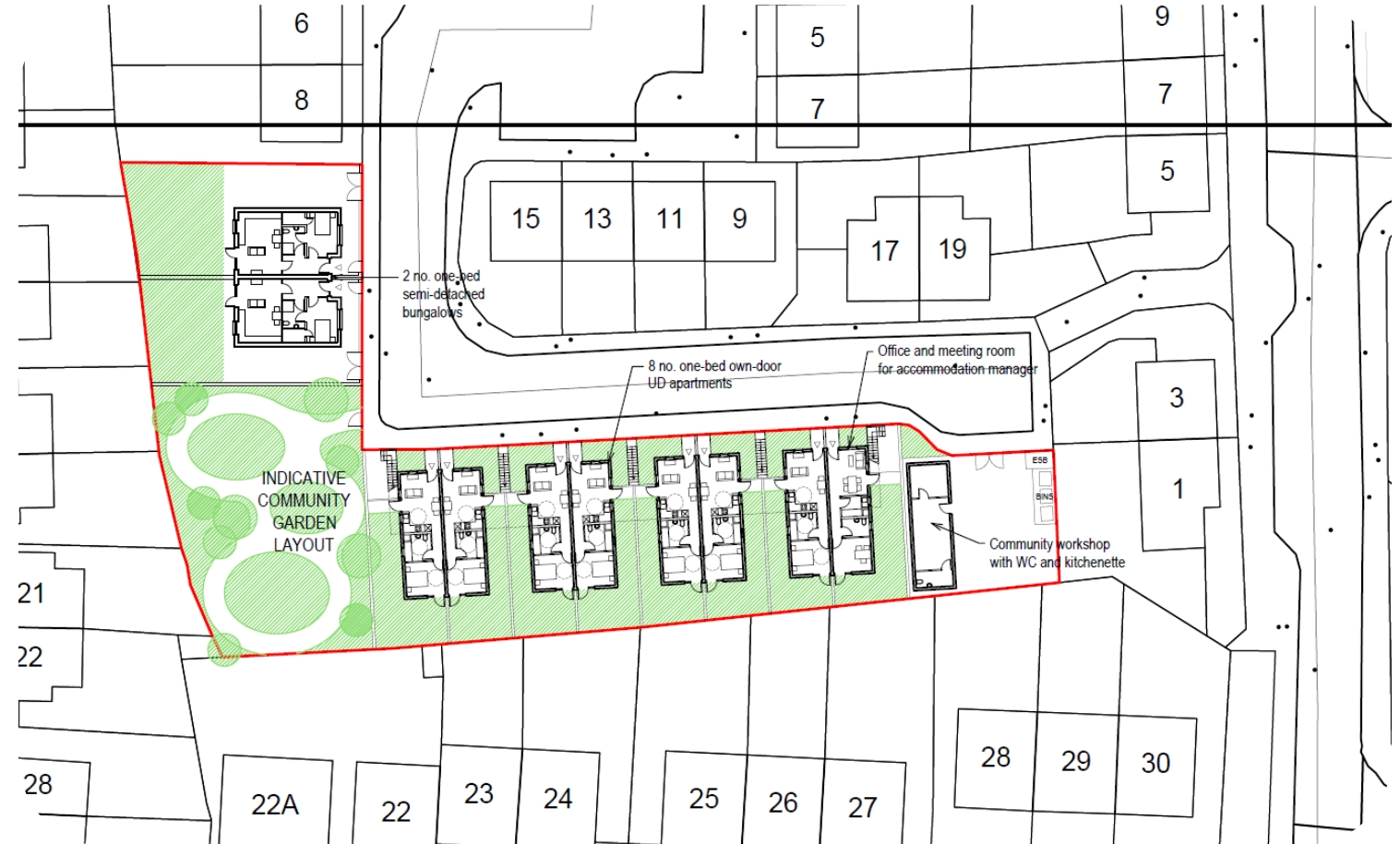
2 no. bungalows:

- 2 no. 1-bed UD/Age Friendly homes

Shared Community Garden – available to wider community.

