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

Oifig an Ard-Rúnaí
Office of the Secretary General

Refs: PAC32-I-1361 and PAC32-I-1363

16 April 2019

Ms Éilis Fallon
Committee Secretariat
Committee of Public Accounts
Leinster House
Dublin 2

Dear Ms Fallon,

I refer to your letters in follow up to my recent appearance at the Public Accounts Committee and set out, in the attached notes, responses to the Committee's requests for information.

I hope this information is of assistance to the Committee. Please do not hesitate to contact me if you require any further information.

Yours sincerely,

John McCarthy
Secretary General

The Secretary General is a Designated Public Official under the Regulation of Lobbying Act, 2015

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PAC32-I-1361

PAC32-I-1363

Item 1

Details of the number of outstanding capital projects relating to Traveller accommodation, which did not proceed in 2017, and an update on the positon in 2018.

The Department provides 100% capital funding for the provision and refurbishment of Traveller-specific accommodation. While the funding allocated for this purpose in 2017 was €9 million, the actual outturn was €4.835 million. The Department is working closely with local authorities to increase spend in this area and to accelerate the delivery of much needed Traveller accommodation.

Annual capital allocations for Traveller accommodation projects are determined in the context of submissions made to the Department by local authorities setting out their existing capital commitments in relation to approved projects. Local authorities also provide details to the Department in relation to projects which they anticipate will commence within the given year.

Traveller specific accommodation projects funded by my Department are multi-annual projects. In cases where a local authority does not drawdown funding for a project in a given calendar year, it does not necessarily mean that the project is not progressing.

In 2018, the budget for Traveller-specific accommodation increased to €12 million and the actual outturn was €6.26 million representing a 30% increase in spending compared to 2017. In 2018, local authorities applied for funding for 108 individual projects. The Department issued capital payments on 34 of these projects and in addition local authorities received funding for a further 27 projects bringing the total number of projects that received funding in 2018 to 61.

Multi-annual capital projects progress with a unique set of design, environmental, construction and community circumstances that influence the timeframe for delivery of outputs and the drawdown of funding.

Traveller Accommodation allocations and drawdown of funding 2017/2018

Year	Number of projects that received an allocation	Number of projects with an allocation that made a drawdown of funding in that year	Number of projects with an allocation that did not make a drawdown of funding in that year	Number of projects with no initial allocation that made a drawdown of funding in that year	Total number of drawdowns of funding
2017	69	22	47	37	59
2018	108	34	74	27	61

Item 2

A breakdown of the Departmental spending on available accommodation in hotels, hostels and hubs, including an information note on monies spent, categorised by local authority, including information on the Cold Weather Initiative.

Funding for homeless accommodation and related services

The Department does not fund homeless services directly but provides funding to housing authorities towards the cost of providing homeless accommodation and related services. Under the funding arrangements in place, housing authorities must provide at least 10% of the cost of services from their own resources.

Exchequer funding for homeless services is provided by the Department on a regional basis. The table below sets out the funding recouped to housing authorities for 2017 and 2018.

Exchequer funding for homeless services provided to Regional authorities

Region	2017	2018
Dublin	€83,616,643	€106,267,187
Mid-East	€3,092,923	€3,738,000
Midland	€1,467,615	€2,177,128
Mid-West	€3,906,686	€5,044,000
North-East	€2,762,845	€3,007,520
North-West	€450,000	€541,522
South-East	€3,444,510	€3,815,000
South-West	€6,703,444	€9,687,741
West	€3,791,334	€4,721,895
Total	**€109,236,000**	**€138,999,993**

The delegated funding arrangements require each region to submit financial reports, setting out expenditure on a quarterly basis. Full year financial reports for 2017 are available on the Department's website at http://www.housing.gov.ie/node/5498. Financial reports for 2018 have been received by the Department from regional authorities and are currently being assessed. These reports will be made available on the Department's website shortly.

The table below summarises information contained in financial reports for 2017 under five expenditure categories. Category 2 - Emergency Accommodation encompasses expenditure on all types of emergency accommodation including family hubs, hostels, hotels & B&B and expenditure on contingency beds for cold weather.

Total Expenditure on Exchequer funded Homeless Services Programmes including Local Authority Contribution		
Category	**Totals**	**% of Total**
Category 1 - Homeless Prevention, Tenancy Sustainment and Resettlement Supports	€10,561,069	7%
Category 2 - Emergency Accommodation	€115,140,623	75%
Category 3 - Long-Term Supported Accommodation	€8,622,614	6%
Category 4 - Day Services	€4,410,960	3%
Category 5 - Housing Authority Homeless Services Provision including Administration	€14,180,960	9%
Totals	€152,916,227	100%

The table below breaks down expenditure under Category 2 (Emergency Accommodation) on a regional basis.

Regional Expenditure under Category 2 – Emergency Accommodation	
Dublin	€97,489,140
Mid-East	€ 2,493,493
Midlands	€ 1,366,173
Mid-West	€ 2,930,065
North-East	€ 2,241,994
North-West	€ 179,747
South-East	€ 2,370,381
South-West	€ 3,915,883
West	€ 2,153,748
Total	**€115,140,623**

Cost of Hotels and B&Bs in 2017

Just over €68 million was expended on Hotels and B&Bs accommodation in 2017.

Expenditure on Family hubs 2017

The operational costs of Family hub facilities are also included in Category 2 – Emergency Accommodation. There were 17 family hubs operational in 2017 (this rose to 26 in 2018). The 26 now operational offer over 600 homes of family accommodation in urban areas. The operational costs of these hubs in 2017 was €9.255 million.

Note on Cold Weather Initiative 2018-2019

The most recent count of rough sleepers in the Dublin Region took place on the night of 27 November 2018. 156 individuals were recorded on that night as sleeping rough. While this was an increase on the numbers recorded in March 2018, it was a decrease of 28 on the number of persons recorded as sleeping rough during the count at the same time of the year in winter 2017.

The Dublin Regional Homeless Executive (DRHE) delivered over 200 additional permanent beds over the course of winter 2018-2019. All of these beds are supported temporary accommodation where single individuals and couples receive the accommodation and health supports that they need.

In addition to these 200 additional permanent beds, the DRHE introduced 150 temporary beds as part of the cold weather initiative for the Dublin region so that sufficient bed capacity exists within the system in order to provide shelter for all of those who wish to avail of it during the cold weather. The cold weather initiative provides a targeted response to people rough sleeping, particularly those that are reluctant to engage with services or those that are long-term sleeping rough.

The DRHE has outreach teams that work on the streets on a 24/7, 365 days a year basis, engaging with people sleeping rough. The problem of rough sleeping is less pronounced outside of Dublin. The other major urban housing authorities report sufficient bed capacity; however, additional cold weather supports are put in place nationally, to ensure no person has to sleep rough for the want of shelter.

Housing authorities continue to report the existence of a number of repeat or entrenched rough sleepers who are unwilling to avail of accommodation. This group of people can sometimes be difficult to engage with due to complex health needs. Outreach teams continue to work to provide solutions for this group and to encourage these persons to avail of accommodation. The Housing First programme will also assist in addressing their needs.

<u>Item 3</u>

Details on the amount of, and use of, Local Property Tax receipts for housing categorised by local authority

The total amount of LPT receipts applied to housing programmes over the period 2015 – 2018, broken down by programme and local authority, is set out below.

