

**South Dublin County Council Opening Statement to the Joint Committee on Housing Planning & Local Government on 17<sup>th</sup> October, 2018 in relation to the Appropriate Use of Public Land for Housing Delivery.**

The following challenges are critical to the considerations of South Dublin County Council regarding the Appropriate Use of Public Land for Housing delivery:

- Ensuring sufficient supply of homes in and across the County;
- Determining the appropriate mix of private, social and affordable homes to be delivered on available sites and across the County;
- Utilising the full range of options envisaged by national policy for delivery of homes while having regard for location, infrastructural requirements and social context.

**South Dublin County Council Housing Supply Programme:**

The following is an overview of the status of our housing supply programme across South Dublin for current projects, future plans and proposals under consideration together with the status and indicative number of homes for each area:

Area	Complete	Handover 2018	Due 2019	Part 8 Approved	Part 8 Started	Feasibility	Totals
Clondalkin/Lucan	28	37	63	44	0	175	<b>347</b>
Tallaght	63	119	0	53	81	0	<b>316</b>
Rathfarnham/ Templeogue/Terenure	0	40	0	27	0	80	<b>147</b>
<b>Totals</b>	<b>91</b>	<b>196</b>	<b>63</b>	<b>124</b>	<b>81</b>	<b>255</b>	<b>810</b>

This shows our commitment to delivery of social homes on available land within the County.

**Kilcarbery Project:**

In relation to the larger sites available to the Council for delivery of homes, the recently approved Kilcarbery project has been through a two year process of master-planning, legal and financial modelling, competitive dialogue and procurement. The Council's Elected Members approved the disposal of the 72 acre site at Kilcarbery for the development of 975 housing units, 294 of which will be for social housing. This development is in tandem with and adjacent to 109 houses approved as part of the initial Public Private Partnership bundle giving an overall mix of 40% social and 60% private on this now fully planned, integrated community which will also benefit from a crèche, community centre, school and retail centre.

This project commenced in the absence of an Affordable Housing Scheme but with the Council fully cognisant of its role both as a Housing Authority and as a Planning Authority and the need for the provision of homes in line with Pillar 3 of Rebuilding Ireland. The enabling infrastructure works are being funded through the Local Infrastructural Housing Activation Fund (LIHAF). 50 homes will be sold at a discount to market prices to offset the drawdown value of the LIHAF funding. The project also includes a social employment clause stipulating that 10% of person hours are for those on the local register of long-term unemployed.

The next stage involves the preparation of the Environmental Impact Statement and application to An Bord Pleanála as a Strategic Housing Development by the successful tenderer to secure phased delivery of homes on site commencing in 2020 and being completed by 2023. In addition to providing for the delivery of much needed homes, the economic yield to the Council (€38m) from the sale will enable the strategic acquisition of additional land for future housing development.

We have shared the detail of the Kilcarbery model with both the Department of Housing, Planning and Local Government and with other Local Authorities and our team have made and will continue to make themselves available for consultation and to offer guidance on the process to others developing similar plans.

#### **Strategic Housing Lands in South Dublin County.**

With the benefit of this experience there are four other large, strategic sites owned by the Council and intended for housing development in a similar manner:

- Killinarden,
- Rathcoole,
- Clonburriss SDZ, and,
- St. Maelruans.

These are currently being allocated to consultants for high-level master planning in conjunction with our internal team to assess the potential unit capacity, the infrastructural requirements and the social environment context. The Budget announcement around Affordable Housing is very welcome and now allows this tenure to be factored into plans for these sites. We have also advised the Department of our intention to apply for funding from the Serviced Sites Fund in 2019 in respect of each.

These sites comprise a range of contrasting characteristics including: green-field, brownfield, urban, rural, town centre, Strategic Development Zone, adjacent to large, predominantly social housing areas, on outskirts of rural village, etc.

These characteristics will inform the master-planning context and the potential distribution of social, affordable and private housing on each site. This mix will be developed in conjunction with the local Elected Members and informed by best practice and national policy around housing integration and sustainable communities. It is estimated that all five sites will yield circa. 4,300 homes. As a Housing Authority it is our view that the sites will have different solutions which will include provision for all social, affordable and private housing.

**Other Housing Provision:**

There are currently 7,055 applicants on the Council's Housing List and we will continue to examine opportunities for infill housing, turn-key acquisitions (including through Part V) and partnerships with Approved Housing Bodies to supplement the major housing supply projects on our available land. In addition, the housing solutions provided through RAS, HAP and leasing options are all being actively pursued and utilised in South Dublin.

**Concluding Statement:**

The current actions and future plans outlined above demonstrate the strategic approach being undertaken by South Dublin County Council, to ensure the effective use of available land across the County, to deliver an optimum integrated housing mix to meet the housing need for the people of South Dublin.

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South Dublin County Council**