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for Social Housing

# Innovative Housing Solutions for Rebuilding Ireland

Speaker II : Kathleen  
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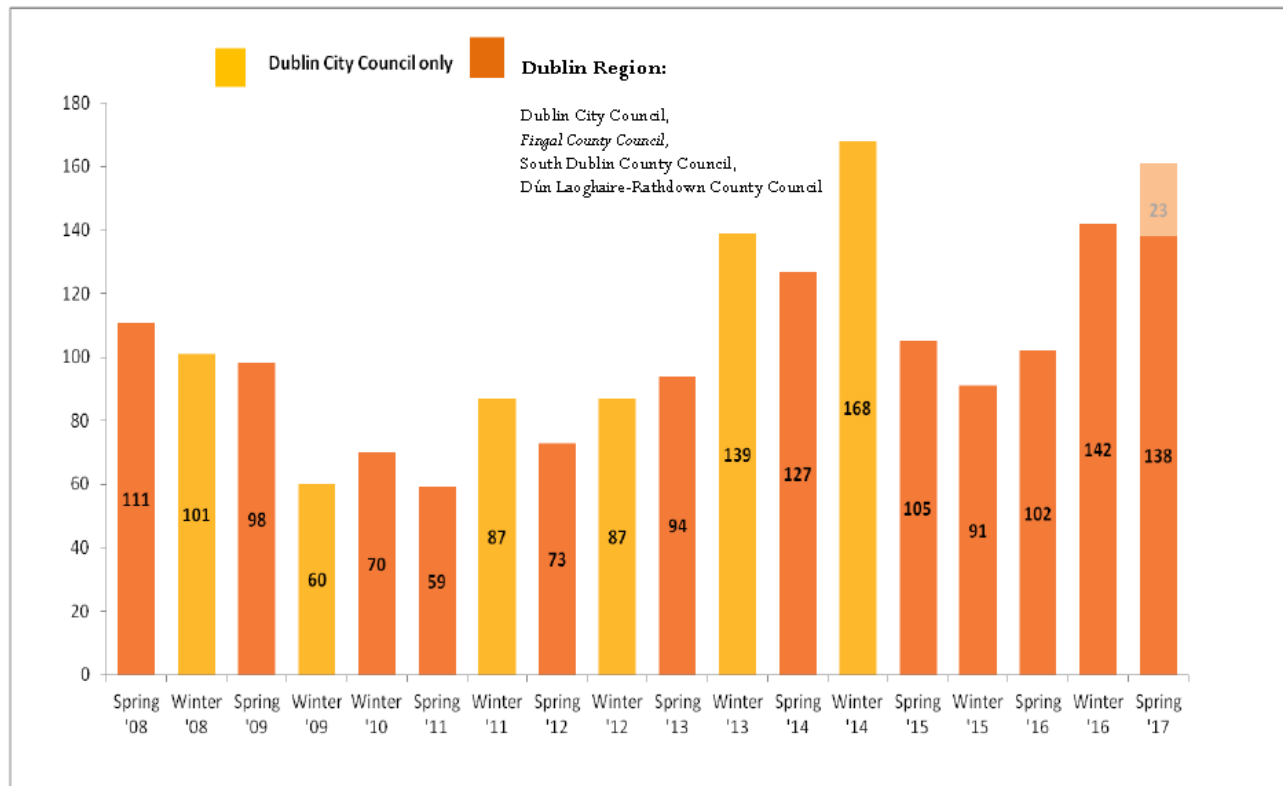
Dublin local authority homeless services are responsible for assessing the needs of families and placing them into emergency accommodation. Currently managing an unprecedented demand on services:





# Rough Sleeping Count

Rough Sleeping Count: Spring 2017 (4/4/17)





# Demographic information

Demographic information (for all rough sleeping)

- **Gender:** 84% Male; 16% Female – on trend
- **Nationality:** 70% Irish; 30% non-Irish
  - higher than previous four counts (25%; 25%; 12%; 20%)
  - on level with counts prior to 2015
- **Age on trend:**

Age Range	18 -30	31 - 40	41 - 50	51 - 60	61 +	Unknown	Total
Persons Sleeping Rough	33	46	22	13	6	41	161
	28%	38%	18%	11%	5%	-	