Community Workshop

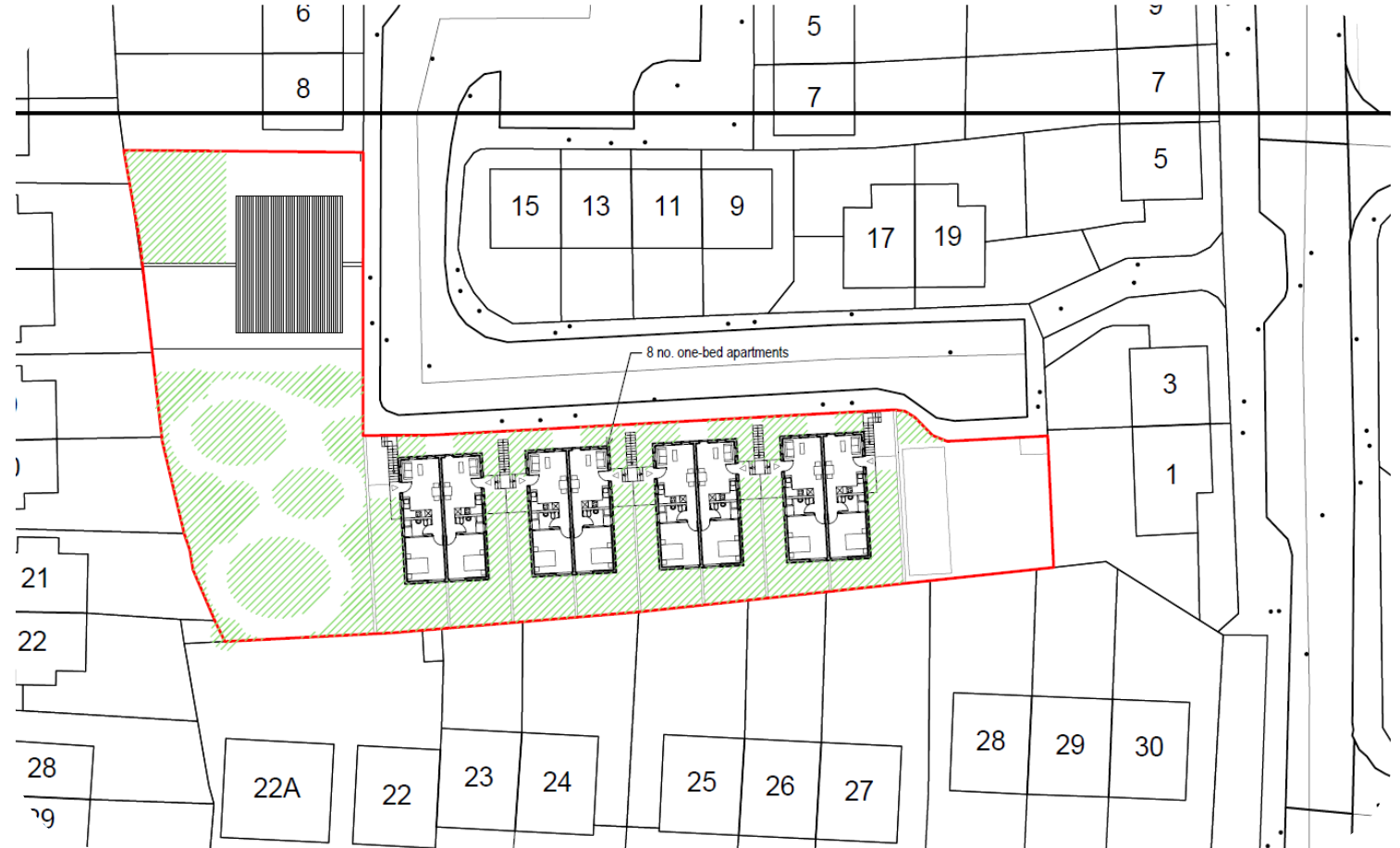
Office for development manager



Mayfield Court – Proposed Upper Level

8 no. units at first floor.

