

Comhairle Contae
Fhine Gall
Fingal County
Council



**Building Homes
Building Communities**



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Fhine Gall
Fingal County
Council



MIXED TENURE HOUSING DELIVERY THE LOCAL AUTHORITY PERSPECTIVE

Paul Carroll

Director of Housing & Community Development

FINGAL



Fingal

**329,216
citizens**

**6,600
ratepayers**

**1,600
employees**

**40
councillors**

**€361m
budget**

**€1.6bn
Capital Plan**

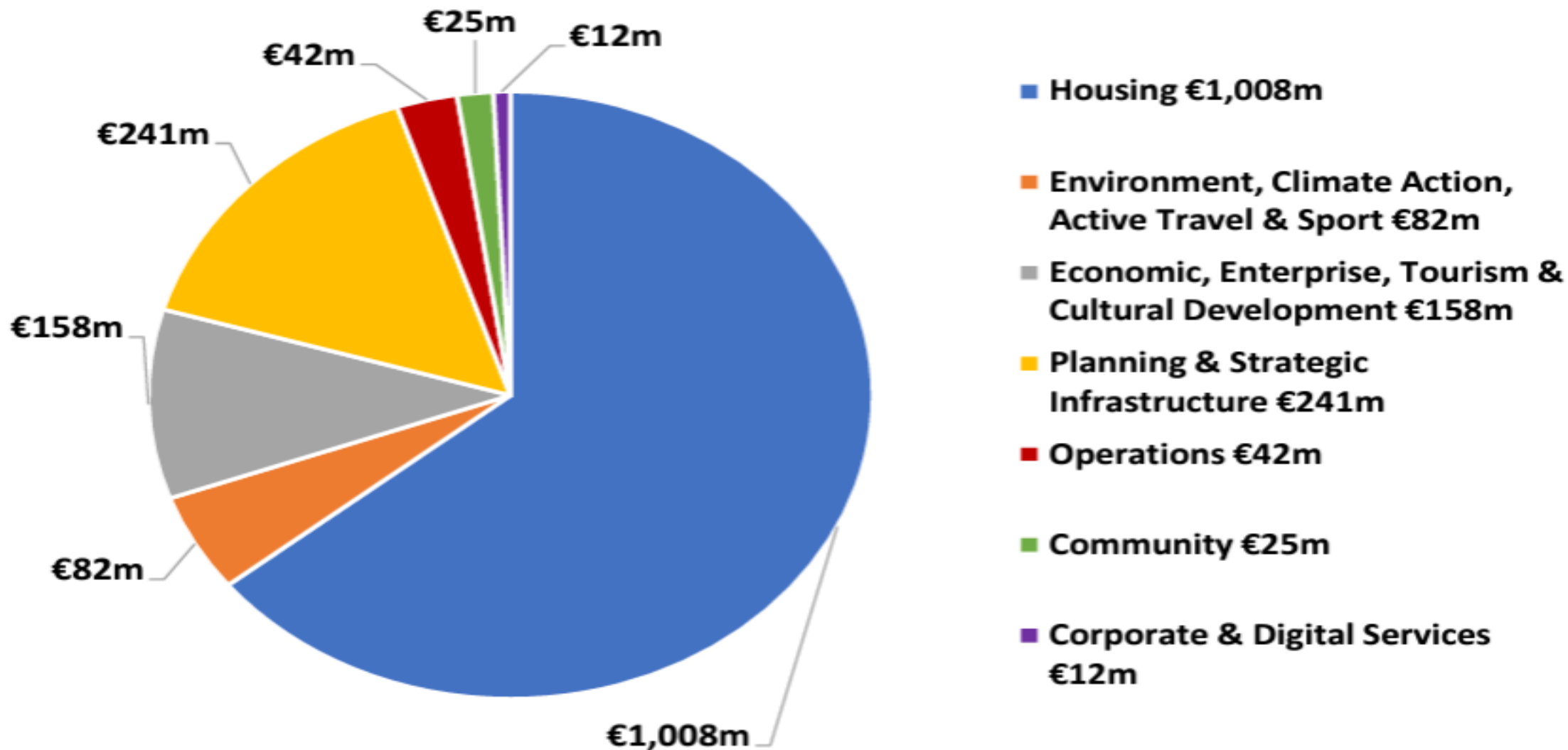
**924
services**

**3rd
biggest LA**



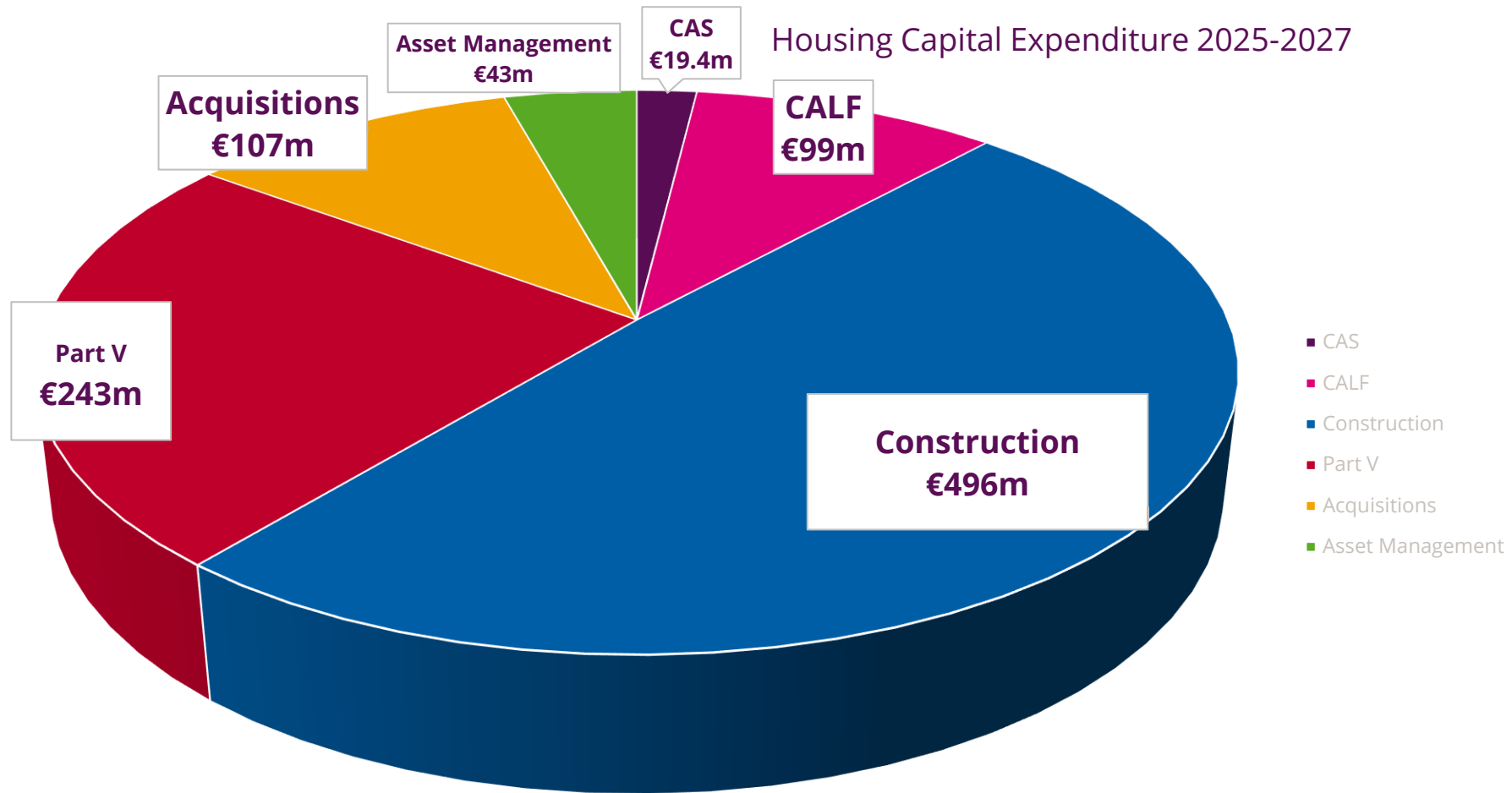
Social & Affordable Housing Delivery in Fingal

- **Target: 6,500 new builds up to 2026:**
 - **3,500 social**
 - **1,000 affordable purchase & cost rental (FCC-own delivery)**
 - **2,000 affordable purchase & cost rental (AHBs & LDA)**



Capital Programme 2025 – 2027

Housing Delivery Expenditure of €1bn



Case Study 1: Donabate



Ambitious plans for relief road go on public display

COUNCIL SEEKS COMPULSORY PURCHASE ORDER FOR PROJECT



Plans for a new relief road for the Donabate-Portrane peninsula have gone on public display. The proposed road will take in the townlands of Lanestown, Newbridge Demesne, Kilcrea, Donabate, Corballis, Ballalease South, Ballymastone, Rahillion,...

