

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

Sustainable
Development via Rapid
Urbanism
or Gentle Urban
Renewal?

Planning for Dublin's
Docklands, Poolbeg
and the North East
Inner City (NEIC)

02/04/2019

Ms. Josephine Henry
Dublin City Community Co-op



The Vienna Housing Model Seminar. Tuesday, 2nd April, 2019.

Dublin – Past, Present and Future

Josephine Henry

Agenda

This is what I will be covering in my talk.

1	Introduction
2	The Modern History of Urban Development in Dublin
3	Case Study 1 - NEIC
4	Case Study 2 - Docks
5	The need for a Change in approach
6	Thank You

1 Introduction

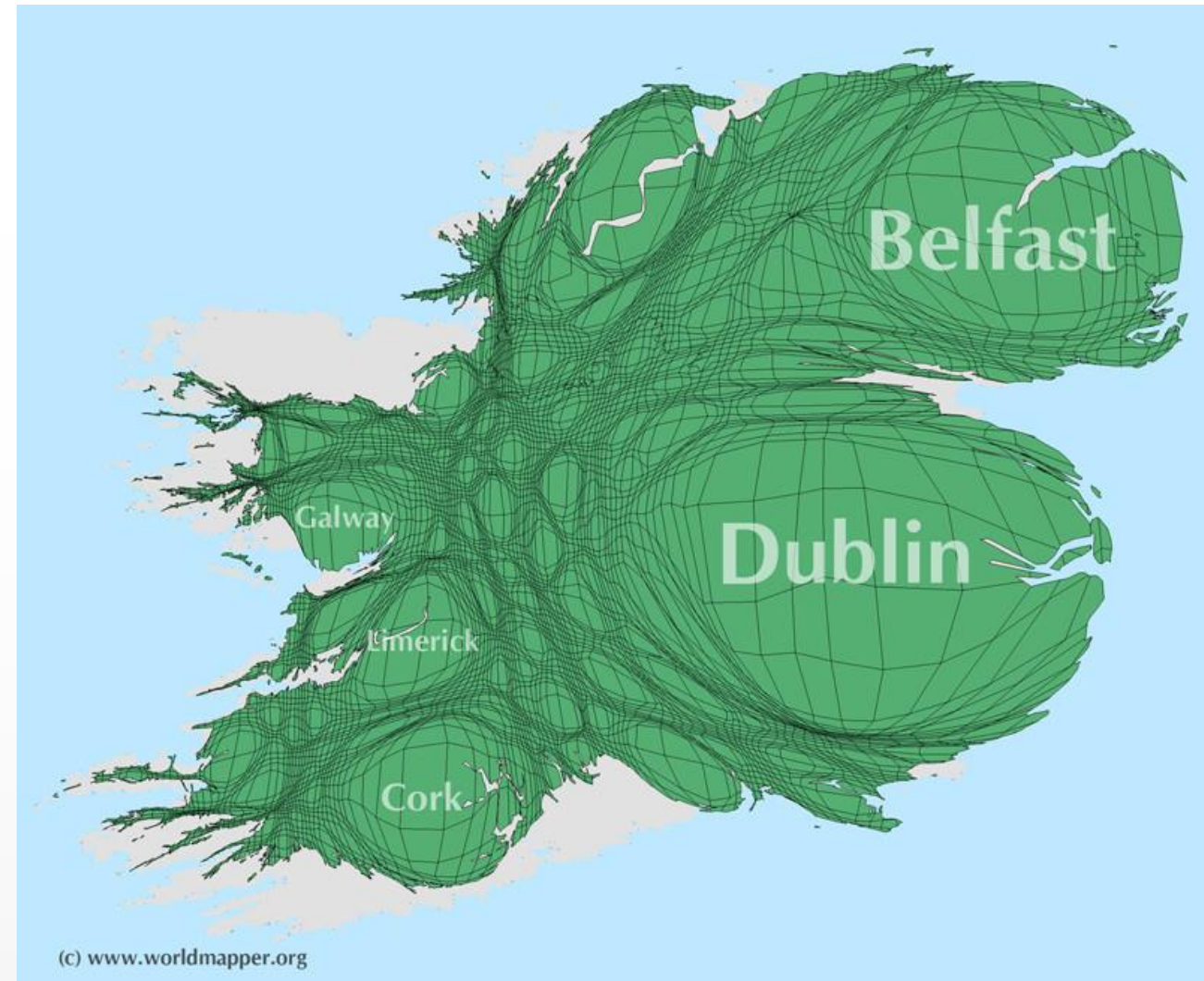
Who Am I?