Total Value of LPT Receipts applied to Housing Programmes 2015 - 2018

	Subhead A.3.1 (CAPITAL)	Subhead A.4 .1 (CAPITAL)	Subhead A.4.2 (CURRENT)	Subhead A.4.4 (CAPITAL)	Subhead A.4.5 (CAPITAL)	Subhead A.5.1 (CAPITAL)	Subhead A.5.1 (CURRENT)	Subhead A.6.1 (CAPITAL)	Subhead A.6.2 (CAPITAL)	Subhead A.7 (CAPITAL)	Subhead A.8.2 (CAPITAL)	Subhead A.8.3 (CURRENT)	
LOCAL AUTHORITY	**Local Authority Housing**	**Capital Assistance Scheme (CAS)**	**Capital Loan & Subsidy Scheme (CLSS)**	**Mortgage to Rent (MTR)**	**Capital Advance Leasing Facility (CALF)**	**Traveller Accommodation**	**Traveller Accommodation**	**Regeneration / Remedial Works**	**Energy Efficiency / Retrofitting**	**Private House Grants**	**Mortgage Allowance**	**Affordable Housing / Shared Ownership Subsidy**	**TOTAL**
CLARE	€5,527,081	€1,155,146	€1,455,726				€286,295			€1,623,439		€12,250	**€10,059,936**
CORK COUNTY	€33,604,948	€900,113	€12,734,570	€124,501	€2,006,716		€227,329	€1,293,513	€4,972,183	€6,421,399	€19,505	€839,925	**€63,144,702**
DLR	€35,270,317	€13,605,344	€14,400,508		€792,350		€101,130	€617,190	€1,507,892	€1,890,694		€67,362	**€68,252,787**
FINGAL	€35,308,771	€6,810,527	€11,886,675	€213,526	€5,401,640	€72,295	€69,700	€728,950	€3,057,334	€3,379,331		€712,381	**€67,641,131**
KILDARE	€2,179,466		€4,643,556		€37,166		€40,273			€1,478,067		€571,918	**€8,950,446**
SOUTH DUBLIN	€27,790,197	€2,442,030	€17,230,426	€214,976	€2,637,575		€456,725	€340,951	€1,108,790	€2,062,669	€2,267	€318,350	**€54,604,956**
WICKLOW	€7,563,275		€1,029,152				€361,527	€236,713		€1,039,806	€1,530	€28,236	**€10,260,239**
DUBLIN CITY	€57,719,466	€4,343,214	€33,863,514	€2,431,504	€1,818,407		€894,953	€12,721,845	€1,691,461	€8,993,941	€1,713	€550,412	**€125,030,429**
GALWAY CITY	€3,945,929	€1,011,416	€2,442,913		€580,621		€239,719	€117,318	€1,104,934	€1,397,134		€282,354	**€11,122,338**
MEATH	€613,547		€1,871,209				€152,591			€708,463		€61,200	**€3,407,010**
TOTAL	**€209,522,996**	**€30,267,790**	**€101,558,249**	**€2,984,507**	**€13,274,475**	**€72,295**	**€2,830,242**	**€16,056,480**	**€13,442,594**	**€28,994,944**	**€25,015**	**€3,444,388**	**€422,473,975**

Item 4

Details of the number of Traveller families accommodated in mainstream social housing, the private rented sector and Traveller specific accommodation

The Central Statistics Office, in Census 2016, recorded a total of 8,717 Traveller households. It provided a breakdown of categories of housing as detailed in Table 1 below; however, within these categories it did not provide a breakdown of Traveller-specific accommodation.

2016 Census; Irish Traveller households – Nature of occupancy

	Rented from Local Authority	Rented from private landlord	Rented from Voluntary Body	Owner Occupied	Occupied Rent Free	Not Stated	Total
2016	3,938	1,835	243	1,746	221	734	8,717

The Department conducts an annual estimate of Traveller families, in conjunction with the local authorities, in order to assist local authorities in planning for the provision of Traveller accommodation. The 2017 exercise shows a breakdown of the specific categories as follows;

Mainstream Social Housing

- Standard social housing 3,701 families
- Approved housing bodies 317 families

Private Rented Sector

- Private rented sector 2,387 families

Traveller-specific accommodation

- Local authority halting sites 982 families
- Local authority group housing 798 families
- Unauthorised sites 585 families

Item 5

Details of the local authority housing stock at the end of each year for the past five years

The National Oversight & Audit Commission (NOAC) is a statutory body established by Ministerial order under the Local Government Act 2001, to oversee the local government sector.

One of the key indicators that NOAC review every year is the social housing stock level in local authorities. This is housing stock that is owned by local authorities and is added to each year, through local authority build and acquisition programmes. From a performance management perspective, the management of housing stock is a key function of local authorities for assessment.

In that context, NOAC has developed an indicator, which looks at the stock level in local authorities, the additions to that stock in the review year, as well as any reduction in stock levels during that year. Performance Indicator Reports are published by NOAC on their website at the following link:

http://noac.ie/noac-reports/

The Housing Agency has been given responsibility, on an interim basis, for regulating Approved Housing Bodies (AHBs). Detail in relation to AHB stock levels is provided in the Regulator's Annual Reports, which can be accessed at the following link:

https://www.housingagency.ie/regulation/publications-and-useful-links.aspx

Item 6

An information note on the operation of the Housing Assistance Payment (HAP), including details of transfers from rent supplement to the HAP

The Housing Assistance Payment (HAP) is currently available in all 31 local authority areas. At end 2018, there were 43,443 households being supported by the scheme, including 17,926 additional households in 2018.

The HAP scheme is provided under Part 4 of the Housing (Miscellaneous Provisions) Act 2014. Revised HAP and Rent Supplement (RS) rent limits took effect from 1 July 2016. Additional flexibility to exceed the prescribed maximum rent limits by up to 20% was also extended to all local authorities where HAP was operational.

From available data at the end of Q4 2018, approximately 33.1% of the total number of households supported by HAP were benefiting from the additional flexibility that was provided to local authorities to exceed the maximum rent limits. When the additional discretion available to homeless households in the Dublin Region is excluded, 26.6% of households nationally were benefiting from the additional flexibility. In those cases, the average rate of discretionary payment used was 16.2% above rent limits provided.

A summary of the household classes supported by the HAP scheme at end 2018 is set out below:

- Single / Single Sharing - 28%
- Couple / Couple Sharing - 5%
- Lone Parent with Children - 41%
- Couple with Children - 26%

The HAP scheme is funded through a combination of Exchequer monies and tenant differential rents collected in respect of HAP tenancies.

The Exchequer outturn for the HAP scheme in 2018 was €276.6 million. This allowed for the continued support of existing HAP households at the start of the year, along with the 17,926 additional tenancies set up over the course of 2018.

Budget 2019 further increased the Exchequer funding for the HAP scheme to €422 million. This will allow for the continued support of existing HAP households at the start of 2019 and enable an additional 16,760 households to be supported by HAP over the course of the year, as well as continuing to support the roll-out of the HAP Place Finder Support Service across the country.

HAP is replacing RS for those with a long-term housing need, who qualify for social housing support. At the end of 2018, 54,072 HAP tenancies had been set-up since the scheme commenced, of which 13,221 were households transferring from RS. In addition to the ongoing transfer of long-term RS recipients to HAP, the majority of new applicants seeking State support towards their rent are being supported by the local authorities under HAP, rather than through RS. However, RS will remain available through the Department of Employment Affairs and Social Protection (DEASP) to households as a short-term income support. The strategic aim is to complete the transfers from long-term rent supplement to HAP by 2020.

Once transferred from RS to HAP, households are in receipt of a much more secure form of State support. Even though their income may increase, households can continue to receive HAP support, subject to adjustment to their differential rent, just as would be the case of they were in mainstream social housing.

Reduction in RS numbers

RS remains a demand led scheme and is available to support those with a short-term income need, generally because of a temporary loss of employment. Reductions in the number of RS recipients in the period in which HAP has been operating are set out in the table below.