Robin KIELY

Wed 6 Oct 2010 at 09:31





Donabate

Local Area Plan

March 2016





Donabate



Balmoston Phase 1, Donabate











Glenveagh

+353 (0) 903 760 enquiries@glenveagh.ie Careers Corporate Site

New Homes Buying with Glenveagh First-Time Buyers Communities NUA Manufacturing Find your new home

Balmoston
Donabate, Dublin

Virtual Tour Register Your Interest First Home Scheme Download Brochure

Developments - Balmoston

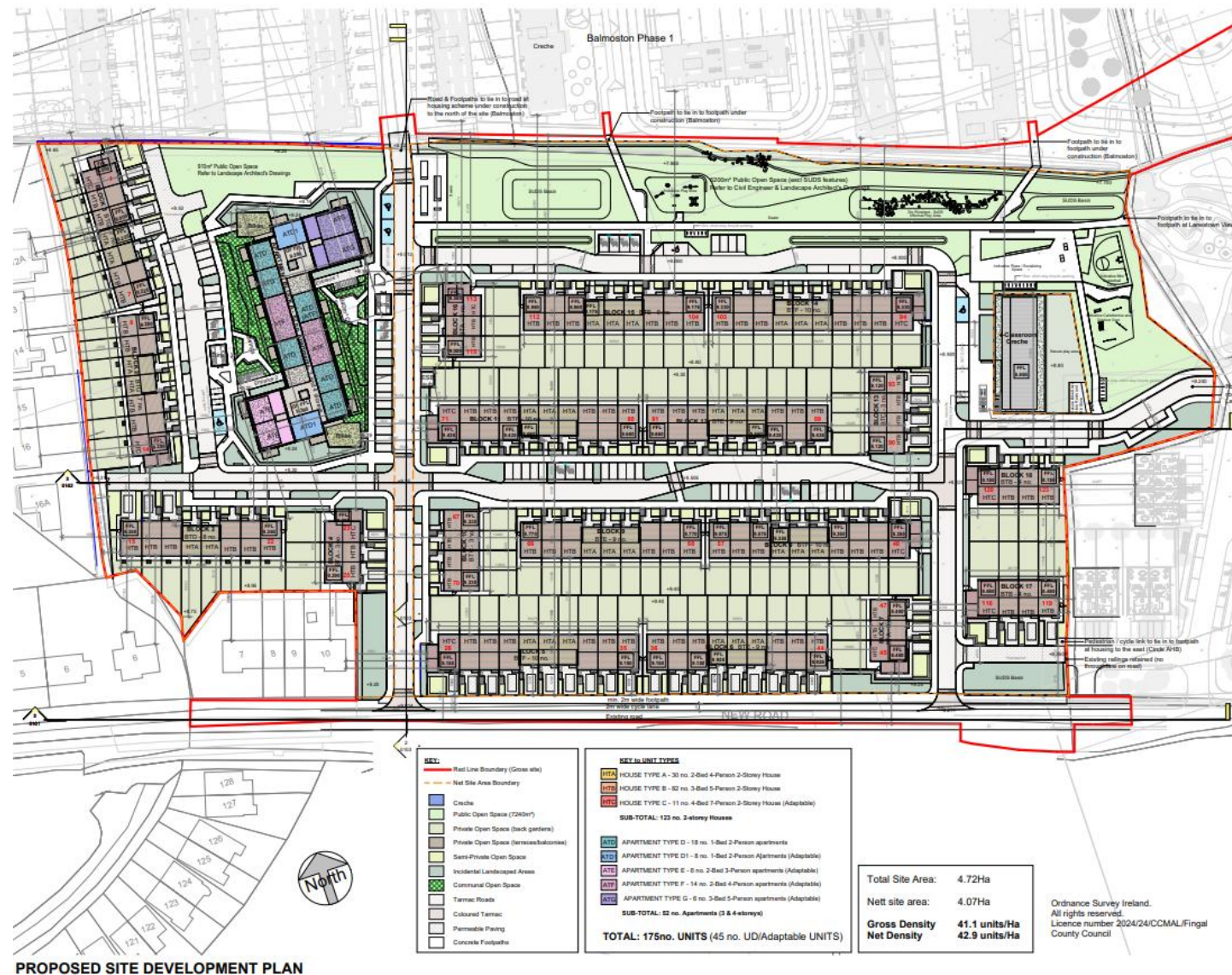
Introducing Balmoston, a new collection of A-rated, beautifully designed Glenveagh homes in the seaside town of Donabate in Dublin.