- Josephine Henry MSc (Spatial Planning)
- Urban Planner with Dublin City Community Co-op, which is composed of 13 member groups throughout the inner city. I formerly worked with Community Technical Aid (CTA).
- 21 years experience as a Spatial Planner in Dublin's inner city with various communities and local groups.
- I worked on the original Docklands Masterplan and Planning Schemes, the Integrated Area Plans, Strategic Development Zones (incl. North and South Lotts, Poolbeg), Cleary's, and the NEIC.
- I was the Secretary to the Project Boards in O'Devaney Gardens (2004-2008), and Dominick Street (2005-2008). I was Technical Advisor to the community on the Croke Villas PPP.
- Twice member of Comhar (The National Sustainability Forum). Board member of the Citizens Information Board, and the Property Services Regulatory Authority.

1 Introduction

Purpose of today's talk

- To give an Overview on the past and present housing issues facing Dublin, in particular the Inner City, and the Challenges facing certain key districts.



Part 2

The Modern History of Urban Development in Dublin



Urban Development in Dublin

A Modern History

- Dublin – the legacy of 17th and 18th Century development or something much more. (Georgian City: 2nd City of the Empire before the Act of Union.)
- A century ago, Dublin was a city coming to terms with new politics, recovering from the Lockout, the Great War, the Spanish Flu, and entering into the War of Independence.
- It was a complex city with 33% of the population living in One-room tenement's.
- In comparison, in Belfast it was 1%.
- The Death Rate was 22.3 per thousand, in London it was 15.6 per thousand.

Urban Development in Dublin

A Modern History

- Following the establishment of the State, the focus came on the provision of Social Housing, both Urban and Rural.
- The 1932 Housing Act was key. 11,000 condemned houses were demolished, and a legacy of 17,000 city council/corporation flats and houses were built (Simms).
- Co-housing in Marino, Drumcondra and Kimmage, created a number of Garden City-style estates.
- Between 1932 and 1950, between one-third and on-half of all building was Social Housing, but still the legacy of the tenement's continued.
- In 1963, the Fenian Street House collapsed, creating a new housing paradigm.

Urban Development in Dublin

A Modern History

1963



Bolton Street

**'PRE-FABS' MAY
BE PROVIDED
FOR HOMELESS**



Rev. S. Byrne, Westland Row, administers the last rites to the child victims of the Fenian Street tragedy.

Fenian Street

Urban Development in Dublin

A Modern History

- The development of Ballymun as a rapid build Le Corbusier-style estate.
- By 1971, 52.5% of all Urban Housing is owner-occupied in Dublin, and this rose to 65.6% by 1981.
- Some things did not take off in Ireland. In particular, the popularity of so-called “Mansion Flats” for private owner-occupiers.
- In 1982, we had a Gregory Deal, and at the same time the Dunne family introduced Heroin to Dublin’s inner city.
- From 1986 to 1994 was the first Section 23 Tax Incentive Schemes and the Customs House Scheme, resulting in 5,350 units being built.



Urban Development in Dublin

A Modern History

- 1997 saw the Docklands Development Authority being established.
- In 1998 was the Macro Integrated Area Plan.
- Integrated Area Plan / Tax Incentive Scheme (2000 Planning Act, Part V).
- The Celtic Tiger and Public Private Partnerships (PPPs), e.g. O'Devaney Gardens.
- Crash + Austerity.
- Today.



