



Action Plan for Housing and Homelessness

Presentation

September 2017



**Rebuilding
Ireland**



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government

**Limerick
CITY & COUNTY
COUNCIL**

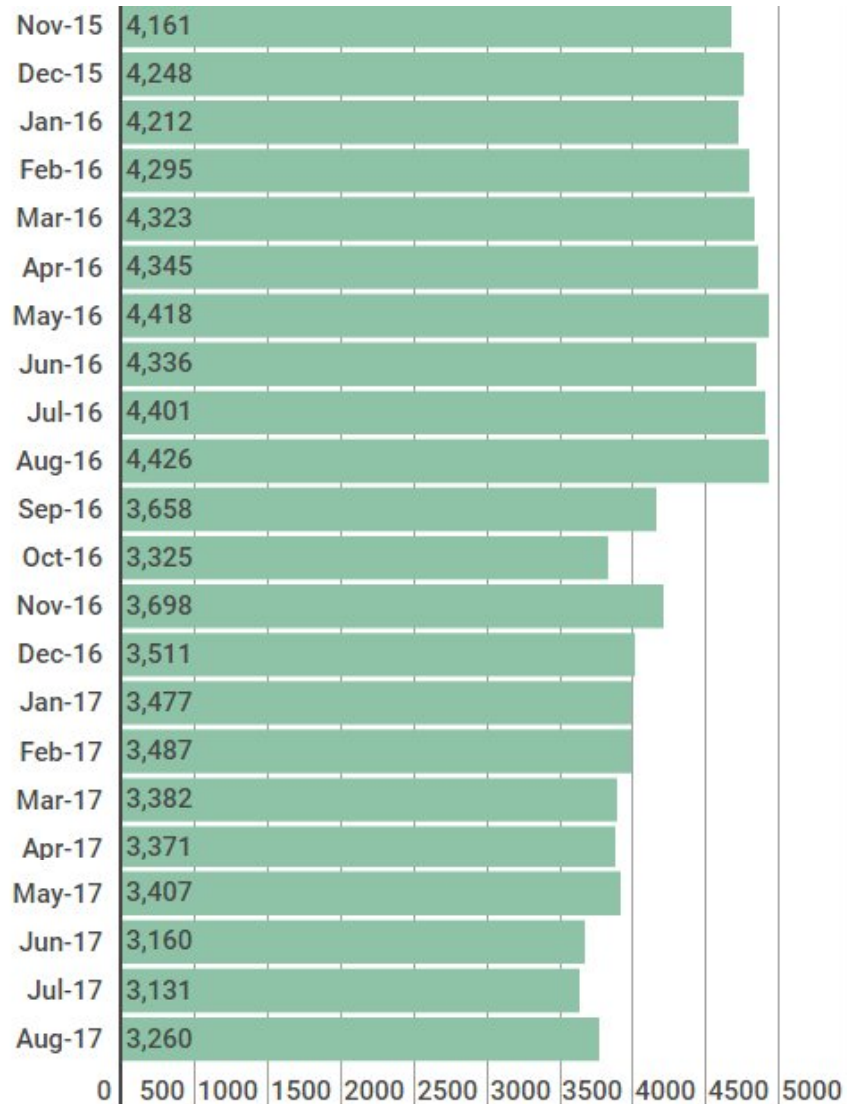
- **CONTEXT**
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CONTEXT

