

# DUBLIN COUNCILS AIM TO DELIVER MORE HOUSING SITES

## *And Increase Supply*



Dublin City Council, Dun Laoghaire Rathdown County Council, South Dublin County Council and Fingal County Council are now calling out to housing developers and home builders to help them to activate or complete housing sites across the city and county, under a new joint initiative to support the housing market in the capital.

**D**ublin's four local authorities have issued the joint call to home builders and housing developers to offer a range of houses and apartments with planning permission in unbuilt or partially commenced developments under a scheme which provides for the advance purchase of turnkey residential units for social and affordable housing.

AnnMarie Farrelly, Fingal County Council's Chief Executive, who also chairs the Dublin Housing Delivery Group, said that priority will be given to high-quality projects that can be delivered quickly and also to provide value for money.

"We estimate that there are over 55,000 houses and apartments on about 280 sites across the Dublin region that have planning permission but have not been started and there

are more that are incomplete," said Ms Farrelly.

Under this scheme the four local authorities will purchase the homes in advance, in order to activate or reboot the project. When the homes are completed, they will be allocated to people on the housing list, sold as affordable homes, or made available for cost rental as part of an affordable housing scheme.

#### **JOINT VENTURE ARRANGEMENTS**

The four councils will consider turnkey residential units in completed developments, or in developments due for completion in 2023, 2024, 2025 and 2026. They are also open to joint venture arrangements that include delivery of social and affordable homes with an Approved Housing Body.

## Dublin Housing Scheme

Owen Keegan, Chief Executive of Dublin City Council, said that the four councils will also consider proposals to split developments into phases and taking homes across multiple schemes. "We are open to sitting down with builders and developers and hearing their proposals because the aim of this scheme is to increase local authority housing stock as well as the amount of affordable homes available for sale or through cost rental."

The Chief Executive of Dún Laoghaire-Rathdown County Council, Frank Curran, said: "We want to sign contracts with developers and builders that will allow us to get construction underway during 2023. This will, thereby, secure additional supply of social and affordable homes over the next two to three years."

Applications to each council will be assessed under criteria

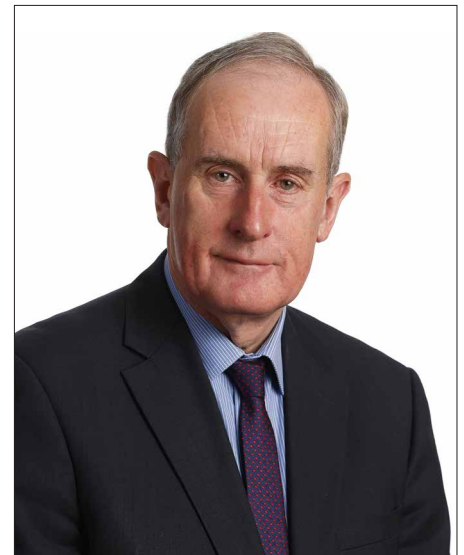
that includes the delivery programme, with the priority on the early delivery of completed houses and apartments; the suitability and need for social and affordable housing at a location; value for money; and quality of design and construction in accordance with requirements of the Department of Housing, Local Government and Heritage.

Colm Ward, Chief Executive of South Dublin County Council, said: "Housing is the biggest issue for citizens in Dublin. This scheme is part of a concerted effort on behalf of the four Dublin local authorities to increase the supply of social and affordable homes by providing a high degree of certainty that will allow a builder or a developer to get onto a site to build the houses and apartments for which they already have planning permission."

### A SNAPSHOT OF SOME COMPLETED SOCIAL HOUSING DEVELOPMENTS ACROSS DUBLIN



Dublin City Council's social housing development on Margaret Kennedy Road, Dublin 8.



Dublin City Council's Chief Executive Owen Keegan said the four councils will consider proposals to split developments into phases.