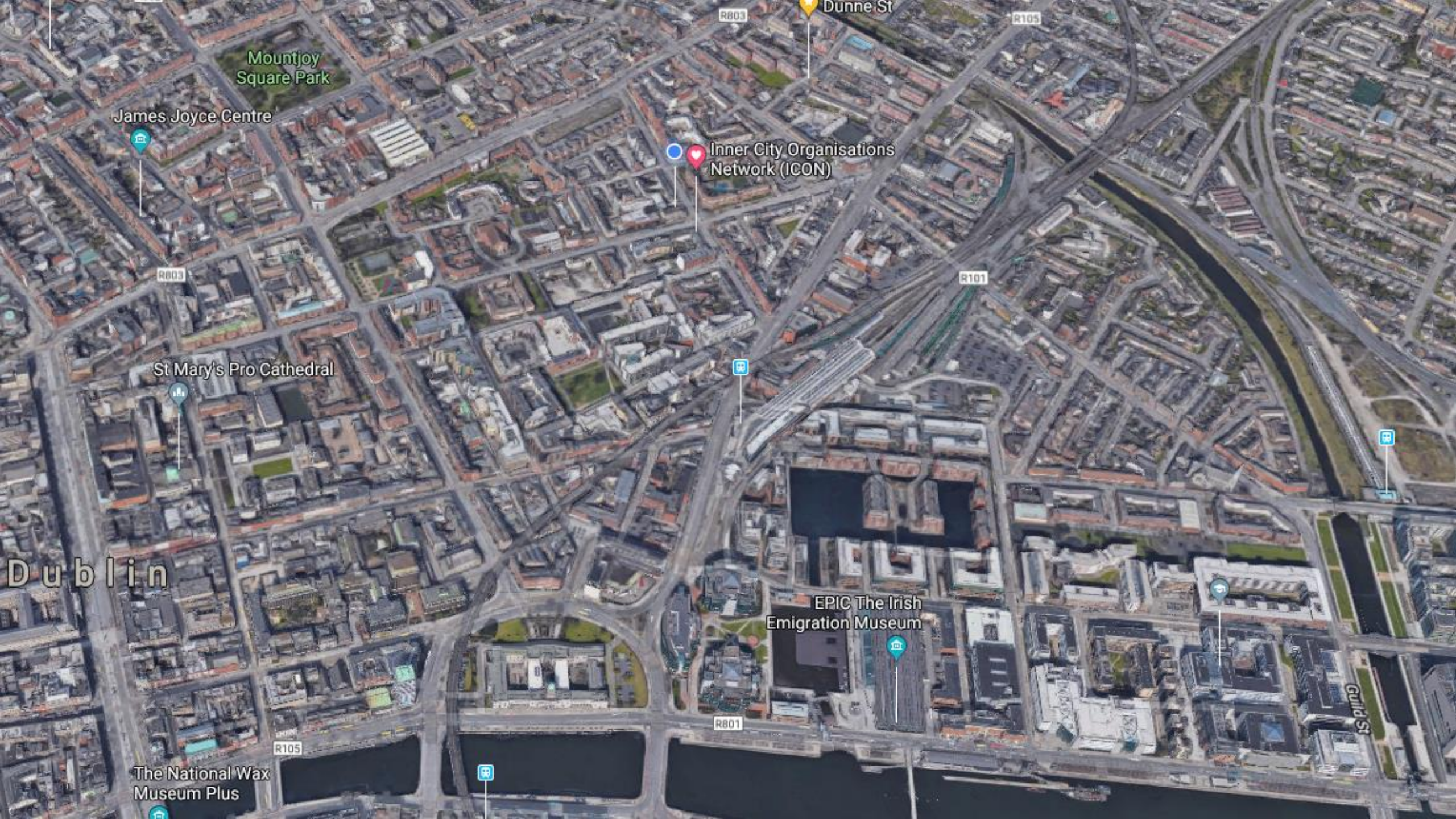
O'Devaney Gardens



Docklands Plan

Part 3

Case Study 1 - NEIC



Mountjoy
Square Park

James Joyce Centre

Inner City Organisations
Network (ICON)

St Mary's Pro Cathedral

EPIC The Irish
Emigration Museum

The National Wax
Museum Plus

Dublin

Guild St

NEIC

The North Inner City Community Coalition

- An inclusive alliance of community and voluntary groups, local projects, residents, public representatives and other interested parties and individuals from the north inner city area and hinterland who have come together to address the major challenges facing the area and to be key players and drivers in the ongoing social, economic and cultural development of the north inner city.
- The NICCC originally proposed the setting up of an Inner City Authority but welcomed the establishment of the NEIC Initiative and has played an active role from its inception and continues to fully engage with the Programme Implementation Board and associated structures.
- The NICCC continues to actively encourage and promote an all-party/political consensus in relation to the work of the Programme Implementation Board.