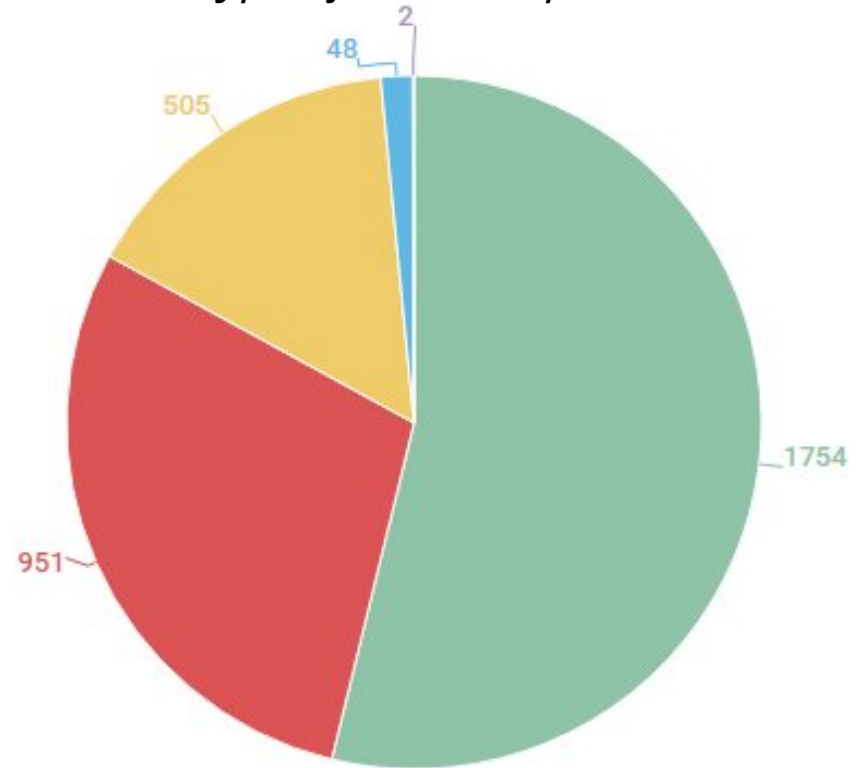
The LCCC Housing Waiting List figure as at August 2017 stands at **3260 applicants**.

This represents a **22% reduction** from figures recorded in November 2015.