Year	Recipients	% Change	Cost €000	% Change
2014	**71,533**	**-10.3%**	**338,208**	**-9.3%**
2015	**61,247**	**-14.3%**	**311,059**	**-8.0%**
2016	**48,041**	**-21.6%**	**275,294**	**-11.5%**
2017	**34,378**	**-28.4%**	**230,566**	**-16.2%**
2018	**24,303**	**-29.3%**	**175,024**	**-24.09%**

HAP numbers

Year	Target	Additional Households supported at end of year	Number of Rent Supplement Transfers	No. of LAs operating HAP Scheme	Exchequer Allocation €M	Outturn €M
2014	n/a	485	n/a	7	0.500	0.394
2015	8,400	5,680	2,100*	18	23.2	15.64
2016	12,000	12,075	3,661	28	47.7	57.69
2017	15,000	17,916	4,131	31	152.7	152.69
2018	17,000	17,926	3,329	31	301	276.60

*2014/15 combined figure

Items 7, 12 & 15

A list of regeneration projects for the last year, including the number of houses in the areas prior to the commencement of works, and the numbers expected when they conclude. Please include a brief description of each scheme, what is envisaged and what new facilities will be included

A breakdown of the amount spent on urban regeneration projects.

An up to date information note on the regeneration project at Dolphin House, Dublin 8

Overview

Over the lifetime of Rebuilding Ireland, an initial amount of €211 million was allocated to the capital regeneration programme to support direct delivery of new social housing homes. Additional funding will be provided for the capital regeneration programme, as further regeneration projects are brought forward. Projects being funded under the programme target the country's most disadvantaged communities, including those defined by the most extreme social exclusion, unemployment and anti-social behaviour.

The Department currently supports a programme of large-scale regeneration projects in Dublin, Cork and Limerick, with smaller projects in Tralee, Sligo and Dundalk. These projects seek to address the causes of disadvantage in these communities through a holistic programme of physical, social and economic regeneration.

A regeneration project can encompass a number of phases – the initial master-planning stage; demolition works; enabling works; refurbishment and/or consolidation works (in some cases) and construction. The project also moves through a number of approval processes, with funding being approved for the different phases as required. There may be significant investment in a regeneration project over a number of years before homes are delivered and ready for occupation.

Social regeneration activities are also funded by the Department for the duration of each regeneration project. Indeed, in order to be successful and sustainable in the long term, a regeneration project requires the re-building of a community and a strengthening of community bonds, which is where social regeneration projects and community groups have a role to play.

A breakdown of expenditure per local authority for regeneration in 2018 is set out in the table below.

Cork City Council	€4,456,850
Dublin City Council	€17,851,278
Kerry County Council	€3,404,527
Limerick City and County Council	€40,823,370
Sligo County Council	€1,560,076
Total	**€68,096,101**

Regeneration Pipeline
In 2018, there were 16 regeneration projects in the pipeline, delivering in the region of 433 new homes. 200 of these homes were completed in 2018, as outlined in the table below:

Projects completed in 2018

Local Authority	Scheme	Homes
Dublin City	Dolphin House, Dublin 8 (Phase 1)	100
Dublin City	Buttercup, Darndale (Phase 2)	9
Dublin City	Buttercup, Darndale (Phase 3)	7
Dublin City	St. Bricins Park	11
Kerry	Croilar Na Mistaelach, Tralee	11
Kerry	St Martin's Park, Tralee	4
Kerry	Dingle Road, Tralee	1
Limerick	Churchfield (Phase 1.1)	19
Limerick	Churchfield (Phase 1.2)	23
Limerick	St. Mary's Park Infills (Phase 1)	15

Schemes on site

Local Authority	Scheme	Homes
Cork City	Phase 2A Knocknaheeny (Phase 1)	16
Cork City	Phase 2A Knocknaheeny (Phase 2)	31
Dublin City	St. Teresa's Gardens	54
Dublin City	Dominick Street (East side)	72
Dublin City	O'Devaney Gardens	56
Limerick	St. Mary's Park Infills (Phase 2)	4

Further projects in Cork, Dublin and Limerick are at an earlier stage of inception.

Total expenditure on housing projects funded through the National Regeneration Programme for each year 2015 – 2018 is set out below:

	2015 Expenditure	2016 Expenditure	2017 Expenditure	2018 Expenditure
National Regeneration Programme	€48.8m	€50.05m	€65.19m	€68.1m

DUBLIN REGENERATION

Dolphin House

No. of Homes	100
Site Start	Q4 2016
Practical Completion	Q3 2018
Approved Budget	€25,846,811

- Dolphin Estate (Dolphin House and Park) is a large Council flat complex (comprising 436 flats, including 44 senior citizen flats) on circa 7.5 hectares in the south-west inner city.
- Phase 1 of the regeneration of Dolphin Estate provided 100 new homes.
- The homes completed in September 2018 included new houses, new apartments and amalgamated/refurbished homes, in buildings ranging between 1 to 4 storeys. The site is c.1.08 hectares located towards the south-east corner of the Dolphin Estate close to Dolphins Barn and the Grand Canal.
    - Phase 1 involved the demolition of 2 blocks (24 homes);
    - 3 blocks (72 homes) were redeveloped into 63 apartments;
    - 3 new blocks were constructed - providing 28 homes in total – 6, 8 and 14 apartments respectively;
    - 9 new houses were constructed facing the canal; and
- A new Masterplan is being prepared for the development of the remainder of the Dolphin estate.

St. Teresa's Gardens

No. of Homes	54
Site Start	Q4 2018
Estimated completion	Q3 2020

- St Teresa's Gardens is a 1950s local authority apartment complex. Originally, the complex comprised 346 apartments within 12 blocks alongside 10 terrace houses.
- In 2010–2013, Dublin City Council in partnership with the Department, St. Teresa's Gardens Regeneration Board and the residents of St. Teresa's Gardens commenced planning for regeneration, and 2014–2016 saw the initiation of a Part 8 planning process for demolition of the existing flat complex, and construction of a 50-home new build social housing scheme.
- This was followed by a process of de-tenanting, demolitions, further consultation, design processes, consolidation and refurbishing works, fit-out works, precinct improvements, liaising with utilities, enabling works procurement, and new builds procurement, etc.
- In 2014, planning approval was approved for the construction of 50 new social homes and a further 4 homes were approved in 2018.
- The tender for this scheme was approved in October 2018 at a cost of €21.1m.

Dominick Street

Stage	On site
No. of Homes	72
Site Start	Q4 2018
Practical Completion	Q2 2020
Approved Budget	€25,778,626 + Community facility

- Located at the junction of Dominick Street and Parnell Street, in north inner city Dublin, the 1.16 acre site is being developed by DCC for a mixed use scheme. The site has been vacant for a number of years following demolition of the complex of flats on the site. The complex was one of the PPPs that did not progress in 2008.
- The development will comprise 72 homes with commercial space and a community centre. The proposal also includes a basement car park with 48 car parking spaces, cycle parking and ancillary accommodation accessed from Dominick Place to the east of the site, paving works on the Lower Dominick Street frontage and completion and surfacing of the new road at Dominick Place. The development is in a high density, mixed use area within minutes of O'Connell Street, adjacent to the Ilac Centre, Dublin 1. The LUAS line runs by the proposed development.
- The project went on site in Q4 2018 and works are due for completion Q2 2020.

O'Devaney Gardens

Stage	On site
Number of Homes	56
Approved Budget	€20.7m
Estimated Completion	Q1 2020

- O'Devaney Gardens is one of three development sites that Dublin City Council (DCC) brought to the market under the Housing Land Initiative, which offer the combined potential to provide over 1,600 homes and the opportunity to create three new, high quality urban quarters. The other two sites are at St. Michael's Estate in Inchicore and at Oscar Traynor Road in Coolock.
- The site is being developed in two phases:
  - O' Devaney Gardens Phase 1A (currently on site); and
  - O'Devaney Gardens Wider Site Development under the Housing Land Initiative (currently at procurement).