# Response:



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## *“Rebuilding Ireland”: Action Plan for Housing & Homelessness:*

1. Address Homelessness
2. Accelerate Social Housing
3. Build more houses
4. Improve the rental sector
5. Use Existing Housing



# Modular Housing Project

Modular housing providers showcased as part of a demonstration project held in September 2015:

- This highlighted the examples of modular housing;
- The modular homes used were not indicative of what would be chosen for the Rapid Build Programme;
- The Dublin local authorities are required to procure the construction of housing units by public open tender;
- This sets out the standard and specification of the units required and other qualification criteria;
- It is open to companies who can meet the standard, specification and criteria to tender.



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# Demonstration Project





# Housing Solutions in Dublin

A total of **500 Rapid Build Houses** will be completed across the four local authorities in Dublin:

- Families who are homeless and in hotel accommodation are being relocated to the new homes in 2017 by Dublin City Council's Homeless Central Placement Service;
- 22 houses located in Ballymun have now been completed. The cost of construction for the 22 high quality three bed Rapid Build homes at Poppintree, Ballymun came in under budget at €180,000 per house;
- The entire site is now fully serviced with infrastructure and utilities;
- This has allowed for a significant benefit to the future provision of 50 affordable homes on the remainder of the site, by Ó Cualann Co-housing Alliance.

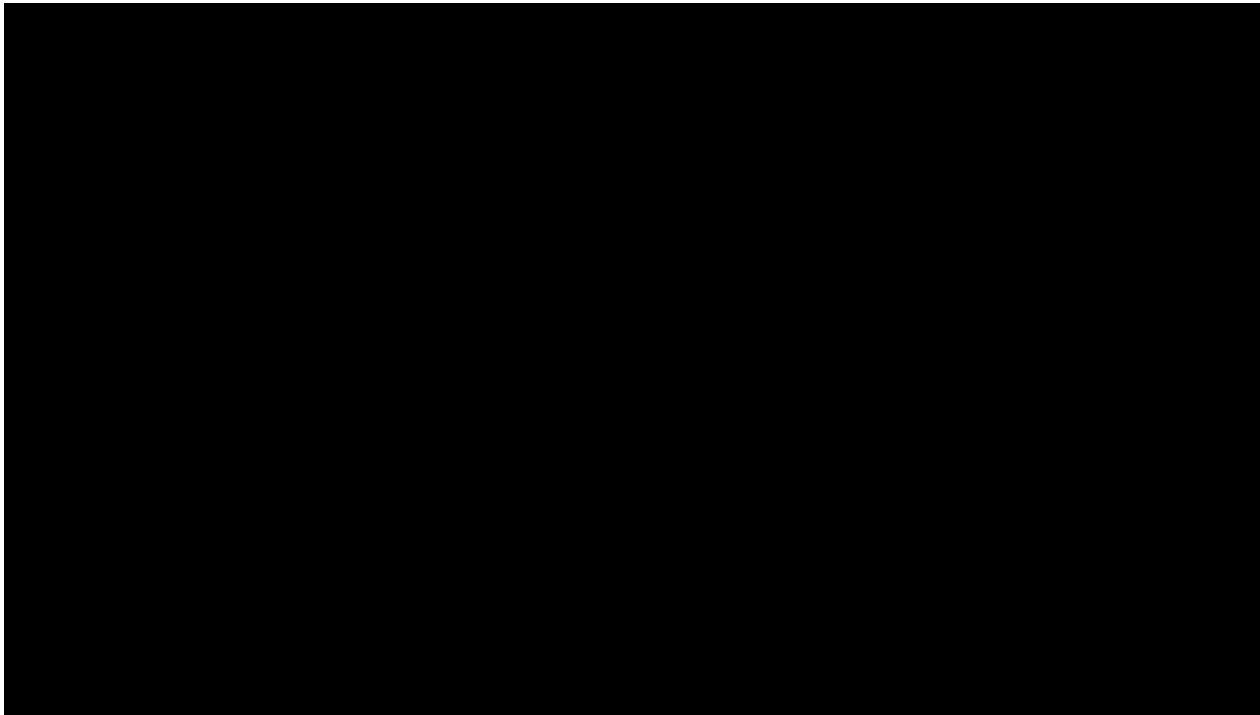




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# Video..