● Housing Waiting List

Type of Units Required

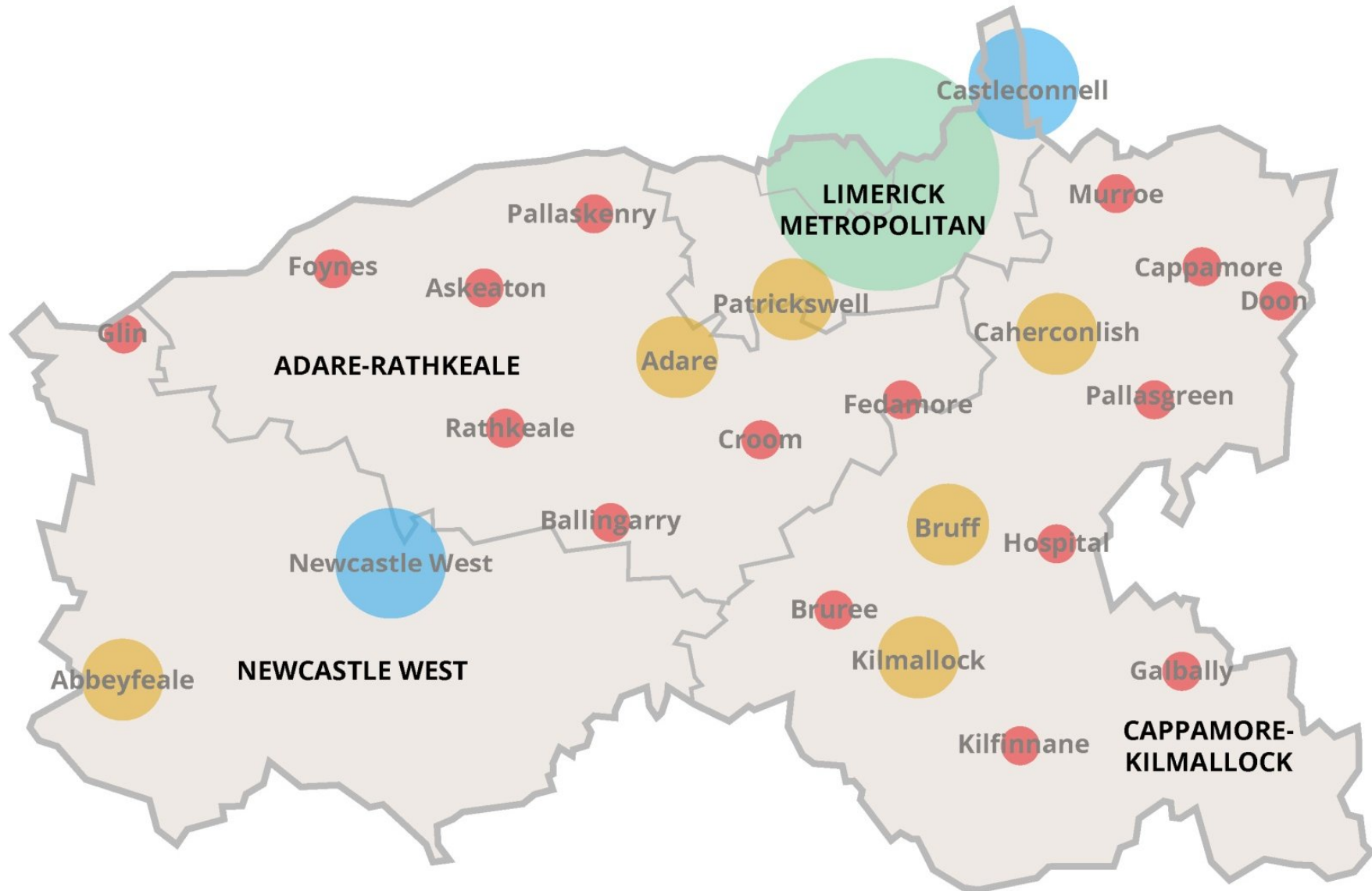


● 1 Bed ● 2 Bed ● 3 Bed ● 4 Bed ● 5 Bed



CONTEXT

The majority of current housing demand on the Housing Waiting list is in the **Limerick City and Environs** with significant demands in the Newcastle West and Castleconnell



CONTEXT

Homeless Families

As at 20th September 2017

The number of families in temporary emergency accommodation is **69**.
The number of people directly impacted by this situation is 213 (93 adults and 120 children).

- Suaimhneas**: Family emergency accommodation. 6 family units. (Cannot accommodate males over the age of 12 years).

- Emergency apartments**: 4 units at 3 locations in Limerick City.

- B&B / Hotel Accommodation**: Families, when assessed as homeless, are provided with funds to secure B&B / Hotel accommodation. **59 families in B&B / Hotel emergency accommodation as at 20th September 2017.**



DELIVERY

Homeless Families

A combination of temporary transitional accommodation in family hubs and permanent housing is being urgently delivered to provide 69 units of accommodation for homeless families.

40 units will be ready by October 2017. 29 units will be ready by November 2017.

All 59 families currently in in B&B/Hotel accommodation will be accommodated in a combination of permanent accommodation and transitional family hub by November 2017.

- 10 families will be accommodated by September 2017
- 30 families will be accommodated by October 2017
- 19 families will be accommodated by November 2017

Breakdown of accommodation is as follows:

- **10 unit Family Hub (Twin Oaks)** –refurbishment nearing completion - opening in September 2017.
- **30 unit Family Hub** – Purchase negotiations advancing to ‘sale agreed’ status.– Projected occupation in October 2017.
- **4 units at Phoenix Lodge** – Projected occupation in November 2017.
- **25 permanent homes** - projected occupation in November 2017. A number of voids remain and are being tackled to bring additional **permanent** units back into stock to meet homeless accommodation needs.

ALL HOMELESS FAMILIES WILL CONTINUE TO RECEIVE WRAP

AROUND SUPPORTS FROM AHBS.



DELIVERY

Homeless Families

- **Family Hubs** are a model of accommodation for families experiencing homelessness. They are designed as a better alternative to commercial hotels and B&Bs and local authorities are using this model **in partnership with Approved Housing Bodies**.
- In B&B/Hotel accommodation, families are confined to their bedroom for all their needs. **Family hubs provide living space, laundry and kitchen facilities**. In the smaller hubs (e.g. 10 families) these additional services are communal. In the larger hubs (e.g. 30 families), each family has their own self-contained apartment with living, laundry and kitchen facilities.
- Family hubs include **wrap-around services** to help families to be in a better position to move into their own homes in the short-term.



DELIVERY

Homeless Individuals

As at 20th September 2017

There are **132** individuals in temporary emergency hostel accommodation.