External stairs serves 2 no. units each, except end units which have their own external stair.



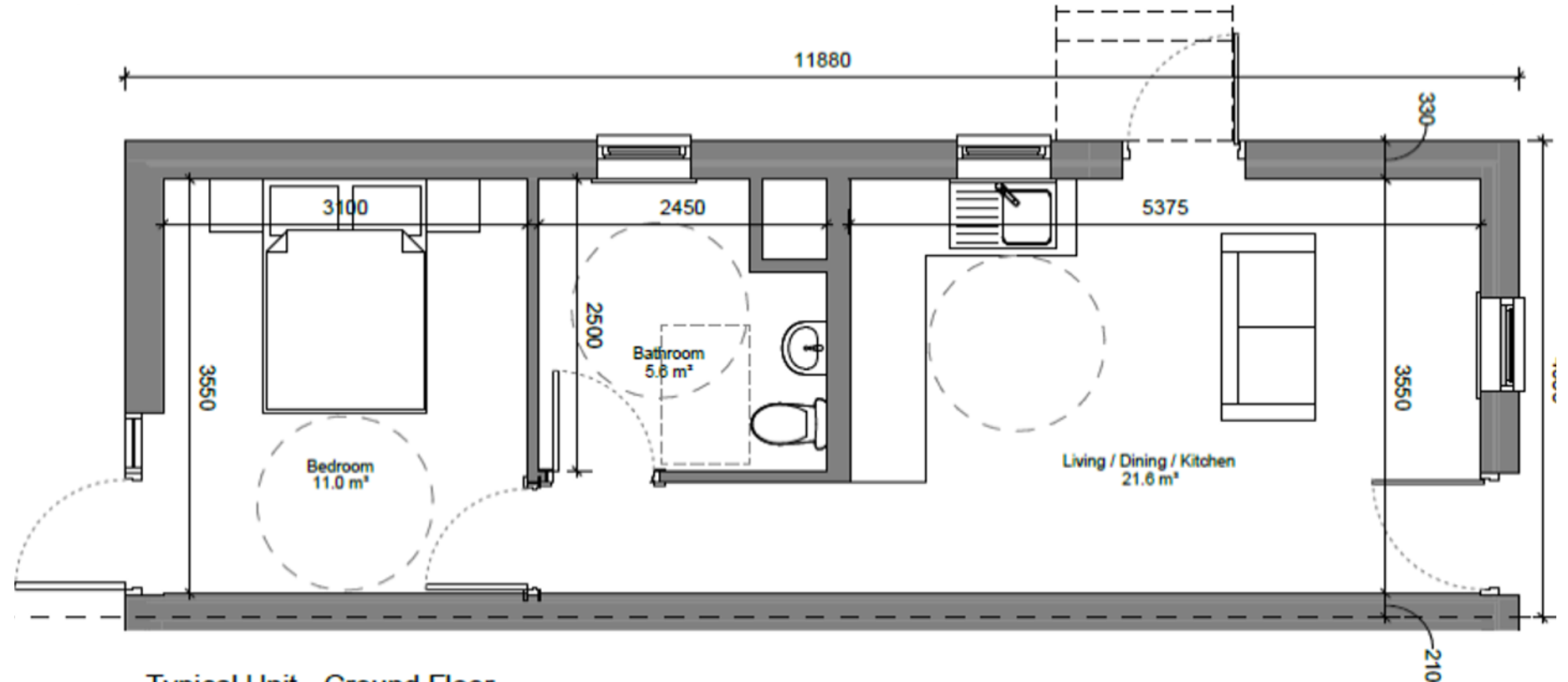
Ground Floor Unit

Total area: 40m²

Front door access
from street.

Universal Design
(wheelchair
accessible).

Private open space.

