



HOUSING DELIVERY OFFICE



*To support the accelerated delivery
of housing across the social and
private sectors and tenure spectrum
in an integrated and timely manner*



Aligning best intentions ...



Five pillars of the Action Plan



Address
Homelessness



Accelerate
Social Housing



Build
More Homes



Improve the
Rental Sector



Utilise
Existing Housing

Since September ...

- *Reviewing the 4-stage **Process & Procedures** for Social Housing Approvals in the Department;*
- *Assembling a **Programme Review Structure** for the 23 Major Urban Housing Delivery Sites in 8 LAs*;*
- *Compiling a list of eligible Housing-zoned **lands in state ownership**; and*
- *Wide-ranging analysis to develop best assessment of the totality of **influences on Housing Delivery**.**



Dublin City	North Lotts & Grand Canal Dock SDZ Poolbeg West SDZ Residential Lands Initiative – 4 sites North City Fringe
DLR	Kiltiernan-Glenamuck LAP Cherrywood SDZ Shanganagh-Woodbrook LAP
Fingal	Hansfield SDZ Donabate LAP Oldtown-Mooretown LAP North City Fringe
South Dublin	Adamstown SDZ Clonburris SDZ Corkagh
Cork City	Cork Docklands Old Whitechurch Road
Cork County	Midleton Ballicollig
Limerick	Greenpark, Limerick
Galway City	Ardaun (subject to progress on LAP)



Programme Review Structure for the 23 Major Urban Housing Delivery Sites:

Thursday, 10 Nov 2016

**“Coveney announces plans to
fast-track delivery of 30,000
homes”**

*Sites can deliver up to 30,000 homes
over next 3-4 years;*

*Housing Delivery Office to
troubleshoot where required.*

Project Sheet

The Project Sheet is populated with information **critical to delivery**.

Stages, Project Risks & Issues to be resolved.

Project Phases and, if these vary, the extent to which change has implications for Programme.

Major Urban Housing Delivery Site Name: Kiltiernan-Glenamuck (DLR)														
Scheme Potential		Private	Social (10%)	Delivery Methods	Private	Social	Planning RefNo.	Developer	Total no of units (Proposed) Tier 2A	Planning Permission (No. of Units Permitted) Tier 1	Permitted but not commenced	Under Construction	Completed to Date	Part V Social
Total Housing Yield ²	2,600 units	2,340	260	Build to Buy										
Medium Term Yield ²	1,000 units	900	100	Build to Rent										
Commercial/Retail	m ²			Affordable Rental										
Density Levels	Low	High		Leasing										
	Medium													
Scheme Health Check				Comments		Status								
Core Strategy	Planning Framework	2006-2016 (new LAP due in 2017)				■								
	Levy Schemes	Section 48: 2016-2020; no Section 49				■								
	Lands/Access	Majority landowner - small Council site				■								
Infrastructure and Services	Roads	Glenamuck Distributor Road: UHAF; Link Road				■								
	Drainage	Attenuation ponds required				▲								
	Water	Uses Sandyford High Level water supply scheme				■								
	Wastewater	Uses Shanganagh wastewater treatment works				■								
	Electricity	Undergrounding of lines: UHAF				▲								
	Transport Infrastructure													
	Social Infrastructure	Two hectare site reserved for Primary school												
Development Progress	Planning Granted	Approvals = 35% of medium term yield				■								
	Units under construction					▲								
	Units completed					▲								
						■								
Critical Issues and Risks														
Event Type	Importance	Event Description			Status									

Programme Review Structure for the 23 Major Urban Housing Delivery Sites:

Summary Sheet



Symbol Key = Ability of the site to deliver housing units	
✓	In place/complete
●	On track
▲	At risk/under threat
■	Unresolved/significant barrier