- **McGarry House:** Low threshold accommodation for singles. Mixed. 30 places, plus 10 transitional beds – Total 40. Operating at capacity.
- **St. Patrick's Hostel:** Higher threshold accommodation for single males. 47 places. Operating at capacity.
- **Thomond House:** Higher threshold accommodation for single females. 25 places. Operating at capacity.
- **Temporary Emergency Provision:** Low threshold, night-by-night (9pm-9am) emergency accommodation. Mixed. Capacity 20 places. Operating at capacity.

LCCC is currently searching the market and liaising with AHBs to identify properties suitable for single homeless individuals. In the meantime, option of providing demountable accommodation is being examined for immediate provision of 20 single units.



DELIVERY – Current Housing Programme

Homes allocated

LCCC has provided for 2,443 additional tenancies since 2015

Under the current social housing programme (Social Housing 2020) 507 units have been delivered and allocated by LCCC since 2015:

New build Regeneration	122
Acquisitions	183
Part V	5
Voids	154
Leasing	<u>43</u>
TOTAL	507

Under RAS and HAP, LCCC has ensured that 1,936 units have been delivered and tenanted:

RAS	102
HAP	<u>1834</u>
TOTAL	1,936



DELIVERY

RAS & HAP Programmes

RAS as at September 20th 2017

- Since April 2015 LCCC has delivered **102** units under the RAS programme

HAP as at September 20th 2017

- LCCC has allocated **1834** HAP tenancies

Family Size/Type	Pivot Data
	Limerick City & County Council
COUPLE +2	192
COUPLE +1	138
SINGLE SHARING	73
COUPLE	72
COUPLE SHARED	1
SINGLE +1	336
COUPLE 3+	168
SINGLE 3+	112
SINGLE	535
SINGLE +2	207
total	1834

DELIVERY

Regeneration



- 122 units complete

- 111 under construction

- Balance of 316 units will be completed by 2020

- Total: 549 no. new build units**

- 1,4. *Cliona Park Phase 1*
- 2,3. *Vizes Court Phase 2*
5. *Wallers Well*
6. *Colivet Court*



DELIVERY

Major Refurbishment of Voids

Investment in the voids programme has significantly reduced the stock of vacant local authority houses over the last number of years

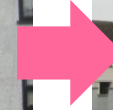
Investment in voids programme has brought **154 voids** back into use since 2015

- 62 out of 98 refurbished from General housing stock
- 92 out of 127 refurbished from Regeneration housing stock



DELIVERY

Major Refurbishment of Void Houses



Original



Void



Refurbished



DELIVERY HYDE ROAD FLATS



CONTEXT

New Housing Targets



Rebuilding Ireland (Jan 2018-end 2021)

Target

1604	General housing
316	Regeneration
125	Congregated settings

Total Target: 2, 045 units

- **645 units** are underway
- Expect approval in Q4 2017 to commence process of delivering **221 units**
- **425 units** (part v) will be delivered by private contractors at Mungret and Greenpark
- **80 units** from 7 sites currently identified subject to rezoning
- **125 Units** committed from part v acquisitions

Total 1,496 units underway to meet the target

DELIVERY

New-build schemes approved

41 new-build social housing schemes are approved for delivery and underway to provide 645 units.

In summary:

- **99 units will be delivered in 2017 (Lord Edward Street & Hyde Road)**
- **89 units will be delivered in 2018**
- **214 units will be delivered in 2019**
- **206 units will be delivered in 2020**
- **37 units will be delivered in 2021**



SHIP General Housing	2017	2018	2019	2020	2021
Deerpark, Adare				21	
Glenview Drive, Hospital				20	
Wallers Well Phase 2				15	
Joseph Street				3	
Rathbane Road			2		
Sycamore Avenue			4		
Clare Street				8	
Hassett Villas			3		
Kilmurry Court			7		
Athlunkard Boat Club				4	
Sexton Street North				9	
Brannigans Public House Site				15	
Gough Place, Rosbrien Road				8	
CHAS Flats				3	
Bourke Avenue			12		
St Patrick's Villas				4	
Clonmacken 40 units				40	
Lisheen Park, Patrickswell		16			
Vances Land					37
	0	16	28	150	37
CAS					
Cuan Mhuire Teoranta, Bruree		6			
Cappamore				12	
Speaker's Corner		4			
Mirth, Cashel's Lane, Thomondgate				18	
Towerfield Crescent, Croom (Phase 1)			10		
	0	10	10	30	0
CALF					
Park View Row, Hyde Road	20				
CALF stage 1 approval			27		
	20	0	27	0	0



