

STRATEGIC SCHEME TO DEVELOP LAND BANKS

The strategic development of major landbanks across Fingal, which have the potential to deliver more than 2,000 homes over the next five to ten years, is to be spearheaded by a new programme office established by Fingal County Council called 'Project Talamh'.

Project Talamh recognises the important role that publicly-owned land has to play in providing affordable housing and quality urban neighbourhoods. It brings together a multi-disciplinary team of housing, planning, architecture, procurement and project management staff from within the Council.

Project Talamh is focussed on three major land banks, namely Ballymastone in Donabate, Church Fields in Mulhuddart and Cappagh Finn in Finglas, which have the potential to deliver in excess of 2,000 homes over the next five to 10 years.

Paul Reid, Chief Executive of Fingal County Council, is leading the Project Board of senior management officials in providing strategic direction to Project Talamh and approving policy and project decisions to advance housing delivery.

"Fingal County Council recognises the challenges of mobilising land development in both public and private ownership in the current housing crisis, with the associated constraints of complex procurement and planning processes," he noted.

"Fingal is responding to this challenge by bringing staff from different disciplines together to work as a team to streamline work processes and to bring together knowledge and experience from different disciplines to realise successful projects," he added.

SITE DEVELOPMENT MODEL

The Project Talamh Programme Office analyses approaches to site development through economic and financial models, and co-ordinates and manages the development of these lands. The Office tailors the approach to each site and reports to the Project Board on progress against key milestones from site identification, project specification, procurement, planning to construction.

Reid continued: "The council is focussed on delivering sustainable mixed tenure residential development on council lands. Key to the delivery of housing is the advance or parallel delivery of social and physical infrastructure. Funding from Central Government's LIHAF and Serviced Sites Fund initiatives are instrumental in providing supporting infrastructure to progress housing delivery on Multi-Unit Housing Development Sites (MUDHS)."

In relation to Ballymastone, the council owns 35 hectares of residentially-zoned land in Donabate, between Donabate Village and Portrane Demesne. The development of this land is facilitated by the construction of a LIHAF funded distributor road, which is currently under construction and due for completion before the



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end of 2019.

This site has the potential to deliver 1,000-1,200 homes with an intended mix of 60% private units, 20% private discounted units and 20% social units. The Council commenced procurement on this project in October 2018 through the Competitive Dialogue Procedure and anticipates a contract award by the end of 2019.

The Church Fields site in, Mulhuddart, comprises 37 hectares of land, of which 25 hectares is the main development area. A Land Management Plan the potential to support approximately 1,000 homes with a proposed tenure mix of social units, private discounted units, cost rental units and older people's accommodation and associated community facilities.

The council has applied to fund the infrastructure delivery through the Serviced Sites Fund and Project Talamh is currently appraising the site to determine a cost-effective approach to development.

Regarding the third site at Cappagh Finn in Finglas, the council owns eight hectares of land located between Finglas village and the M50 and it is expected that approximately 200 mixed tenure units can be delivered.

The site requires significant remediation and funding has been sought under the Serviced Sites Fund, which if successful, could see construction starting on the site by the end of 2019.