Buttercup, Darndale (Phases 2 and 3)

- The estate in Darndale was built in the 1970s. A number of remedial works programmes have taken place in the area since.
- The current project involved the demolition of 25 houses and the construction of 35 new homes. This followed serious anti-social behaviour in the estate, including arson attacks.
- The 35 homes were delivered in 3 phases, as follows:

    - 19 in Q4 2017
    - 9 in Q1 2018
    - 7 in Q2 2018
- The approved cost for the scheme is €8,437,813.

St. Bricins Park, Dublin 7

- The project at St Bricins Park involved the redevelopment of 22 bedsits that were built in 1966 in to 11 larger homes.
- Significant works were carried out to these homes to bring them back into housing stock including internal and external insulation, replacement boilers, bathroom and kitchen upgrades, rewiring, plumbing, joinery etc.
- The cost of these works was €643,581.
- The homes were completed in Q4 2018.

KERRY REGENERATION

11 homes at Croílar Na Mistaelach and 4 homes at St Martin's Park, Tralee

Stage	Completed
No. of homes	15
Site Start	Q2 2017
Practical Completion	Q4 2018
Approved Budget	€4,150,885

- This project consists of 2 separate housing schemes (11 homes at Croílar Na Mistaelach and 4 homes at St Martin's Park, Tralee) which were progressed as a single construction contract for €4,150,885.
- The project went on site in Q2 2017 and was completed in Q4 2018.

Dingle Road, Tralee

Stage	Completed
No. of Homes	1
Site Start	Q1 2017
Practical Completion	Q2 2018
Approved Budget	€408,626

- The project was advanced to meet a specific housing need to address significant overcrowding and multiple special needs requirements.
- The project went on site in Q1 2017 and it was completed in Q2 2018.

LIMERICK REGENERATION

Southill Area Centre (Churchfield Site)

Stage	Completed
No. of Homes	42
Site Start	Q2 2016
Practical Completion	19 homes Q1 2018 (Phase 1.1) 23 homes Q2 2018 (Phase 1.2)
Approved Budget	€11,002,014

- The overall plan for this site is the delivery of 80 homes at an overall cost €18.5m.
- Phase 1 which consists of 42 new homes costing €11.002m started on site in Q2 2016 and 19 homes were completed in Q1 2018 (Phase 1.1) and 23 were completed in Q2 2018 (Phase 1.2).
- Limerick City and County Council are expected to bring forward proposals in respect of Phase 2 works shortly.

St Mary's Park

Stage	Completed/Onsite
No. of Homes	19
Site Start	Q3 2017
Practical Completion	15 homes completed Q4 2018 4 homes to complete Q1 2019
Approved Budget	€4,665,143

- The project consists of 19 infill-housing homes to restore and enhance the streetscape at various locations in St Mary's Park.
- The project went on site in Q3 2017 and the last 4 homes are due for completion in Q1 2019. The other 15 homes were completed in Q4 2018.

CORK CITY REGENERATION

No. of Homes in Phase 2A (Phase 1 (16 homes) and Phase 2 (31 homes))	47
Site Start	Q2 2018
Practical Completion	Q4 2019
Approved Budget	€11,852,988

- The master plan for the regeneration of Cork City introduced a comprehensive rolling programme that would be undertaken over five phases. Due to a number of houses being of poor build quality relative to modern standards, the plan introduced a demolition and new build strategy that would involve the demolition and replacement of these houses with housing of the highest standards within selected areas. The regeneration project has targeted the demolition of 450 existing homes and construction of 664 new homes.

- Through the regeneration programme, 47 social housing homes will be delivered in 2019 through Phase 2A.
- Each phase delivered includes decant, demolition and new construction of housing, removal and construction of infrastructure (utilities, roads, footpaths and public realm).

Summary of Phases in Regeneration Area – Cork City Council

Scheme	No. of Homes	Site Start Date	Site Finish Date
Phase 1A	23	2014	2015
Phase 1B	29	August 2016	November 2017
Phase 1C	41	November 2019	May 2021
Phase 2A	47	April 2018	December 2019
Phase 2B	38	November 2019	May 2021
Phase 2C	24	January 2019	March 2020

Urban Regeneration & Development Fund

The Urban Regeneration and Development Fund (URDF), which was launched last year, is a flagship element of Project Ireland 2040. The Fund will provide support for projects that will contribute to the regeneration and rejuvenation of Ireland's five cities and other large towns, and enable the delivery of a greater proportion of residential and mixed-use development within the existing built-up footprints of our cities and towns. It will ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The URDF has €58 million available in 2019 to provide initial support to the 88 projects announced last November on foot of the first call for proposals. €550 million is included in the NDP to provide further support for these and other similar projects up to 2022 and the Fund has an overall provision of €2 billion to 2027.

A first call for proposals from public bodies issued in July 2018. The proposals received covered a variety of projects including urban regeneration, public realm, enterprise development, community facilities, redevelopment of existing/vacant areas, enabling strategic infrastructure to leverage further development, cultural and amenity development. The 88 projects chosen and announced last November fall into two categories:-

- Category A – projects that were submitted as 'ready to go' in 2019 (43 in total); and
- Category B – projects that require further development in 2019 before future consideration for Category A status (45 in total).

A further call for proposals is expected to issue shortly.

<u>Item 8</u>

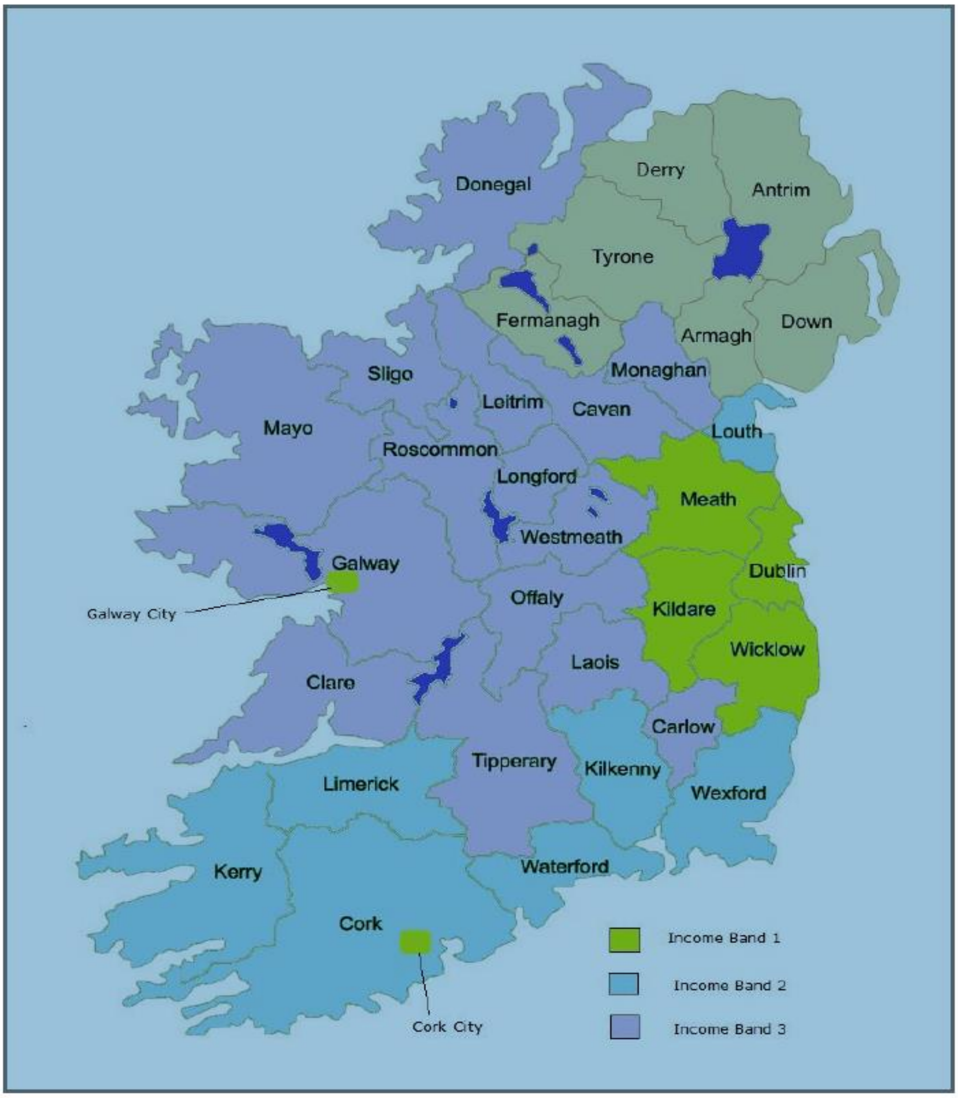
An information note, with map, on the different bands used to determine eligibility for social housing

The Social Housing Assessment Regulations 2011 prescribe maximum net income limits for eligibility for social housing supports in each housing authority, in different bands according to the area, with income being defined and assessed according to a standard Household Means Policy.