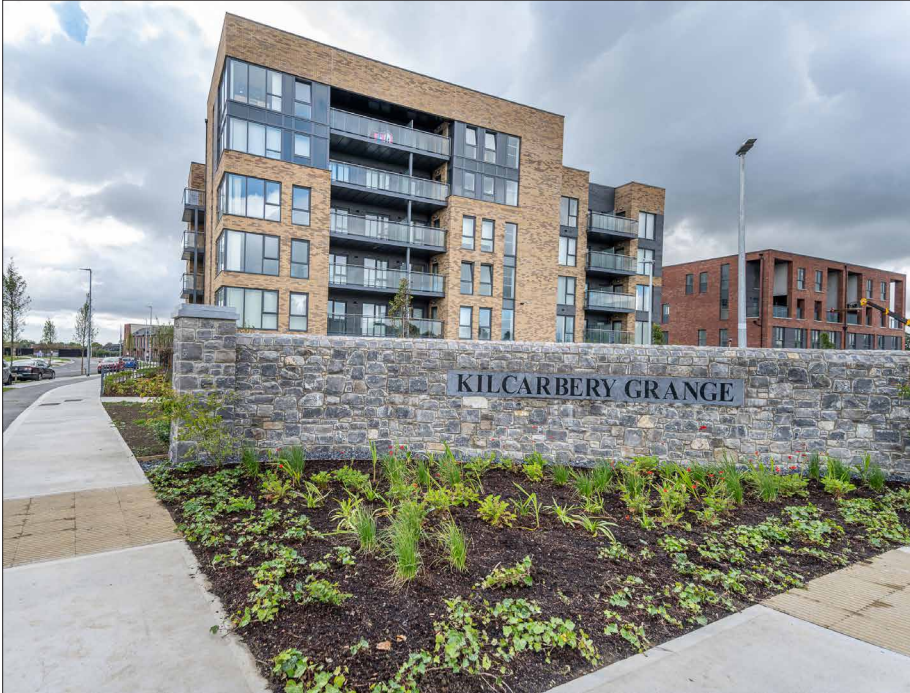
New social housing units were completed at Liscappagh in Finglas.



AnnMarie Farrelly, Fingal's Chief Executive, said that priority will be given to high-quality projects that can be delivered quickly and also to provide value for money.

## Dublin Housing Scheme

### A SNAPSHOT OF SOME COMPLETED SOCIAL HOUSING DEVELOPMENTS ACROSS DUBLIN



SDCC delivered affordable housing at Kilcarbery Grange in Clondalkin.



*The scheme will allow a builder or a developer to build the houses and apartments for which they already have planning permission, according to Colm Ward, SDCC's Chief Executive.*



Dun Laoghaire-Rathdown's Ballyogan Square development in Carrickmines.



*Frank Curran, Chief Executive of Dun Laoghaire-Rathdown County Council, wants contracts signed with developers and builders to "allow us to get construction underway during 2023".*

#### LINK UP WITH DUBLIN'S LOCAL AUTHORITIES

Details of the scheme are available from the website of each of the four local authorities:



- Dublin City Council [www.dublincity.ie/residential/housing/strategies-policies-and-initiatives/housing-turnkey](http://www.dublincity.ie/residential/housing/strategies-policies-and-initiatives/housing-turnkey)
- Fingal County Council [www.fingal.ie/council/service/call-home-builders-and-housing-developers](http://www.fingal.ie/council/service/call-home-builders-and-housing-developers)
- Dun Laoghaire Rathdown County Council [www.dlrcoco.ie/are-you-landlord-or-developer/expressions-interest-turnkey-developments](http://www.dlrcoco.ie/are-you-landlord-or-developer/expressions-interest-turnkey-developments)
- South Dublin County Council [www.sdcc.ie/en/services/housing/leasing-initiatives/expressions-of-interest-housing-provision/](http://www.sdcc.ie/en/services/housing/leasing-initiatives/expressions-of-interest-housing-provision/)