- Poppintree Rapid Build Housing - Housing Solutions for Homeless Households in Dublin



# Innovative Housing Solutions:



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## **Repair and Lease scheme:**

- Targeted at vacant property owners that cannot access funding to upgrade rental properties;
- Upfront investment is provided to owner offset against reduced lease payments;
- Potential for social housing in town centres, urban and rural areas;
- Target quick turnaround of homes for homeless



# CSO Housing Data:

- Identified that despite 15% reduction of vacant dwellings since 2011, remains a persistent issue
- **National vacancy rate in Ireland of 12.5%**
- €32m has been made available for 2017 with a target of 800 properties. €140m million allocated to scheme to 2021;
- “Vacant Homes Strategy” to be launched by Minister end of May 2017.

# Peter Mc Verry Trust



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# Revitalised building now fit for purpose: single homeless



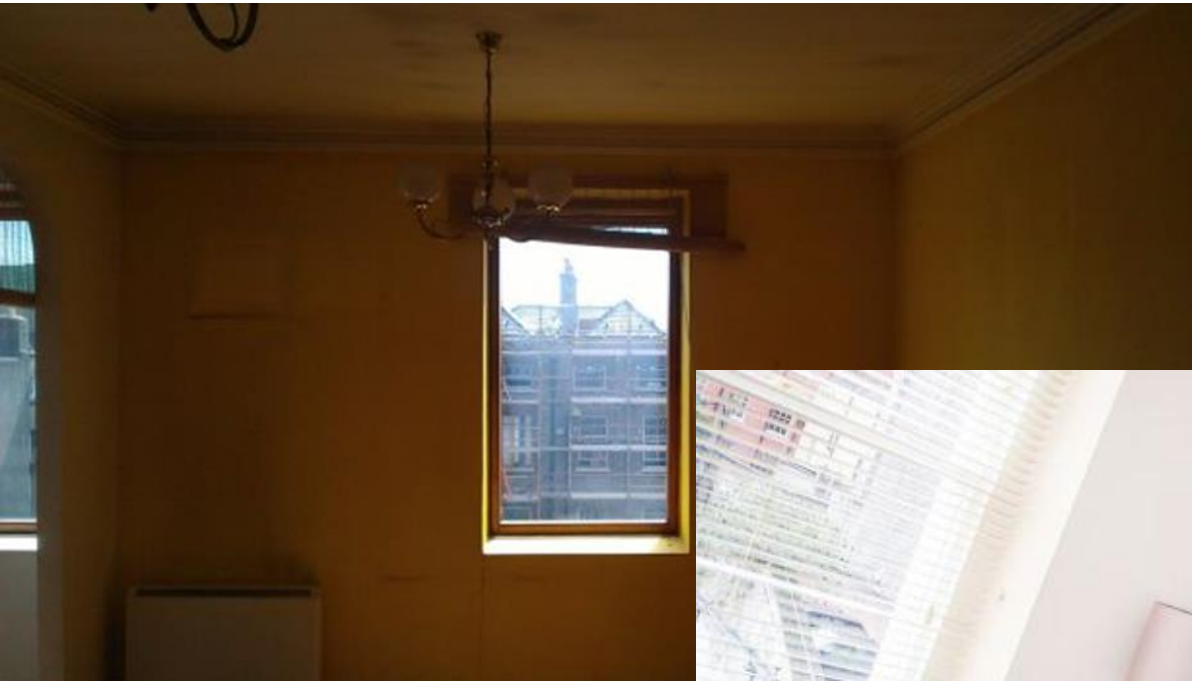
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# Utilising vacant homes..