There are currently three bands – with maximum income limits per individual (main applicant) set at €35,000, €30,000 and €25,000. The limits are higher for households with multiple adults (an additional 5% per additional adult, subject to a maximum of 10%) and with children (an additional 2.5% per child, subject to a maximum of 10%). These are <u>net income</u> figures, after tax, USC etc. The €35,000 limit would correspond to a gross salary of about €48,000 (by way of comparison, the average industrial wage is approximately €36,000 at present).

The income bands that apply in each local authority are set out below.

Band 1: €35,000	Dublin City, Dun Laoghaire, Fingal, South Dublin, Cork City, Galway City, Meath, Kildare and Wicklow
Band 2: €30,000	Limerick, Waterford, Cork County, Kilkenny, Kerry, Louth and Wexford
Band 3: €25,000	Carlow, Cavan, Clare, Donegal, Galway, Laois, Leitrim, Longford, Mayo, Monaghan, Offaly, Roscommon, Sligo, Tipperary and Westmeath


Donegal
Derry
Antrim
Tyrone
Fermanagh
Armagh
Down
Sligo
Monaghan
Leitrim
Cavan
Mayo
Louth
Roscommon
Longford
Meath
Westmeath
Galway
Dublin
Galway City
Offaly
Kildare
Wicklow
Laois
Clare
Carlow
Tipperary
Kilkenny
Limerick
Wexford
Kerry
Waterford
Cork
Income Band 1
Income Band 2
Income Band 3
Cork City

Item 9

A breakdown of the Local Government Innovation and Reform figure under the Local Government Management Agency heading in the 2017 Local Government Fund Account – Statement of Income & Expenditure for the Year ended 31 December 2017

Local Government Innovation and Reform
This represents expenditure incurred in respect of projects associated with the Local Government efficiency and reform agenda as well as the broader Public Service reform agenda. It supports projects which incentivise innovation, promotes efficiencies in the operation and delivery of local government services and supports the establishment of shared services among local authorities. These are delivered through the Project Management Office of the Local Government Management Agency.

The Department funding relates to the strategic development and early implementation phases of projects. Upon full implementation, funding is expected to come from the local government sector itself.

	2016*	**2017***
	€	**€**
MyPay	2,192,643	1,213,939
LG Operational Procurement Centre (LGOPC)	1,077,246	386,164
LG Strategic Procurement Centre (LGSPC)	207,092	198,723
Programme Management Office	329,596	99,886
Debt Management Shared Service	12,120	111,474
Building Control Management System	-	181,448
Miscellaneous	16,652	-
Grand Total	**3,835,349**	**2,191,634**

*Payments are made on a recoupment/accruals basis to the LGMA. Figures in the table above represent expenditure incurred by the LGMA in the relevant calendar year.

MyPay
MyPay is leading the transition from locally run payroll and superannuation services in individual local authorities to a centralised centre run by Laois County Council. The rollout to all local authorities is being progressed on a wave basis. The reduction in costs associated with MyPay within the PMO reflects the advancement of this project to implementation. By 2017, 28 local authorities had moved to MyPay for payroll services (up from 27 in 2016) and 13 local authorities had moved to MyPay for superannuation services (up from 6 in 2016).

LG Operational Procurement Centre (LGOPC)
A National Procurement Office, the Local Government Operational Procurement Centre (LGOPC), is run by Kerry County Council. The change in expenditure on operational procurement by the LGMA reflects the progression of this programme, which is funded by the local government sector itself on implementation. Deliverables in 2016 included the completion of the new product code system which allows spend data to be assigned to

products. In 2017, a Spend Data Management System was developed and installed to process spend data from local authorities, record arrangements and disseminate this information to the Office of Government Procurement (OGP) and local authorities.

Local Government Strategic Procurement Centre (LGSPC)

The Local Government Strategic Procurement Centre (LGSPC) was established in 2014 and is located within the LGMA. Its role is to support and centrally co-ordinate the reform of procurement across the local government sector, participate in the structures of the OGP, professionalise the procurement function in local government and improve the sector's procurement systems.

Item 10

National Oversight & Audit Commission Reports

As indicated at the meeting of the Public Accounts Committee on 28 February 2019, NOAC published two reports on the internal audit function in local authorities in 2018:

Operation of Audit Committees in Local Government	June 2018
Internal Audit in Local Authorities	July 2018

These reports, together with all NOAC reports published to date, a full list of which is set out below, are available on NOAC's website www.noac.ie.

NOAC reports published to date

• NOAC Annual Report 2014	April 2015
• Local Authority Corporate Plans	November 2015
• Performance Indicators Report 2014	December 2015
• Tenant Survey	December 2015
• Public Spending Code 2014	February 2016
• Efficiency Review Reforms	April 2016
• Shared Services	April 2016
• Rates Collection	April 2016
• Financial Performance of LAs	April 2016
• NOAC Annual Report 2015	April 2016
• Public Spending Code 2015	July 2016
• Private Rented Sector	October 2016
• Performance Indicators 2015	November 2016
• NOAC Annual Report 2016	April 2017
• Review of the Management and Maintenance of LA Housing	May 2017
• Local Authority Quality Assurance Report 2016	December 2017
• Performance Indicators in Local Authorities 2016	January 2018
• NOAC Annual Report 2017	March 2018
• Operation of Audit Committees in Local Government	June 2018
• Review of 2015 Statutory Audit Reports to the Members of LAs	June 2018
• Internal Audit in Local Authorities	July 2018
• Local Authority Satisfaction Survey 2018	July 2018
• Local Authority Performance Indicator Report 2017	September 2018
• Local Authority Quality Assurance Report 2017	October 2018

Item 11

Details of the remit of the National Oversight & Audit Commission, including the thematic issues considered by it and its engagement with local authorities

NOAC Background

The Local Government Reform Act 2014 introduced significant changes to a wide range of aspects of the local government system, including in relation to matters of accountability and oversight. In that regard, the Act provided for the establishment of the National Oversight and Audit Commission (NOAC) as the statutory body overseeing the local government sector. NOAC was established in July 2014 under the 2014 Act to provide independent oversight of the local government sector (i.e. NOAC's operation are independent of the Department). A list of the current membership of the NOAC Board is provided below.

NOAC's activities are summarised in its Annual Reports for the years 2014, 2015, 2016 and 2017. The report in respect of 2018 activity will be presented to the Minister before end April 2019. All NOAC reports and minutes of NOAC meetings are available on its website: www.noac.ie. A list of the NOAC reports published to date is included in Item 10. All published NOAC reports are submitted to the Joint Oireachtas Committee on Housing, Planning and Local Government for the information of committee members.