REGISTER YOUR INTEREST

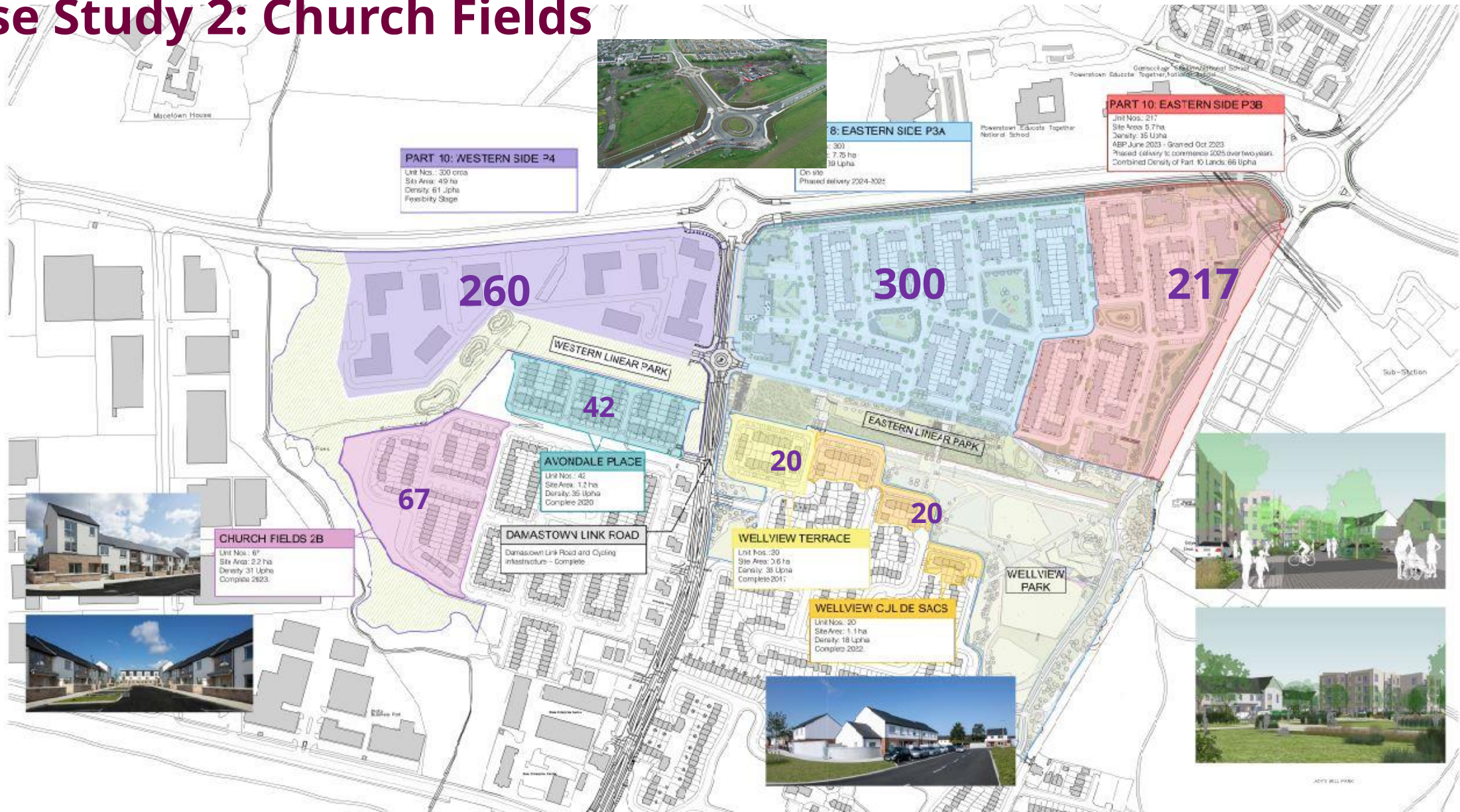
Ballisk Park, Donabate (175)

S179a Notice April 2024

Fingal County Council



Case Study 2: Church Fields





2024-08-29 16:46:30





Phase 3A

Fingal County Council



80 cost rental Apts



Phase 3B

Case Study 3: Mooretown, Swords



Case Study 3: Mooretown, Swords

Mooretown Phase 1 (274)