Regeneration	2017	2018	2019	2020	2021
Lord Edward Street	79				
Churchfield Phase 1		42			
Churchfield Phase 2			38		
Sheep Street /Athlunkard Street			8		
Cliona Park Phase 3			18		
Orchard Site				26	
Gaol Lane New Build			1		
Cosgrave Park Phase 1			30		
Carew Park (on hold) 37 units					
St Mary's Park Infill Housing		19			
45 & 46 Cliona Park		2			
Dalgaish Park			27		
Kincora Park Infill (on hold) 13 units					
Palm Close			27		
	79	63	149	26	
Total New Builds	99	89	214	206	37



DELIVERY

Lord Edward Street – 79 units (complete December 2017)



DELIVERY

Lord Edward Street – 79 units (complete December 2017)



DELIVERY



*Churchfield Phase 1 –
42 units (complete March 2018)*

DELIVERY

New build schemes seeking approval

LCCC is preparing 19 applications for sites across city and county to seek Departmental approval to commence the delivery process

- Will deliver **221 units**
- Anticipated DHPLG Approval: **Q4 2017**
- **Each local authority is requested to prepare a Strategic Development and Management Plan for its residential land assets by 30 September 2017**

DELIVERY

House Acquisition programme

TARGET TYPE:

- Vacant
- Owner Occupied
- Newly Constructed



HOUSES GENERALLY NOT BEING CONSIDERED:

- RAS, HAP and Rent Supplement tenant-occupied homes
- Those being targeted by first time buyers
- Houses in areas with an over-concentration of local authority/RAS/HAP and RS houses



DELIVERY

House Acquisition programme

Housing Acquisitions has proven to be an effective housing delivery mechanism.

As there is a time lag with the delivery of new projects, the acquisition programme is a key element of facilitating delivery of units in the short term.

- **495 acquisitions since 2015 purchased or at sale agreed:**
 - AHB acquisitions: 138 purchased, 123 sale agreed**
 - LCCC acquisitions: 82 purchased, 34 sale agreed**
 - **118 part V acquisitions committed**
-
- Government Vacant Homes Strategy**
 - New Urban and Village Renewal Department established in Service Operations on 2nd October**

Urban and Village Renewal Department

Government Vacant Homes Strategy – *provide dedicated resources to bring vacant homes back into use either for private sale or rent or for social housing purposes, and to engage with owners to bring these empty homes and properties back into use*

- A new Urban and Village Renewal Department is to be established by 2nd October within the Service Operations Directorate
- Senior Manager of new Department to be Rosie Webb, Senior Architect reporting to Gordon Daly, Director of Services
- Existing Staff reporting to Senior Architect and two derelict sites staff from Planning and Environmental Services and some targeted additional staff

Urban and Village Renewal Department

- New Department will have a strong **operational focus**. One staff member to be assigned to each Municipal/Metropolitan District to deal with:-
 - Vacant homes
 - Vacant other property
 - Vacant Sites
 - Derelict Sites.
- Focus will be on assisting property owner with legislation/enforcement measure as last resort
- This Department will also assist Property Services Department in exploring new opportunities for Council owned property
- It will also progress, resources permitting, public realm improvements in conjunction with Design and Delivery Department

BARRIERS TO DELIVERY

TYPICAL 20-UNITS SCHEME

•Public Consultation with communities	2 months
•Design Development	6 months
•Planning Process	3 months
•Procurement Process	9 months
•Department Oversight	9 months
•Construction Timeframes	18 months
TOTAL =	47 months (3 years 9 months)



ACCELERATING DELIVERY

Rapid Delivery Housing

Time-efficient construction: e.g. timber or steel frame manufactured in factory controlled conditions with the potential for speedy delivery by comparison to traditionally built schemes.

Design and Build Contract: places responsibility for the Detailed Design with the Contractor (informed by the Employer's Requirements) – OGP Framework

Reduction in Approval Stages: The combination of Stages reduces the time the project is with the Department awaiting approval to proceed.