NOAC's Statutory Functions

As set out in the 2014 Act, NOAC's functions are to:

a) Scrutinise the performance of any local government body against relevant indicators as selected by NOAC or as prescribed in regulations by the Minister,
b) Scrutinise financial performance, including value for money, of any local government body in respect of its financial resources,
c) Support best practice (development and enhancement) in the performance by local government bodies of their functions,
d) Monitor and evaluate adherence to service level agreements entered into by any local government body,
e) Oversee implementation by local government bodies of national policy for the local government sector,
f) Monitor and evaluate public service reform implementation by any local government body or generally,
g) Monitor adequacy of corporate plans prepared by regional assemblies or local authorities and evaluate implementation of the plans by any local government body or generally,
h) Take steps under its other functions for the purpose of producing any report requested by a Minister under section 126D of the Act,
i) Produce reports under its own initiative, in addition to the section 126D requested reports and the section 126K annual report requirement,

j) Carry out any additional functions that are conferred by Ministerial Order.

In addition to the above-mentioned key functions, NOAC will focus on large-scale capital projects that are the subject of in-depth checks in the Public Spending Code quality assurance reports from local authorities. In carrying out that function, NOAC will have regard to any issues in relation to such projects highlighted in the audit reports of the Local Government Audit Service. Finally, any issues relevant to accountability in relation to such projects that arise in the course of its thematic reviews will be included in NOAC's report of its findings and conclusions.

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Current NOAC Activity – Profile meetings with Local Authorities

As well as its standard work in relation to publishing a variety of reports on local authority activity and service delivery, in 2017 NOAC commenced compiling profiles of each local authority. These profiles are based primarily on the material in NOAC's own reports to date and meetings with the Chief Executives, but also include information provided by the authorities themselves outlining the particular context within which they each operate. Following these profile meetings, the Chief Executive and management team attend a full NOAC board meeting to answer questions from the NOAC members on topics such as finances, customer service, corporate planning, housing issues, performance indicators, tourism initiatives, employment within the county, and economic and community development. The following meetings have taken place to date:

Local Authority	CE Meeting	NOAC Board Meeting
Louth County Council	August 2017	December 2017
Cork City Council	September 2017	March 2018
Offaly County Council	October 2017	January 2018
Westmeath County Council	July 2018	October 2018
Kerry County Council	June 2018	December 2018
Roscommon County Council	November 2018	January 2019
Tipperary County Council	December 2018	March 2019
Donegal County Council	January 2019	Due April 2019
Laois County Council	March 2019	

Other specific engagement with Local Authorities

Customer Satisfaction Survey 2018-2020

NOAC engaged IPSOS/MRBI to carry out a customer satisfaction survey over 3 years on a phased basis.

Phase 1 surveyed residents in the 10 largest local authority areas based on population: Dublin City, Dun Laoghaire Rathdown, Fingal, South Dublin, Cork County, Limerick, Galway County, Kildare, Meath and Tipperary. Interviewing took place in February/March 2018 with the report published in July 2018.

Phase 2 of the Survey will take place in 2019. Residents in 11 local authority areas will be surveyed: Clare, Cork City, Donegal, Galway City, Kerry, Kilkenny, Louth, Mayo, Waterford, Wexford and Wicklow. The final phase of the project will take place in 2020 focusing on the 10 remaining local authorities.

Performance Indicator Reports

Four performance indicator reports have been published by NOAC since 2014. A number of organisations are involved in its production including the LGMA, 31 local authorities and various Government Departments. The reports enable best practice to be highlighted so that local authorities can learn from each other for the betterment of the services that they provide to their communities.

In respect of the 2018 performance indicator report (the data for which is currently being collected), NOAC has added two new indicators bringing the total number to 37. Indicators are kept under review with a view to developing more qualitative, outcome-focussed indicators, informed by NOAC's examination of different aspects of local authority activity. NOAC is also beginning to examine the scope for grouping local authorities for comparative reporting purposes.

Public Spending Code Reports

NOAC has published four reports on compliance by local authorities with the Public Spending Code since 2014. The Code was developed by the Department of Public Expenditure and Reform (D/PER) and it applies to all public bodies in receipt of public funds. Local authorities are responsible for carrying out the quality assurance requirements of the Code and their reports are submitted to NOAC for incorporation in a composite report for the local government sector. All local authorities generally complied with the Code for 2017.

Good Practice in Local Government Seminar

NOAC, in association with local authorities, held its second Good Practice in Local Government seminar on 26 February 2019 in Kilkenny Castle. This built on the success of the first seminar held on 2 November 2017.

NOAC has an important role to support the development and enhancement of best practice in the performance by local government bodies of their respective functions. The event consisted of a number of case studies selected by NOAC and the CCMA as examples of initiatives that worked well and might be suitable for replication by other local authorities to beneficial effect. The case studies presented by the nine local authorities at the event illustrated the sector's desire to improve efficiency in service delivery, engage meaningfully with citizens and regenerate urban and rural areas. Officials from 30 local authorities, as well as NOAC, LGMA and LGAS, attended at the event.

NOAC Membership

NOAC has a Chairman and 9 other members at present. The current Chairman is Michael McCarthy, appointed an open process conducted through Stateboards.ie.

The other current members of the Board are:

- John Buckley (former C&AG)
- Tara Buckley (DG of RGDATA)
- David Holohan (Chief Investment Officer of a financial services group)
- Constance Hanniffy (former Councillor)
- Michael McGreal (former Councillor)
- Paul Lemass (Department of Housing, Planning and Local Government)
- Martina Moloney (former local authority Chief Executive)
- Sharon O’Connor (former local authority Chief Executive in Northern Ireland)
- Colleen Savage (a Board member of the former National Consumer Agency)

Item 12

A breakdown of the amount spent on urban regeneration projects.

Information on this breakdown is set out in the note on Regeneration projects at **Item 7**.

Item 13

A note on the number of land banks that did not go into the land aggregation scheme or sustainable communities scheme, including a note on acreage and associated land debt

Sites and Loans Accepted into LAGS

Following an examination of housing authority returns in 2010 local authorities identified some 259 sites covering circa 775 hectares that had little prospect of being developed in the short to medium term because of the significant retrenchment in the public capital programme that existed at that time. The total loan value (capital and interest accumulated by 2010) owed by local authorities on these sites at that time was circa €500 million.

Applications were then invited from local authorities to apply to have their loans/sites included in the Land Aggregation Scheme (LAGS), the purpose of which was to help alleviate the financial burden being experienced by local authorities. A total of one hundred and fifty one applications (in respect of 156 sites) were made under the scheme, involving some €353 million in loans. The Department approved or rejected the inclusion of sites informed by due diligence assessments carried out by the Housing Agency. These assessments considered, among other things, the legal and technical status of the sites such as legal ownership, rights of way, encumbrances, site access, ground conditions, services available etc.

Applications to the value of some €163 million in loans were accepted into the LAGS. Under the first iteration of the scheme, loans of €111 million, relating to 47 sites, were fully redeemed by local authorities with funding recouped from the Department. Under the second phase of the scheme, €52 million in loans in respect of 26 sites were accepted into the scheme; in the case of these loans, the local authorities continue to make repayments to the Housing Finance Agency and the costs are recoupable from the Department.

Applications under consideration at closure of Scheme

In 2013, following a review of the Scheme carried out in consultation with the Department of Public Expenditure and Reform, it became evident that further expenditure on LAGS, in terms of accepting new applications, was no longer a sustainable option. The scheme was closed in December 2013. 51 applications with associated outstanding loans of €105 million submitted under the scheme had not been approved at that point and consequently were not accepted into the scheme.

Since the closure of the Scheme, the focus has shifted to bringing local authority land forward for residential development, through which the recoupment of outstanding associated land loans can be considered.

Rejected Applications

25 sites, with associated loans to the value of €37 million, submitted for inclusion in the scheme were not accepted. The reasons for such sites not being accepted included:-

- the site not being zoned for residential development;
- the site being land locked;

- the site submitted being a small part of the original site purchased, with limited development potential.