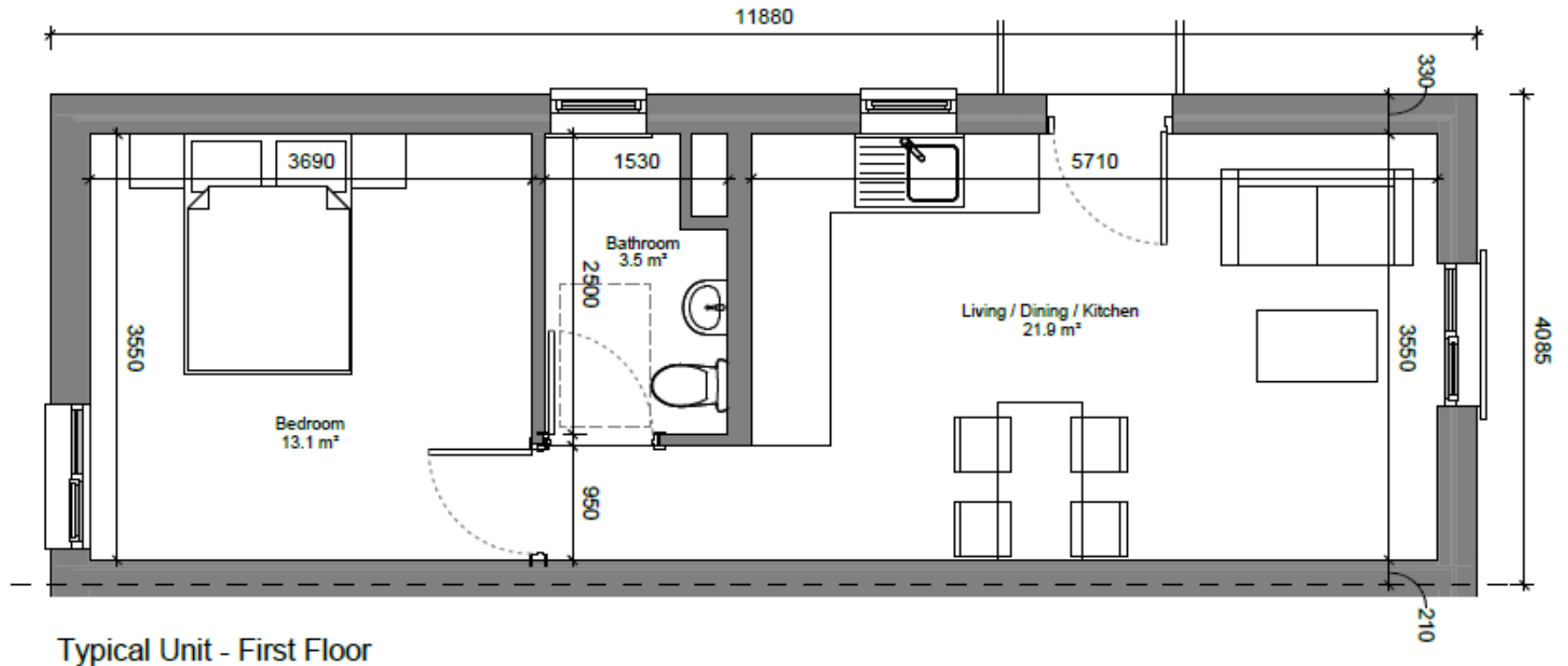


Typical Unit - Ground Floor

First Floor Unit

Total area: 40m²

Accessed via external stair, shared with one other unit.



Mayfield Court Elevation

Proposed materials:

- Brick slip
- Render
- Alu-clad windows
- PPC metal railings
- Tiled roof



Modular Buildings – 3D View

Artist's impression of proposed emergency homeless accommodation.