Housing Delivery Overview														
Strategic site	Total Potential Yield	Med Term Yield	Total No of Units (Proposed)	Planning Permission (No of Units Granted)	Units permitted but not commenced	Units under construction	Units completed to date	Total Social Housing Units delivered	2016 Units Completed	2017	2018	2019	2020	2021
DCC North Lotts & Grand Canal Dock SDZ	1000+	1,000	226	1,008	799	209	-	-						
DCC Poolbeg West SDZ	3,000	1,500												
DCC (DCC) North City Fringe	7,000	1,200	367	1,185	938	83	164	-						
FCC (FCC) North City Fringe	1,500	800	550	849	371	205	273	-						
FCC Donabate LAP	2,200	1,500	24	252	160	34	58							
FCC Oldtown-Mooretown LAP	3,200	1,500	-	885	662	46	167	-						
FCC Hansfield SDZ	2,500	1,000	292	893	772	74	47	-						
DLRCC Kiltiernan-Glenamuck LAP	2,000	1,000	171	453	442	7	4	-						
DLRCC Shanganagh-Woodbrook LAP	2,300	1,500												
DLRCC Cherrywood SDZ	8,000	2,000												
SDCC Adamstown SDZ	7,400	2,500	58	320	157	15	148	-						
SDCC Clonburris SDZ	8,000	2,000												
SDCC Corkagh	1,000	1,000												
DCC Residential Lands Initiative (1) - (4)	2,100	2,000												
CCityC Cork Docklands	1000+	600												
CCityC Old Whitechurch Road	600	600												
CCountyC Middleton	2,500	1,500												
CCountyC Ballicollig	4,000	2,000												
LC&C Greenpark, Limerick	700	700												
GCityC Ardaun (subject to progress on LAP)	500+	500												
Total		26,400												

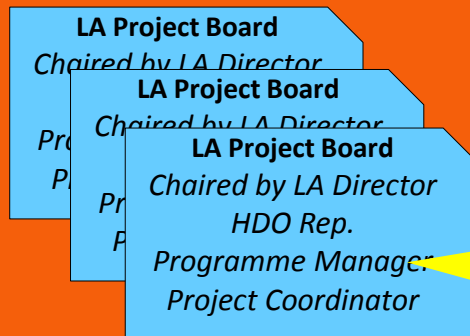
Core Strategy		Infrastructure and Services							Development Progress		Comment			
Planning Frame-work	Levy Schemes	Lands / Access	Roads	Drainage	Water	wastewater	Electricity	Transport Infrastructure	Social Infrastructure	LIHAF Application				
●	●	●	●	●	●	●	●	▲	▲	●	●	●	●	Planning granted sufficient to meet medium yield projection
■	●	▲	●	●	●	●	●	▲	▲	■	■	■	■	Designated SDZ in May 2016 - plan in development
●	●	▲	▲	▲	●	●	●	▲	▲	●	●	●	●	Planning granted sufficient to meet medium yield projection
●	●	▲	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	Planning granted sufficient to meet medium yield projection
●	●	▲	▲	▲	▲	▲	▲	▲	▲	●	●	▲	▲	Planning in place for 17% of medium yield
●	●	▲	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	Planning granted sufficient to meet medium yield projection
●	●	▲	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	Planning granted sufficient to meet medium yield projection
●	●	▲	■	▲	▲	▲	▲	▲	▲	▲	■	■	■	Planning in place for 35% of medium yield
▲	●	▲	▲	▲	▲	●	▲	▲	▲	■	■	■	■	Planning app for 500 units due in 2017
●	▲	▲	▲	▲	●	●	●	▲	■	■	■	■	■	Agreements in place for infrastructure works
●	●	▲	▲	▲	▲	●	●	▲	▲	▲	▲	▲	▲	Planning in place for 13% of medium yield
■	●	▲	▲	▲	▲	▲	▲	▲	▲	■	■	■	■	Revised SDZ under development; initial planned due Q4/17
●	●	▲	▲	▲	▲	●	●	▲	▲	■	■	■	■	100% Council owned site; urban design masterplan in place
●	●	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	
▲	✓	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	100% Council owned site; masterplan due 2017

Symbol Key = Ability of the site to deliver housing units

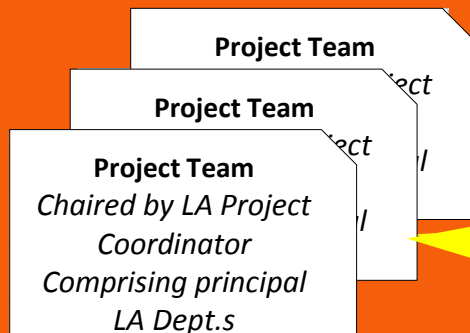
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Programme Review Structure



- Monitor and Manage progress through regular progress reports from Project Teams
- Ensuring all issues raised are either resolved locally or are escalated to **Programme Board** level.



- **Project Coordinators** collect data from meeting developers and report on delivery /projections
- Identify and rank blockages / obstacles
- **LA Director** produces plans for resolution in conjunction with stakeholders / HDO

Programme Review Structure

Sponsoring Group



Programme Board



Chaired by Ass. Sec. Gen. Planning
Programme managed by HDO Director,
LA Directors & NAMA Housing Director
Reports to Sponsoring Group

Resolves

- Programme-level risks and issues;
- Dependencies between projects that integrate local strategy and operational plans with the Programme

Chaired by LA Director
HDO Rep.
Programme Manager
Project Coordinator

- Monitor and Manage progress through regular progress reports from Project Coordinators
- Ensuring all issues raised are either resolved locally or are escalated to Programme Board level.