In addition, seven applications were received from local authorities regarding a total of €78m in outstanding loans, but as the loans had not matured at the time of application, these applications could not be considered at that time.

Table 1: Overview of all LAGS Applications

Site/Application Status	No. of Site Applications	Total Loan Value (approx.)	HA
Loans Redeemed (1st iteration of LAGS)	47	€111m	173
Loans Included (2nd iteration of LAGS)	26	€52m	74
Accepted	**73**	**€163m**	**247**
Under Assessment At Scheme closure	51	€105m	133
Not accepted into LAGS for Inclusion	25	€37m	61
Applied but loan not matured	7	€78m	39
Not Accepted	**83**	**€190m**	**233**
Total	**156**	**€353m**	**480**

A ley focus under Rebuilding Ireland is to bring local authority lands into active use for social housing purposes, addressing associated land debt issues as part of the financing of such projects. A strong social housing construction pipeline is already in place, the most recent details of which (as at end 2018) are available at http://rebuildingireland.ie/news/minister-murphy-publishes-social-housing-construction-status-report-for-q4-2018/.

Land Map

In terms of the strategic development of the State's residential land bank, all local authority sites were mapped on the Rebuilding Ireland land map, which is available at the following link: http://rebuildingireland.ie/news/rebuilding-ireland-land-map/. The map includes details of over 700 local authority and Housing Agency owned sites amounting to some 1,700 hectares. The map also includes some 30 sites (comprising circa 200 hectares) in the ownership of State or semi-State bodies.

Item 14

An up to date information note, including details of the projects' status, estimated costs and a summary of what was involved for the construction projects at:

- **(a) Priory Hall**
- **(b) Tullow Road, Carlow**
- **(c) Church Road, Cork City**
- **(d) Rosemount Court, Dun Laoghaire-Rathdown**
- **(e) Fitzgerald Park, Dun Laoghaire-Rathdown**
- **(f) Cherry Orchard, Ballyfermot/Woodbank/Rathvilly**
- **(g) Racecourse Common, Lusk**
- **(h) St Aidan's, Brookfield Tallaght**
- **(i) Ballyboden, Rathfarnham**

(a) Priory Hall

- This is a complex comprising 187 homes, in 20 blocks, which required extensive refurbishment.
- In 2008, fire safety issues emerged in the development and the Council removed its tenants and engaged engineers to undertake opening up works to explore the level of remediation works required. Subsequently, in its role as fire authority, the Council required the entire complex to be evacuated (October 2011) due to fire safety concerns and other building compliance deficiencies. The matter also became the subject of legal proceedings before the High and Supreme Courts.
- In August 2014, the Implementation Oversight Group, chaired by the Department of An Taoiseach and also including representatives of Priory Hall residents, the Irish Banking Federation, Dublin City Council and the Department of Housing, Planning and Local Government, agreed on a plan of works to comprehensively address the issues identified in the complex. This followed a process of considering whether demolition and rebuild was required, but ultimately it was determined that the complex could undergo remediation works to bring it into compliance.
- 60 homes were dealt with as part of the first 5 phases. Following this, it was considered that the remediation of the remainder of the development (127 homes) could be best carried out as a single project, with the learning from the earlier phases helping to reduce the average cost of remediation in the later phases.
- The expected all in cost of works as advised by Dublin City Council will be approximately €48 million. This excludes income from the sale of properties estimated at c. €24m, which will be offset against project costs.

(b) Tullow Road, Carlow

- Carlow County Council first proposed the development of new social homes at this location in June 2017, via a Turnkey agreement with the developer.
- Developer has planning permission for 198 homes. Carlow County Council indicated a potential for new social housing of 63 two-storey, 3-bed semi-detached and terraced houses, in 5 house types. This is in addition to the Part V obligation of 18 homes.

- The project was approved for funding by the Department in August 2017 and the developer commenced on site in October 2017. However, progress has been slow to date. Work paused for a period of time during 2018 but has since recommenced.
- The latest information from the Council is that 20 homes will be completed in 2019, with the remaining 43 delivered in 2020.
- Quarterly meetings continue to be held between the Department's and the Council to monitor progress/discuss issues arising.

(c) Church Road, Cork City

- This project consists of 43 new social homes (15 houses and 28 apartments), which was completed in Q3 2018.
- The project's approved budget was €11.98m.

(d) Rosemount Court, Dun Laoghaire-Rathdown

- This project comprises 44 homes.
- Stage 4 approval issued Q1 2017 with an approved budget cost of €11,923,338.
- Construction commenced on site in Q1 2017 and was completed in Q4 2018.

(e) Fitzgerald Park, Dun Laoghaire-Rathdown

- This project comprises of 50 homes, which are being delivered on a phased basis.
- Stage 4 approval issued in 2016, with an approved budget of €10,083,150.
- 33 homes were delivered in Q4 2018 and 17 homes are expected in early 2019.

(f) Cherry Orchard, Ballyfermot/Woodbank/Rathvilly

- The project is a rapid delivery scheme, which comprises of 3 separate schemes that will deliver 88 homes in total.
- Woodbank delivered 3 homes in Q4 2018.
- Rathvilly delivered 13 homes in Q4 2018.
- Ballyfermot delivered 53 homes in Q4 2018 and is due to deliver a further 19 in 2019.
- The approved budget for the overall scheme is €15,262,071.

(g) Racecourse Common, Lusk

- The project consists of 74 homes and is Phase 2 of the Council's development of the Racecourse Common location.
- Stage 4 approval (approval to proceed) was granted in November 2016.
- The project has an all-in budget of €11.608 million.
- The scheme is now complete.
- 25 homes were completed in 2017, with the remaining 49 delivered on a phased basis during 2018.

(h) St Aidan's, Brookfield Tallaght (Scheme renamed Sheehy Skeffington Meadows)

- The above scheme consists of 85 homes, comprising 71 homes in phase 1 and 14 homes in Phase 2 (together with 5 Traveller Accommodation Programme (TAP) homes).
- The scheme received initial Stage 1 and 2 approval in December 2016.

- Following a competitive tender process, Phase 1 (71 homes) was granted Stage 4 approval in May 2017.
- The tender process included a conditional option to extend the contract to a total of 85 rapid homes (71 homes +14 homes) and a further 5 (TAP homes).
- Following a submission by South Dublin County Council to extend the contract by the additional 14 rapid homes (and 5 Traveller specific homes), revised Stage 4 approvals were issued for the overall project in February 2018, with an overall cost of €21,282,086 (€19,821,401 for the 85 homes and €1,460,685 for the 5 TAP homes).
- All 90 units were completed on a phased basis by Q4 2018.

(i) Ballyboden, Rathfarnham (Owendoher)

- The project involves the construction of 40 homes.
- Stage 4 approval (approval to proceed) was granted in July 2017.
- The project has an approved budget of €12.831 million.
- The scheme is being built on a site 6.8 acres in total. A portion of the site, 3.4 acres, was used for the construction of another social housing scheme (The Glen) as well as Traveller accommodation (Owendoher Haven), which are now complete. The remaining 3.4 acres are being utilised for the current scheme.
- Construction commenced on site in Q3 2017, with delivery expected in May 2019.

Item 15

An up to date information note on the regeneration project at Dolphin House, Dublin 8

Information on Dolphin House is set out in the note on Regeneration projects at **Item 7**.

Item 16

A note on the projected costings for the infrastructure project at Donabate Distributor Road, Co. Dublin

Local Authority	Project	Infrastructure to be delivered by Local Authority	Funding under LIHAF €M	Grant Amount (75%) €M	Housing delivery by 2021
Fingal	Donabate	• Distributor Road • Bridge over railway line	10.62	7.96	1200

This is one of the 30 approved Local Infrastructure Housing Activation Fund (LIHAF) projects. The proposed Donabate distributor road includes a bridge over the railway line and will support significant residential development on two private sites and on Council owned land at Ballymastone.