Housing in the NEIC

- Accommodation is one of the biggest issues with a lack of quality available. The collapse/delay of the public private partnerships/regenerations have further reduced the amount/quality of social housing. This has meant a reduction in social accommodation available to local residents.
- High degree of site and building dereliction which contributes to poor environmental quality and viability of the area.
- Ineffective use of urban land in close proximity to the city centre in many instances.
- There is a high concentration of people experiencing social disadvantaged in flat complexes and private rented housing.
- Affordability is a major issue for those with no option but to rent privately. The average rent for a two bedroom apartment is over 2,000 euros; Homeless HAP is 1,900 per month.
- Rental increases since 2014 are 35% while wage increases are at 2%.
- Quality of the private sector accommodation is an important consideration. Many dwellings are of deplorable quality with residents afraid to complain due to the risk of homelessness.



The Mulvey Report

- Focus on infrastructure and greening with one reference to Housing

Good social housing mix

DCC to lead on the development of a sustainable communities plan to address the high proportion of social supported tenants through public and private accommodation.

Dublin North East Inner City

Creating a Brighter Future



**The Social and Economic Regeneration
of Dublin's North East Inner City**

NICCC Submission to Mulvey

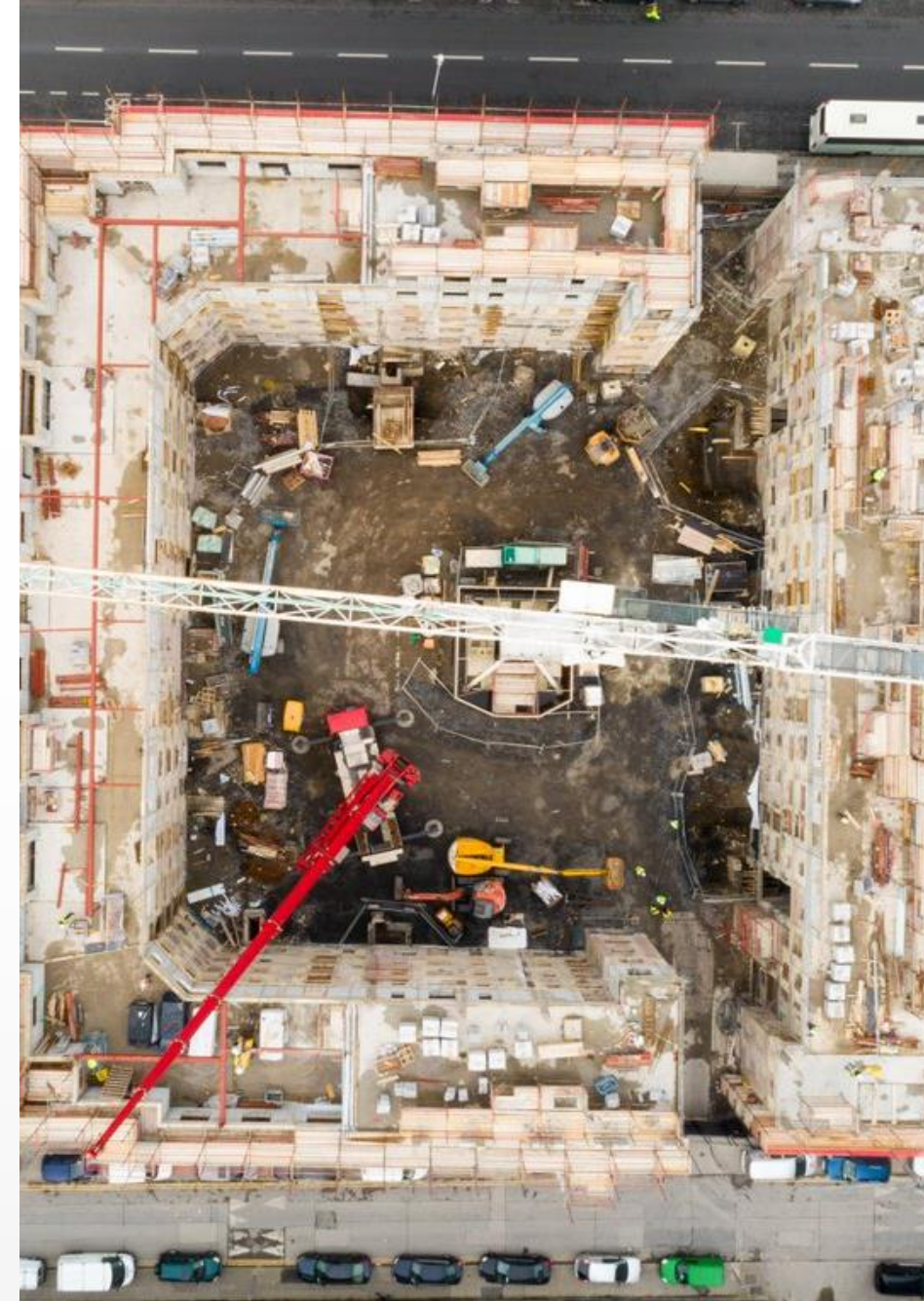
The NICCC Housing, Planning, Environment and Community Development Working Group developed a detailed submission on Housing, Environment and Urban Development.