Management and Maintenance of Development

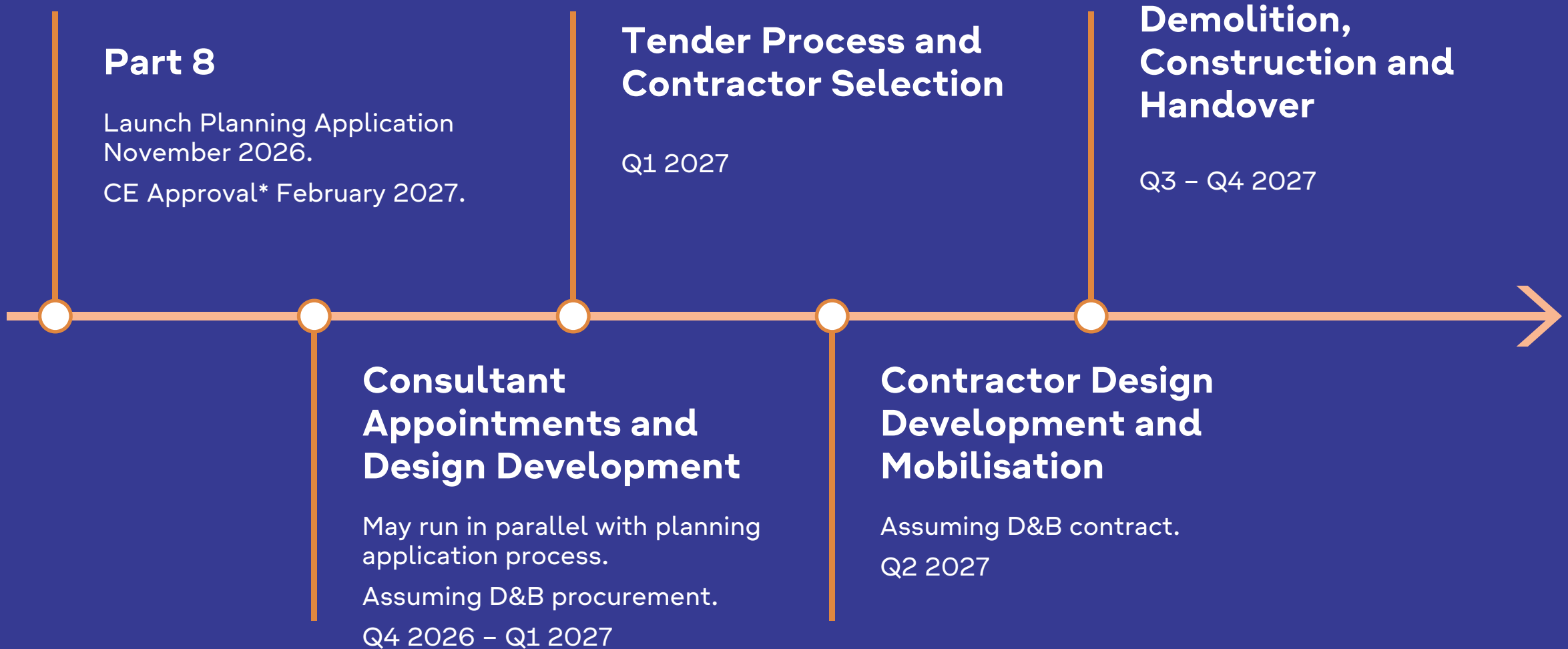
- DRHE Homeless Action plan 2025 - 2027 outlines growing need for diversity in supply of emergency accommodation in the Dublin Region.
- Own Front Door accommodation prioritised for singles/couples where standard accommodation options do not meet their needs.
- Scarcity of such placements throughout the city and an identified need for SDCC clients.
- Safe & secure own front door placements with on-site supports provided by a dedicated NGO team.
- Housing Support to be provided by SDCC Homeless Unit, with focus on moving on to permanent and stable housing.
- Universal Design & Accessibility options.
- Dignity and support for vulnerable clients in need of emergency accommodation.
- Mixed development - singles and couples with weekly service charge in place.
- Amenities for wider community provided, e.g. Community Garden and Community Workshop for groups such as Men's Shed and others.

Next Steps:

The next stage of this project will focus on:

- Stakeholder engagement
- Funding to be sought from the DHLGH under CWMF Homeless Emergency Accommodation.
- Statutory consent applications
- Procurement of external consultants as required
- Confirmation of the procurement and delivery models to be employed
- Development of materials and performance specifications
- Tender Process, Evaluation & Contractor Selection
- Demolition, Construction and Handover

Timeline:





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Thank you