

# PARTNERSHIP AND COLLABORATION ON PART V

Clúid Housing continues to work in close partnership with local authorities across Ireland in the delivery of housing units under Part V of the Planning and Development Act 2000. This approach was developed to ensure an adequate supply of housing for all sectors of the current and future population.

**T**he inclusion of Part V in the Planning and Development Act 2000 was a game-changer for the housing market. Introduced 18 years ago, the Act required the vast majority of housing developments to comply with obligations to make a percentage of the properties available for social housing.

Some of the first Part V agreements with local authorities in the Dublin area delivered houses at Laburnum Square in Pelletstown in West Dublin and in Belarmine in Stepside, South Dublin. This allowed the transfer of 100 social rented apartments to Clúid Housing and the Housing Association for Integrated Living (HAIL). These projects are fine examples of what can be achieved through collaboration and consultation.

Clúid's New Business Manager, Antoinette Hayden, said: "Clúid prides itself in the management of Part V units which have integrated so successfully into the overall development and have provided a safe, secure, comfortable and well-managed home to its customers."

Clúid has over 600 Part V units in mixed tenure schemes across Ireland, which range from two to 54 units in a housing development. Hayden continued: "Clúid has the expertise and experience of managing mixed tenure developments which provide long-term sustainable housing. The most successful Part V schemes are when the Approved Housing Body (AHB) has input in design and specification at an early stage of planning."

## SUSTAINABLE ENVIRONMENT

In the early 2000s, Castlethorn Construction approached Clúid Housing at a very early stage of construction for Laburnum Square, Pelletstown, Dublin 15, which was completed in 2007. As with all large private developments, Castlethorn Construction, under the Part V obligation, had to provide a percentage of social and affordable housing within the housing development.

On agreement with Dublin City Council, Clúid began working in partnership with Castlethorn Construction on issues such as location, design, specification and management of the proposed social rented dwellings.

Hayden said: "This collaborative approach was vital for all parties involved in ensuring that the Department of Housing's Social Housing Design Guide and Clúid's Design Guide were adhered to in the design of the development. It ensuring that Clúid's experiences and aspirations for the proposed apartment complex were taken on board by both the developer and architect.

"The mix of units – 46 apartments in a mix of one, two and



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three bedroom simplex apartments and three bedroom duplex apartments – encourages a range of ages and family sizes. encourages a range of ages and family sizes, allowing Clúid to meet a variety of housing needs from Dublin City Council's Housing List. Clúid was able to meet a variety of housing need from the Dublin City Council Housing List. Each dwelling provides a good quality apartment with some level of private outdoor space."

## HOUSING MANAGEMENT STANDARDS

Another example of successful collaboration at an early stage of planning for a Part V scheme is the development at Belarmine Hall in Stepside. This was a housing development of 64 units, delivered by Clúid in partnership with Castlethorn Construction.

Clúid was involved in the initial design and specification and advised the developer of a housing mix that would be sustainable into the future to ensure the highest housing management standards.

Hayden concluded: "Collaboration and pre-planning consultation allows Clúid, the Department of Housing and developers to deliver long-term, sustainable housing, and benefits all involved. We look forward to future collaboration on these projects to continue the success of integrating Part V units into overall larger housing developments."

For more information about the Part V scheme contact Antoinette Hayden [ahayden@cluid.ie](mailto:ahayden@cluid.ie)