Key points were:

- Focus on accommodation and housing as an overriding issue in the area
- Dual approach – to improve the quality of the existing housing stock both social and private rented, each of which has its own set of issues
- The need for social and affordable housing to be built in the area to help alleviate overcrowding and homelessness
- Immediate and long term environmental and infrastructural improvements to underpin the area

Current Situation

- DCC have taken on board a number of recommendations but the core issue of the provision of housing lies with central government policy. Policy that allows the market dictate land use and tenure type and rental subsidy available.
- The explosion in student accommodation in the NEIC and the wider inner city area.
- The NEIC is broadly zoned for city centre use which allows for a wide range of uses. It has been predominantly commercial with planning applications for student housing and build to let being the main housing tenure type .
- Where there have been improvements to the flat complexes there is a densification of the site but an overall loss in the number of social housing units in the development.



St Mary's Mansions Development

Part 4

Case Study 2 - Docklands



Dublin, Gateway to Ireland

- 90% of all good coming into Ireland come through the Docks in Dublin.
- Containerisation.
- Change in Employment Pattern.
- Customs House Docks Development.
- Dublin Docklands Development Authority, a development and planning authority combined.
- 20% Social and Affordable housing. Local labour clause.
- Community Gain clause.

Planning Controversies

1. High Rise & Georges Quay.
2. Spencer Dock.
3. The Dunne case.
4. The Anglo Building.
5. And finally, the Irish Glass Bottle site (@Poolbeg).

Legacy Issues

1. Social Housing on Spencer Dock and State Street lands.
2. SDZ density issues.
3. IGB Glass Bottle site, Affordable housing.



Irish
Glass
Bottle
Housing
Action
Group

2016 -2018



*Do **YOU** want to Live Here?*

**Come to the
Meeting!**

**At 7.30pm
Wednesday 16th May
In
Ringsend & Irishtown
Community Centre**

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2016 EMPOWERING PEOPLE

The IGB Housing Action group are local people concerned at the lack of Social, Affordable and Assisted Housing available to ordinary people in our area. **We are a NON-POLITICAL Group.** We came together when we heard about the SDZ going forward on the Poolbeg Peninsula (which is an 84 acre site) and felt we needed to address the issue very quickly. We are more than willing to engage with the council on our issues as the indigenous population and our worries for our future within the area and the future of all ordinary people trying to find a home within our locale.

Our group has evolved through the many meetings we have had and through the different people who have come forward to help and advise us, whether they are politicians, architects, planners or just our neighbours. We are very grateful for all the advice we have received from everyone. We are now very much aware due to the housing crisis that high density homes will be built on the 84 acre site.