ACCELERATING DELIVERY

TYPICAL 20-UNITS SCHEME



Traditional Construction – 3 year 9 months



Rapid Build with normal Part 8 Planning – 1 year 9 months



Rapid Build with Emergency Planning – 1 year 5 months



ACCELERATING DELIVERY

Rapid Delivery Housing

LCCC have identified 2 locations for **Rapid Build** for completion in 2019.

- Rathbane Site ('Old Christians' site) Limerick City: 34 units
- Patrickswell: 16 units – ready to proceed to part 8
- More sites for Rapid Build being identified
- Potential to activate Emergency Planning to further shorten timeframes for delivery - Section 179(6)(b) of the Planning and Development Act, 2000 with agreement of the Council.**



ACCELERATING DELIVERY

Rapid Delivery Housing

- **41** new-build social housing schemes are approved for delivery and underway to provide **645 units**.
POTENTIAL FOR RAPID BUILD & EMERGENCY PLANNING ON SOME SITES
- Seeking approval for 19 schemes which will deliver over **221 units**. Anticipated DHPLG Approval: **Q4 2017**
POTENTIAL FOR RAPID BUILD & EMERGENCY PLANNING ON SOME SITES

ACCELERATING DELIVERY

Re-zoning public land to residential

- LCCC is actively looking at sites in its ownership suitable for residential development

Analysis carried out for the Assessment for Selecting Sites for Social Housing (ASH) in 2015 assessed 80 sites in Limerick City.

- 23 sites out of 80 sites passed the strategic constraints of no flooding, zoning, or environmental issues
- Sites with strategic constraints are not viable for development at this time
- Some sites are approved and under development
- 6 sites are in Regeneration areas, suitable for mixed tenure, but dependent on major infrastructural development
- Others sites are going through further due diligence

A number of sites within LCCC's ownership are currently being examined that are serviced, on underutilised lands and suitable for housing but which require a **rezoning** to statutory Development Plans and Local Area Plans.

- 7 sites for rezoning initially identified in Limerick city with potential to deliver approx 80 units. Further sites will be investigated. **Anticipated Variation date: Q2 2018**
- The Strategic Development & Management Plan currently being prepared for the Department will set out position on all sites across city and county.