Project Team

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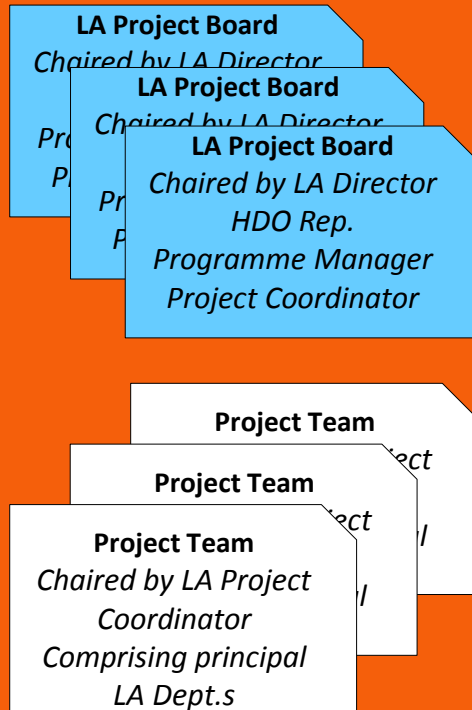
Chaired by LA Project
Coordinator
Comprising principal
LA Dept.s

- Engage with developers and report on delivery /projections
- Identify and rank blockages / obstacles
- Produce plans for resolution in conjunction with stakeholders / HDO

Programme Review Structure

Sponsoring Group

Programme Board



Sits on LA Project Boards, overall Programme Board & Director is in the Sponsoring Group.

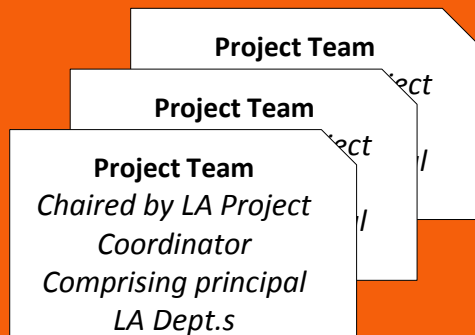
With LAs it:

- Develops reporting templates
- Assists in resolving issues with stakeholders
- Promotes knowledge sharing, lessons learned and emerging best practice.

Programme Review Structure

Sponsoring Group

Programme Board



Dept. Advisors
Planning, Housing, Finance

Stakeholders
Consultation Forum



NAMA, ISIF, Housing Agency, TII,
ESB, Eirgrid, GNI, CIF, etc.

Programme Review Structure



Sponsoring Group

Programme Board



**Strategic Infrastructure
Group (HDO facilitated)**

**Operational HDO
coordination**

**Project
Infrastructure
Groups**

Dept. Advisors

Planning, Housing, Finance

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NAMA, ISIF, Housing Agency, TII,
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LA Project Board

Chaired by LA Director

LA Project Board

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LA Project Board

Chaired by LA Director

HDO Rep.

Programme Manager

Project Coordinator

Project Team

Project Team

Project Team

Chaired by LA Project

Coordinator

Comprising principal

LA Dept.s

Programme Review Structure



Sponsoring Group

Chaired by Secretary General
with Ass. Sec. Gen.s & HDO
Director

Programme Board



**Strategic Infrastructure
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LA Project Board

Chaired by LA Director

LA Project Board

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LA Project Board

*Chaired by LA Director
HDO Rep.*

*Programme Manager
Project Coordinator*

Project Team

Project Team

Project Team

*Chaired by LA Project
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Comprising principal
LA Dept.s*

Influences on Housing Delivery



- *Wide-ranging analysis ongoing;*
- *Dept. and Construction Industry Council are together identifying the range of influences on cost, including exercising comparative analysis with EU partner countries;*
- *A cost model is being developed for a generic 100-unit scheme (separately for houses and apartment-type developments);*
- *A typical “path through Delivery” is being charted ...*

influences on Housing Delivery:

Feasibility study for a generic Housing site



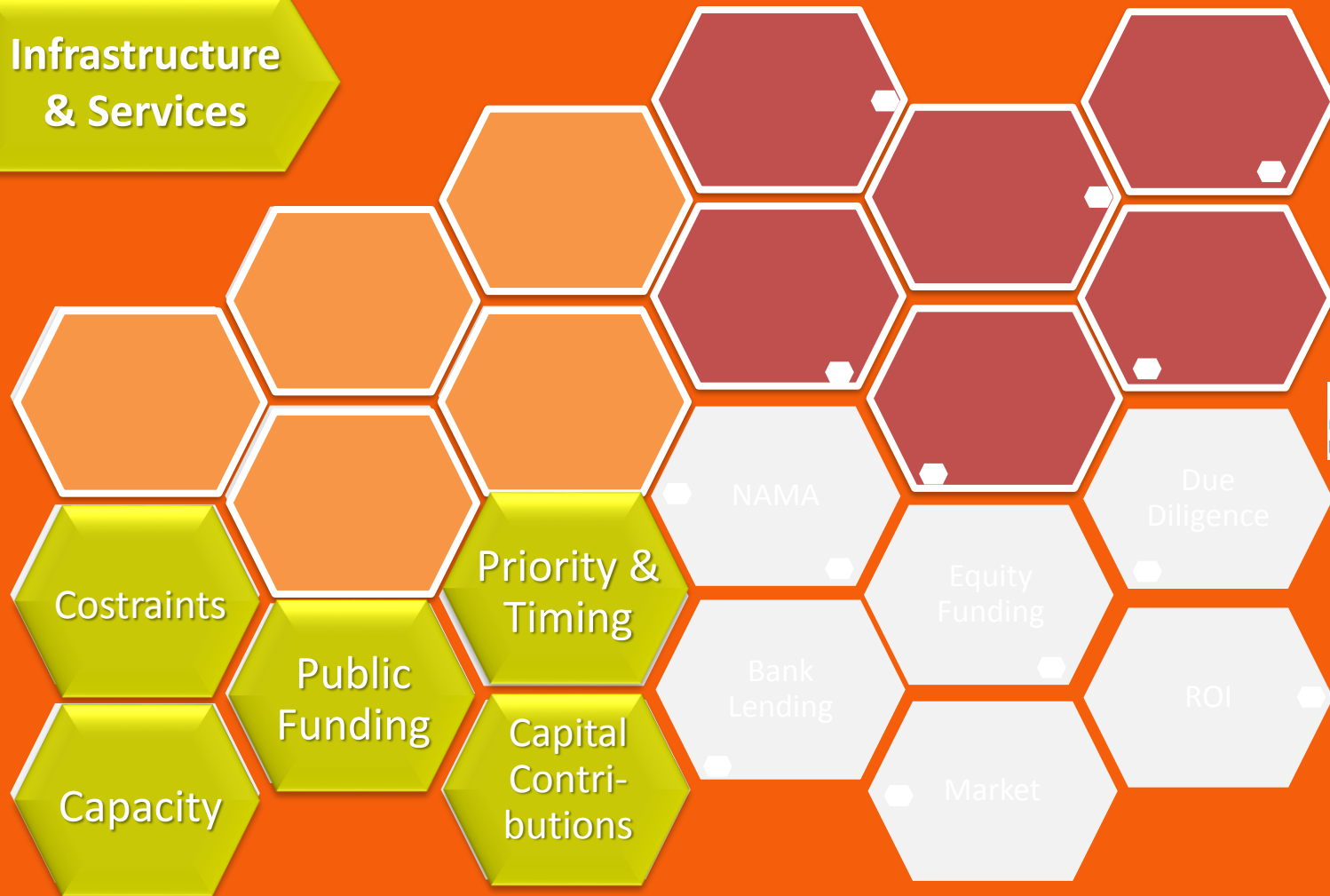
First pass at examining all factors influencing Project Feasibility only



First pass at examining all factors influencing Project Feasibility only



**Infrastructure
& Services**



*First pass at examining all factors
influencing Project Feasibility only*




A green circle with a blue outline containing the word "GO" in white capital letters.

GO

A red hexagon with a blue outline containing the word "STOP" in white capital letters.

STOP

A background pattern of hexagons in various colors (red, orange, yellow, green) arranged in a honeycomb-like structure. Some hexagons have white outlines, while others are solid colors.

It is vital that everybody involved in their separate roles appreciates that each individual element of itself influences Project Viability.

There are complex interrelationship at play so increasing awareness, building collaboration works to the advantage of all.

Housing Delivery – Issues, Risks and Opportunities



- *Viability / affordability is a critical dynamic for the sector*
 - *Develop heightened awareness of where costs accrue;*
 - *Delays are an avoidable cost.*
- *Challenges associated with re-activating production are evident across all aspects influencing feasibility; and*
- *Formalising collaborative structures can resolve issues and expedite delivery.*