We don't consider our petition for the IGB site for social, affordable housing to be "looking for something for nothing". There was considerable economic hardship throughout our community with the loss of jobs from the closure of the Irish Glass Bottle company. As it stands the government is required to allocate 10% to social housing and with the lack of housing in the city we think the IGB site which is 25 acres (less than 30% of the overall acreage) is a very reasonable demand to make.

We have realised that we are fighting not only for the future of our community but for a legacy to leave for future generations. We are fighting for a "New Concept in Urban Living", that can be of benefit for many people whether on the social housing list, in need of assisted living accommodation, or young families/single people looking to buy an affordable home with a reasonable mortgage, and to settle down in a community and put down roots! We don't want blocks of apartment bought over by "Reits" and priced out of many people's price brackets. Due to housing market demands around the area with the arrival of the high tech industry, house prices have soared in the Local Area 200% or double the Dublin city average and 3.5 times the national average. We would argue that the affordability gap between our area and the rest of Dublin and country would give us grounds for looking for the 25 acres of the 84 acres site! We also have a history of financing co-op housing projects within our community, and would emphasise that this is very much within our institutional memory!

We would also like to point out, through our "New Concept in Urban Living" there is a chance for the city council and the government to shape the future, to enable our community to achieve this housing initiative, they will have done something positive, enlightened and with compassion for the betterment of people and to deal in a real way with the housing crisis!



22

We have approached our councillors by phone and emailed all Dublin City Council Members! We have talked to both our councillors and TD's and they have listened and attended our meetings!



We have been to Leinster House

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2016 EMPOWERING PEOPLE

We have attended city council meetings when on agenda and will continue to do so!
We will be demonstrating outside to remind our elected officials that we are real people their decisions effect!



We have been in discussions with housing organisations
Iveagh Trust, Cluid, Nabco and Tuath



We are meeting the city planners and once we have received feedback will be unveiling our own plan to the residents!



We intend to meet Minister Coveney and
put our ideas before him!



HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2016 HISTORY OF THE IRISH GLASS BOTTLE SITE

The Irish Glass Bottle Company started in Ringsend in 1871 and closed in 2002 with a loss of 375 jobs, the majority of employees were from local areas. We are looking for the city council to take into account the historical loss of jobs for the indigenous peoples of the area with the closing of the IGB Company itself, and the genuine hardship this caused the community. We also have had to accept far more than our share of hardship due to the decisions made by previous councils and governments, the pumping station and incinerator come to mind.

For many years now property prices in this area have escalated continuously. There has been no provision of social or affordable housing in our area, the people whether on the council list or just regular people in regular jobs are unable to rent or buy homes in our community. We would suggest this is a prime opportunity for a new kind of housing project that will be seen as the leader and model for future developments, not only throughout the city but nationwide, especially in view of the fact that the land is effectively State-owned, and does not have to be disposed of to the highest bidder. It has become common place in Europe in recent years for the state to dispose of land not just to the highest bidders, but to the most environmentally and socially sustainable projects. This approach makes sound financial sense, because these kinds of projects always cost the city less in the medium to long term, in terms of resource management, upkeep and maintenance. This is a chance for Dublin City Council and our government to leave a legacy behind for future generations and for NOW. Affordable housing and social housing for locals to give them a chance to remain living close to their networks of support. We have a long historical residence in this area and we don't want our way of life disappearing and our history forgotten. We need Nama to start looking at their social mandate and being responsible to society, namely the local residents and homeless in our city

NAMA

2006 - The Irish Glass Bottle Company sold to a consortium (BECBAY) for €412 million.

2010 – NAMA paid €36.3 million for the IGB Site Loan from Anglo Irish Bank and appointed Deloitte as receivers.

NO NAMA NO WAY NO VULTURE FUNDS - Social Initiatives

NAMA within the context of its overriding commercial objectives, seeks to manage its portfolio in a manner that complements the objectives of Government Departments, Local Authorities and State Agencies. An area of particular importance to NAMA is the provision of homes, through Agency's debtors and receivers, for Social Housing. They established NARPS (NATIONAL ASSET RESIDENTIAL PROPERTY SERVICES) to enable delivery of units for social housing where there is an established demand, and then, lease them long term to local Authorities or Approved Housing Bodies. NAMA's board undertook to proactively engage with Government Departments, Local Authorities, State Agencies and other properties in relation to their possible need for Land/Property.