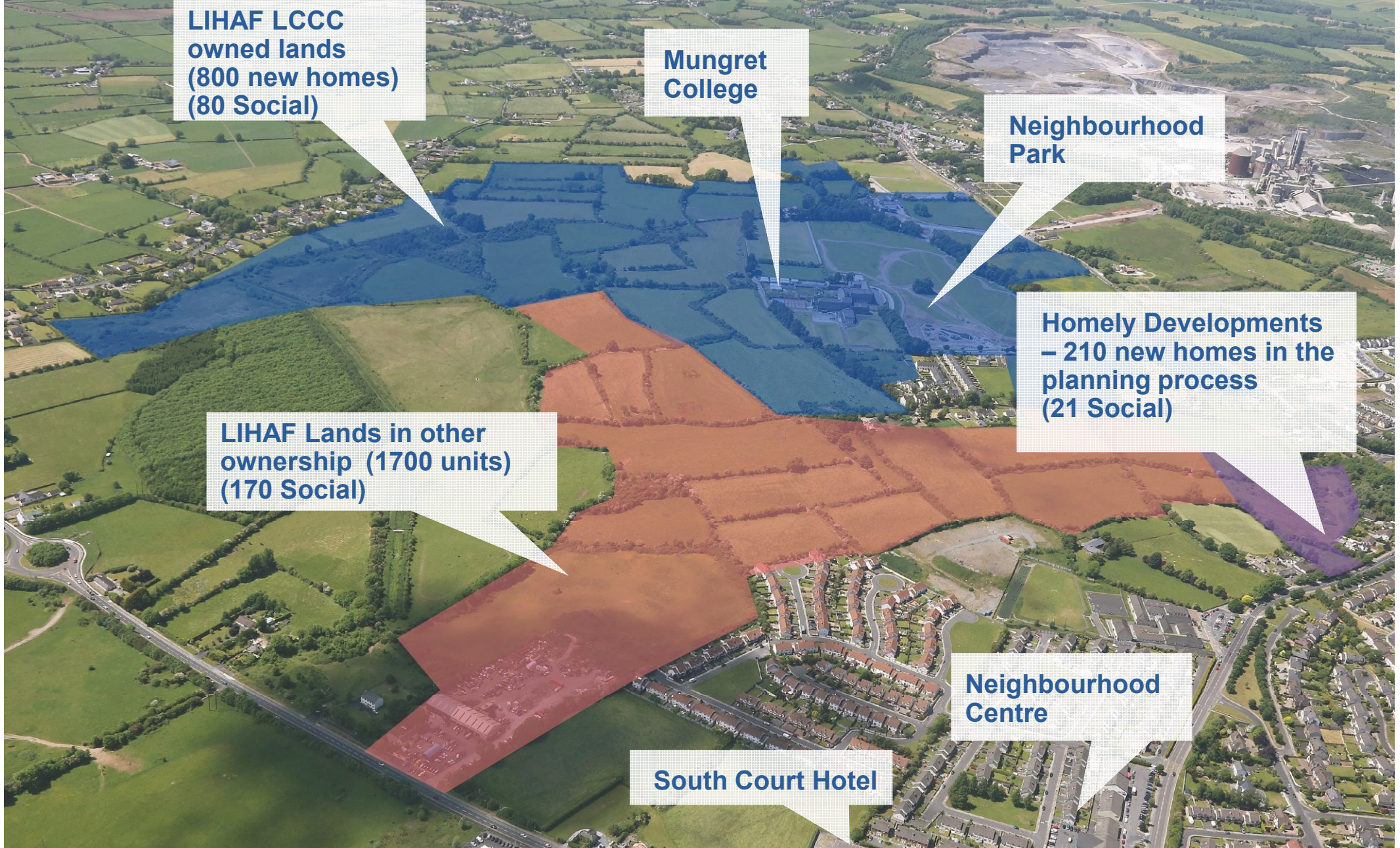


ACCELERATING DELIVERY

Enabling private contractor development

- **Reduced** Development Levies
- **Development models** to facilitate private contractors to develop LA lands under licence i.e., Mungret (Limerick 2030)
- €200m **Local Infrastructure Housing Activation Fund** to increase the supply of housing, announced in June 2016
 - To provide access infrastructure to facilitate the opening up of development on major housing sites in return for an 'affordability dimension'
 - Aim to significantly increase the supply of housing – Greenpark and Mungret successful





Mungret LIHAF - €10.5 million:

The development of this LIHAF infrastructure has the potential to deliver approximately 2700 houses on 80 hectares of residential zoned land and will also contribute to the delivery of a post primary school in the area



Greenpark LIHAF - €4.93 million:

•The development of this LIHAF infrastructure has the potential to deliver approximately 1188 houses on 44 hectares of residential/mixed use zoned land. A further 100 houses to be delivered on Vance's Lands

DELIVERY PROGRAMME SUMMARY

2,045 units required by 2021 under the new social housing programme

- 41 new-build are approved for delivery and underway to provide **645 units**. Potential to accelerate delivery.
- 19 new schemes are under preparation to seek Departmental approval to proceed to commence the development process, to deliver **221 units**. Expect approval in Q4 2017. Potential to accelerate delivery.
- 7 sites for rezoning initially identified in Limerick city to deliver **80 units**. Further sites will be investigated. Anticipated Variation date: Q2 2018
- Sites currently identified for public land activation will deliver **425 social housing units**: 270 Mungret, 155 Greenpark
- 125 units committed under part V
- Next steps identify public land for rezoning, public land for private contractor development

CONCLUSION

- **2045** number of units by 2021 (Rebuilding Ireland, LIHAF and Regeneration)
- **Enable** private development
- **Rapid Build delivery** on a number of key sites by 2019
- **Address barriers** – is there potential to shorten process by using emergency planning /rezoning



Address
Homelessness



Accelerate
Social Housing



Build
More Homes



Improve the
Rental Sector



Utilise
Existing Housing

CONCLUSION

- The success of the Rebuilding Ireland programme is dependent **on continued support and commitment** by the DHPLG, the elected members and the general public.
- LCCC's objective to provide much needed housing accommodation **must be balanced** with the policy objective to create safe and sustainable communities.
- This is evidently now achievable but needs continued ongoing commitment.



Address
Homelessness



Accelerate
Social Housing



Build
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Improve the
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Utilise
Existing Housing