

# DUBLIN COUNCILS SET THEIR SITES ON AFFORDABLE AND SOCIAL HOUSING STOCK INCREASE

Dublin's four local authorities are calling on all 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.

Under a new joint initiative to support the housing market in the capital, Dublin City Council, Dun Laoghaire-Rathdown County Council, South Dublin County Council and Fingal County Council are calling out to housing developers and home builders to help them activate or complete housing sites with planning permission in unbuilt or partially commenced developments.

The four Dublin councils will consider turnkey residential units in completed developments, or in developments due for completion over the next four years. They will also be open to joint venture arrangements that include delivery of social and affordable homes with Approved Housing Bodies (AHBs).

AnnMarie Farrelly, Fingal County Council's Chief Executive, who chairs the Dublin Housing Delivery Group, said that priority will be given to high-quality



**The social housing scheme on Sean Foster Place on North King Street in Dublin City Centre was launched towards the end of 2021.**



**Large-scale housing development in Fingal, with new homes built at one of the council's flagship developments in Church Fields, Mulhuddart, Dublin 15.**

projects that can be delivered quickly and also 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 to activate or reboot the project. Once 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 capital's local authorities will also consider proposals to split developments



into phases and to take homes across multiple schemes.

Following the announcement of the scheme in July, Dublin City Council’s Chief Executive Owen Keegan at the time said they were “open to sitting down with builders and developers to hear 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 they want to sign contracts with developers and builders that “will allow us to get construction underway and thereby secure additional supply of social and affordable homes over the next two to three years.”

Colm Ward, Chief Executive of South Dublin County Council, said: “Housing is the biggest issue for



South Dublin County Council delivered affordable housing at Kilcarbery Grange in Clondalkin.



Dun Laoghaire-Rathdown’s housing development in Ballyogan Square.

citizens in Dublin and this scheme is part of a concerted effort on behalf of Dublin’s four 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.”

Applications to each council will be assessed under certain criteria. These will include the delivery programme, with the priority on the early delivery of completed houses and apartments; suitability and need for social and affordable housing at a location; value for money; and quality of design and construction in accordance with Department of Housing, Local Government and Heritage requirements.

## LINK UP WITH DUBLIN’S LOCAL AUTHORITIES

For further information from 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/)