They have engaged in Sales of sites to UCD and UCC; Identified 25 sites for new schools; Sale of land to HSE for ambulance Support Service; Identified a number of sites for Healthcare facilities; Release of land to Fingal County Council for Parkland; Engaged with local authorities on a range of planning issues

NAMA aims to facilitate 20,000 new homes by 2020, 78% of these in Dublin. There is a mechanism in place through the NAMA ACT if the government wants NAMA to deviate from its primary objective a direction CAN BE GIVEN!!

If the Government can pay 21.5 Million to buy Roslyn Park College for Primary/Secondary school. **WHY CAN'T THEY INSTRUCT NAMA TO GIVE OVER THE IGB SITE TO DUBLIN CITY COUNCIL TO BUILD HOMES AFTERALL 36.3 MILLION SEEMS A REASONABLE START TO SOLVING THE HOUSING CRISIS**

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2017 WORKING FOR THE FUTURE OF OUR COMMUNITY

The IGB Housing Action Group have been working on a political level to ensure that our wishes for the local people are included in the Poolbeg Project and the Port Masterplan.

With the inclusion of all volunteers, architects, the help of the Lord Mayor and City Councillors we held our Launch of “A New Concept in Urban Living”



HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2017 WORKING FOR THE FUTURE OF OUR COMMUNITY

The IGB Housing action group have been working on a political level to ensure that our wishes for the local people are included in the Poolbeg Project and the Port Masterplan.



We will continue to engage with all our political representatives at all levels to achieve the best for the community!



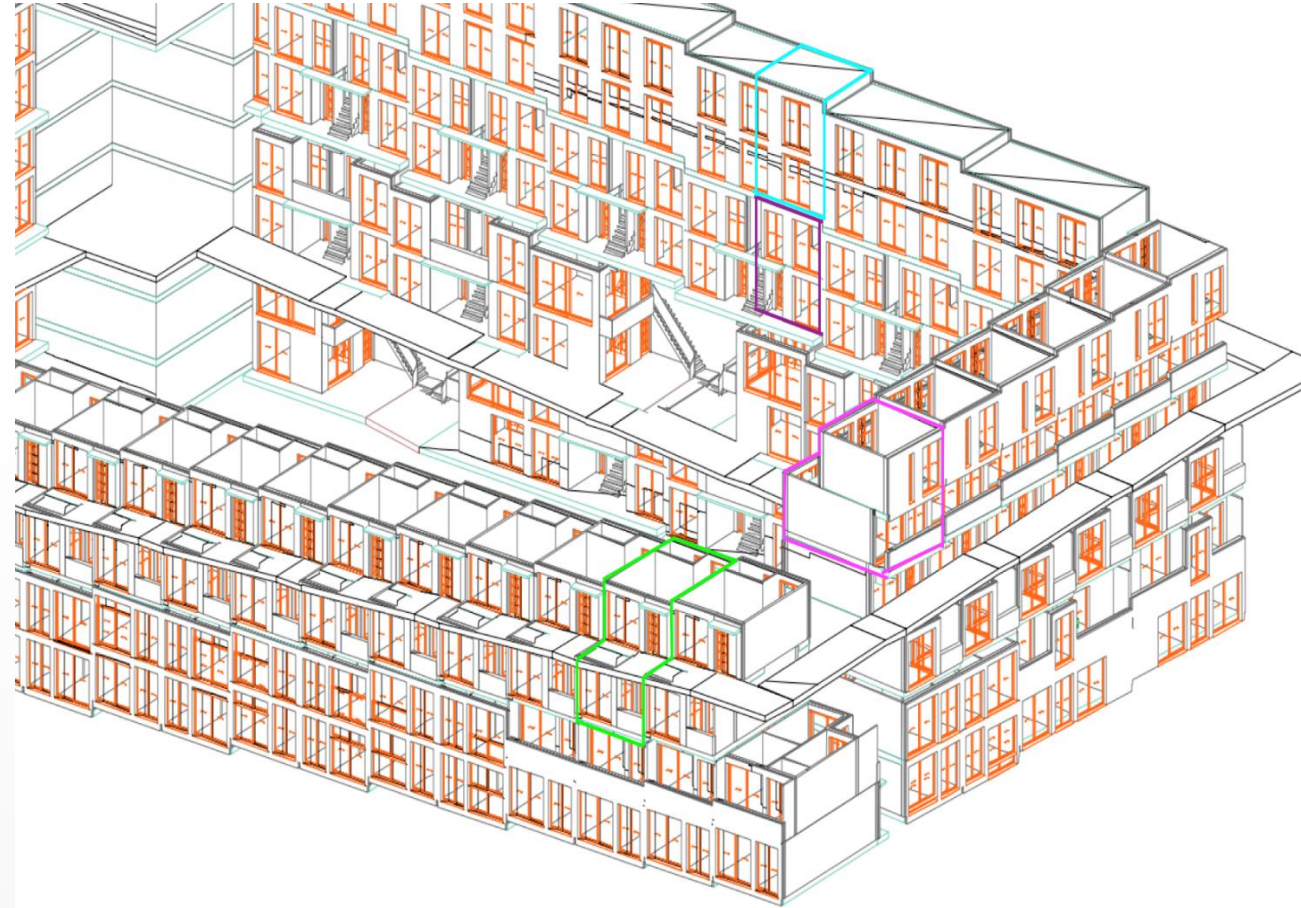
²⁶ We met Minister Coveney on a walkabout of the IGB Site