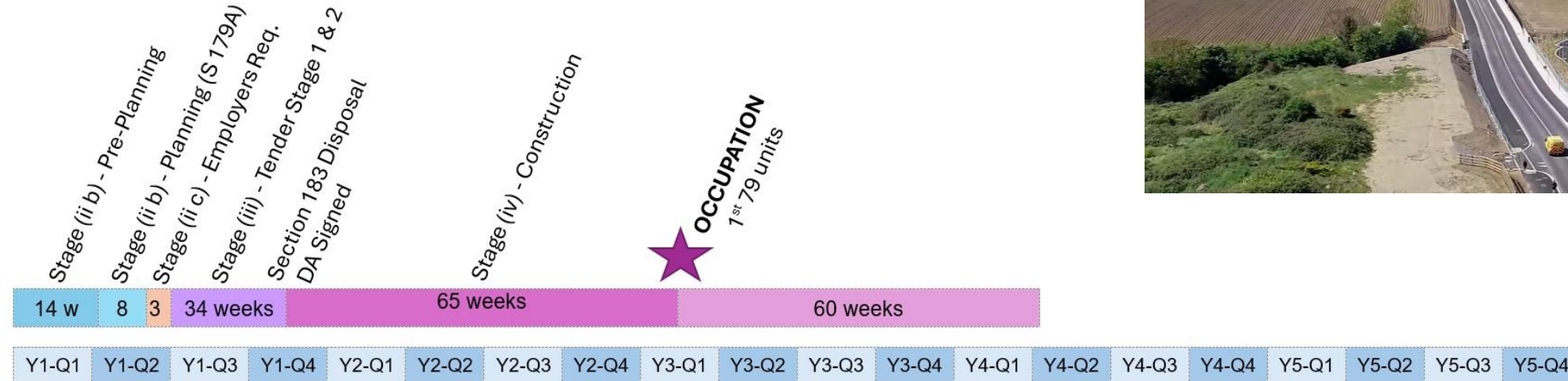
Site acquisition ~July 2023

Design Framework Plan ~Nov 2023

Section 179a Notice ~ May 2024



Site commencement ~ 17th December 2024
Phased completion to May 2027



- Timeline from Pre-Planning to Handover of a **Development Agreement** contract:
 Mooretown – First Milestone Handover of 79 units in 65 weeks, full delivery of 274 units in 125 weeks



Community & Supporting Infrastructure

House Types

- ✓ A range of building types and characters provide a real mix of different places in a diverse and inclusive community.
- ✓ 238 social housing units and 238 truly affordable homes at significant discount rates from market prices
- ✓ Energy efficient attractive dwellings.

Historic Hedgerows

- ✓ 79% retained within the Scheme

Creche Facility

- ✓ 490m2 facility

Ballymastone Cross

- ✓ Wildlife corridors
- ✓ Play & explore

Baile Uisce Park

- ✓ Permanent water body to accommodate attenuation and encourage wildlife
- ✓ Playground
- Contemporary and high quality linear park
- ✓ Archaeological features expressed within the landscape

Upgrades

- ✓ R126 junction upgrade

Creche Facility

- ✓ 490m2 facility within apartment block

Ballalease Park

- ✓ MUGA
- ✓ Skate park
- ✓ Water fountains
- ✓ Outdoor fitness equipment
- ✓ Equipped playground

Ballalease Woods

- ✓ Woodland park
- ✓ Equipped playground

Courtyards

- ✓ Play provision exceeded

Character Areas

- ✓ Three standalone areas that are developments in their own right but integrate across the Scheme

Mixed Tenure

- ✓ The compliance with the required tenure splits contributes to the creation of a more socially inclusive, equal and culturally diverse society.

Cycling Paths

- ✓ Cycle-centric design solution
- ✓ Over 1,500 cycle spaces
- ✓ Greenway routes
- ✓ New cycle-ways throughout the site and along the Distributor Road. A "green cycle-way" is created within the site though the green infrastructure created by the retention of hedgerows

Framework Plan Character Areas & Phasing



Parking Spaces

- ✓ 1,544 car parking spaces in a mix of parking locations.









FCC Housing Annual Operational Budget





**An Ghníomhaireacht
Tithíochta**
The Housing Agency

Housing Insights

Policy Insights Series

Reducing turnaround times of empty homes by
taking a strategic approach to asset
management in Fingal County Council

Issue no: 3



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Thank You