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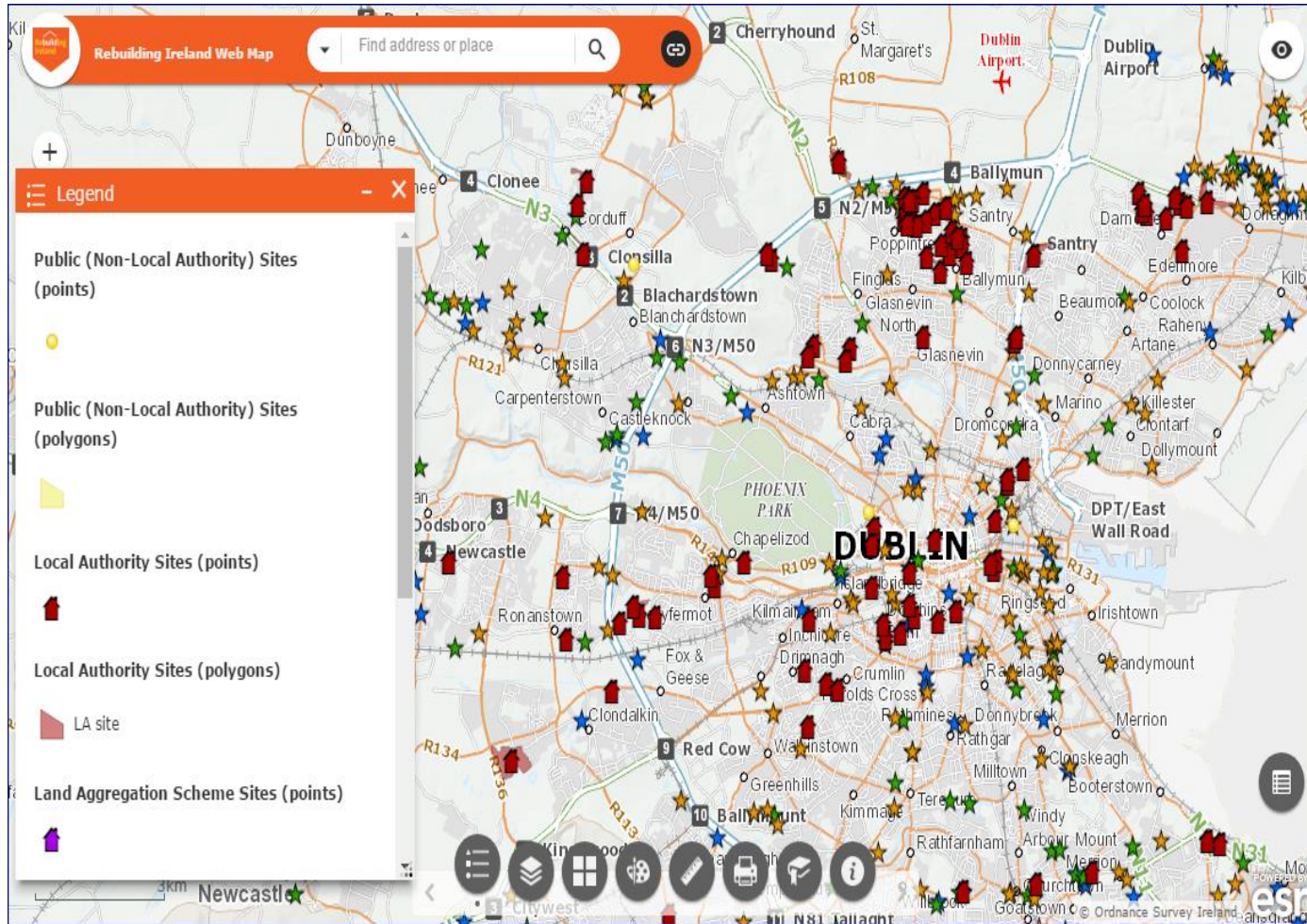
# Housing Land Map of Vacant Sites:

- Launched in May 2017- land suitable for housing in State/Semi-state ownership
- Potential for up to 50,000 new-build homes on these lands
- Dublin local authorities going to market with sites capable of delivering 3,000 new social and affordable homes in prime locations;
- 30% social housing agreed, with housing for homeless as part of mixed tenure housing.

# Housing Land Map: Dublin



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# Dublin's experience of rapid build

## What has worked?

- Rapid(?)
- Homeless families housed from hotels
- Procurement panel established to speed up future **supply**
- Addresses construction skill shortage

## What's not working?

- Stigmatised, poor portrayal in media and in local communities
- Homeless only- need more integrated and mixed communities
- Needs to be a permanent solution

# THANK YOU!

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