The original projected overall cost of the works was €15.5m with approved LIHAF funding of €11.63m (75% of overall cost). The grant is for costs associated with the construction of the infrastructure, including design costs. Fingal County Council undertook a public procurement process on foot of which the project costs came in below the original projected costings and the funding amount was revised downwards from €15.5m (grant funding €11.63m) to €14.16m (grant funding of €10.62m).

The contractor is on-site since February 2018 and the works are expected to be fully completed by Q3 2019.

Housing Delivery

There are three parties involved in the associated sites, with projected provision of 1,200 housing homes by 2021:

- Fingal County Council itself at Ballymastone (200 by 2021, capacity for 1200 long-term);
- Private Site 1 (500 homes by 2021 with cost reduction of €5,500); and
- Private Site 2 (500 homes by 2021 with cost reduction of €5,500).

Item 17

An update on the Local Infrastructure Housing Activation Fund (LIHAF) scheme, including details of the number of projects that have gone to tender and whose final prices have come in at or under the tendered price.

The Local Infrastructure Housing Activation Fund (LIHAF) is a funding mechanism designed to activate housing supply by putting in place enabling public infrastructure to facilitate large-scale development on key sites. The types of infrastructure being provided include access roads, road improvements, roundabout and junction upgrades, bridges, diversion of powerlines, drainage works as well as public amenities (parks).

Overall, 30 projects, supporting the delivery of 20,000 homes, have been approved under the Fund. The overall cost of the projects is estimated to be €195.7m, €146.8m of which will come from the Exchequer, with the balance being provided by the relevant local authorities. €41m in funding is being provided to support the programme in 2019.

The Department has conducted formal tender reviews of ten LIHAF projects to date. This takes place where the local authority seeks sanction to enter into contracts for the construction phase of agreed projects following a tender process. The table below details experience to date regarding costs.

Table: LIHAF projects at construction phase March 2019 – cost outcomes following LA procurement process

Project	Total Original LIHAF funding €M	Exchequer Grant (75% of total) €M	Costs following procurement process €M	Exchequer Grant following procurement process €M	Comment
Carrigaline, County Cork Roundabout Upgrade	0.60	0.45	0.60	0.45	No change
Old Whitechurch Rd, Cork City Total Project €9.89m Phase 1 figures only in table Rerouting power lines	4.76	3.54	3.12	3.54	No decrease in grant as further elements of phase 1 to come.
South Docks, Cork City Total project €15.50m Phase 1 figures only in table Marina Park District Park	3.66	2.75	5.00	2.75	No grant increase - Increase in phase costs to be managed by the LA within the overall project envelope
Cherrywood, Dun Laoghaire Rathdown Total Project €15.19m Phase 1 & 2 figures only in table Road infrastructure	3.03	2.27	3.30	2.27	No grant increase – increase in phase costs to be managed by the LA within the overall project envelope

Donabate, Fingal Distributor Road & bridge over railway line	15.50	11.63	14.16	10.62	Decrease
Oldtown Mooretown, Fingal Road Improvements	4.90	3.68	5.36	4.02	Increase attributable to construction inflation
Western Environs, Kilkenny Distributor Road and Road upgrades	6.76	5.07	8.73	6.55	Increase due to various factors, including construction inflation
Mungret, Limerick Total Project €10.50m Phase 1 figure only in table Access road	1.15	0.86	1.15	0.86	No change
Ratoath, Meath Outer relief Road	3.15	2.36	3.15	2.36	No change
Kilbarry, Waterford Distributor road	3.39	2.54	3.18	2.39	Decrease

Item 18

Review of the Wind Energy Development Guidelines

- The Department of Housing, Planning and Local Government (DHPLG) is undertaking a focused review of the 2006 Wind Energy Development Guidelines. A "preferred draft approach" to the review was announced in June 2017 by the Minister for Housing, Planning and Local Government in conjunction with the Minister for Communications, Climate Action and the Environment.

- In line with the "preferred draft approach", the review is addressing a number of key aspects of the Guidelines including sound or noise, visual amenity setback, shadow flicker, consultation obligations, community dividend and grid connections.

- The review aims to strike a better balance between addressing the concerns of local communities, whilst maintaining Ireland's ability to deliver on its binding energy policy obligations, by ensuring that there is greater, and earlier, community engagement by wind farm developers.

- DHPLG and the Department of Communications, Climate Action and Environment (DCCAE), in the context of the latter Department's remit in relation to renewable energy, including wind energy, are working closely on the review of the Guidelines.

- As part of the review, and having regard to an ECJ Judgement in a case relating to the Belgian/Wallonian wind energy guidelines, the draft Guidelines are required to undergo a Strategic Environmental Assessment (SEA) further to the requirements of the EU SEA Directive 2003/35/EC. SEA is a process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes which act as frameworks for development consent, prior to their final adoption, with public consultation as part of that process.

- As indicated in the announced "preferred draft approach", it is intended that the revised noise aspects of the Guidelines will be consistent with best international practice including the latest World Health Organisation standards in relation to environmental noise generally. The WHO recently produced new guidelines in this regard, entitled "Environmental Noise Guidelines for the European Region".

- The publication of updated WHO noise standards had resulted in a delay in finalising the revised draft Guidelines. Both DHPLG and DCCAE, assisted by acoustic experts engaged by DCCAE to advise on these technical matters, are considering the noise proposals in light of new WHO Guidelines, which for the first time include specific recommendations in relation to wind turbine noise. It is expected that this will be completed shortly. These revised draft guidelines were to be published in Quarter 1 2019; however, delays to the planned schedule arose due to the need to focus on certain Brexit-related planning issues.

- As part of the SEA process, there will be an 8-week public consultation on the revised draft Guidelines, together with the comprehensive environmental report. This will enable all stakeholders to examine the details of and give comments/views on the proposals.

- Following completion of the SEA process and after consideration of the submissions received during the consultation phase, it is intended that the revised Guidelines will be finalised later in 2019.

- The Guidelines will be issued to planning authorities under Section 28 of the Planning and Development Act 2000, which requires planning authorities to have regard to them in the performance of their planning functions, including the determination of planning applications. In the meantime, the current 2006 Guidelines remain in force. In addition, proposals for wind energy developments are subject to the statutory requirements of the Planning Acts, in the same manner as other proposed developments, including requirements relating to environmental assessments, as appropriate.

Items 19 & 20

Responses to correspondence to CCMA regarding HAP data.

- **An information note on the total number of properties that are included in the Housing Assistance Payment (HAP) scheme as well as the number of tenancies; and**
- **Statistics on the number of cases where the HAP covers the full rent.**

All statistical data in respect of the HAP scheme is collated by the HAP Shared Service Centre (SSC). The SSC has provided the following material.

On 20 March 2019, there were 44,842 active properties in the HAP scheme and 45,423 active tenancies. The tenancy number is higher than the property number as a result of house sharing arrangements i.e. where individuals receive the HAP single rate for a room in a property where other individuals may also have HAP support.

In relation to the information sought on cases where the HAP payment covers the full rent costs for a property, it should be noted that this is not part of the standard reporting process. However, the information available to the HAP SSC indicates that approximately three quarters of all HAP tenancies are fully supported. In the case of other tenancies, it should be noted that there is no legislative provision precluding HAP supported households contributing towards the monthly rent to their landlord. This reflects the fact that, unlike Rent Supplement, where payment ceases in certain circumstances, HAP support can continue to be paid where a household's income increases, including for reasons of the tenant taking up full-time employment. In those cases, it would therefore be expected that some tenants would consider rental options, which they source themselves in the private rental market, that would involve them paying an element of rent beyond the HAP rent limits, enabled to do so by their improved income position.

It should be noted that local authorities have a responsibility to ensure that tenancies are sustainable and are advised not to provide HAP support to tenancies where they are not satisfied that the household would not be in a position to meet the rental costs being sought.