We met Minister Murphy in 2017

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2017 PUBLIC WORKSHOP WITH STUDENTS FROM DIT & LOCAL RESIDENTS

The DIT Students working with the local residents gaining insight for the plans they are working on for one block of the Poolbeg Site



A block design from Jim Roche and DIT Students at one of the workshops

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2017 PUBLIC WORKSHOP WITH STUDENTS FROM DIT & LOCAL RESIDENTS



Through the public workshops and listening to what the local people want and need, the amazing architects and students have come up with the below "New Concept in Urban Living".

A place where I'm sure we would all love to live.

Lets make it real!



HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2017 WOULD YOU LIKE TO LIVE HERE?



Designs for the “New Concept in Urban Living” compliments of Mark Price & Oana Miculas

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP



**2017 INVITED BY THE
GLASS BOTTLE SITE
STUDENT EXHIBITION,
RICHVIEW, UCD.**

We were invited to see what the students from UCD had designed for the site and to get the chance to see the diverse ideas for the blocks that they came up with!

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2018 GOVERNMENT'S IDEA FOR AFFORDABLE MORTGAGES!

Will YOU be able to AFFORD to BUY HERE !!!

Rebuilding Ireland Loans

Deposit Required in Ireland: 10% up to €220,000. 20% on balance, €320,000 = €42,000

ARE YOU SINGLE AND LOOKING TO BUY ?

Home Loan Calculator

Applicant Type (Single or Joint)	Single
Gross Income (€)	50000
Existing Monthly Commitments (€)	0
Location	Dublin
Maximum Property Value Permitted (€)	320000
Interest Rate Option	30 Year Fixed - 2.25%
CALCULATE ▾	

Results

Indicative Maximum Loan Amount	€248,446
Indicative Monthly Repayment	€950

Home Loan Calculator

Applicant Type (Single or Joint)	Single
Gross Income (€)	50000
Existing Monthly Commitments (€)	500
Location	Dublin
Maximum Property Value Permitted (€)	320000
Interest Rate Option	30 Year Fixed - 2.25%
CALCULATE ▾	

Results

Indicative Maximum Loan Amount	€131,759
Indicative Monthly Repayment	€504

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

2018 GOVERNMENT'S IDEA FOR AFFORDABLE MORTGAGES!

Will YOU be able to AFFORD to BUY HERE !!!

Rebuilding Ireland Loans

Deposit Required in Ireland: 10% up to €220,000. 20% on balance, €320,000 = €42,000

ARE YOU A COUPLE AND LOOKING TO BUY ?

Home Loan Calculator

Applicant Type (Single or Joint)	Joint (Two Incomes)
Gross Income (€)	75000
Existing Monthly Commitments (€)	0
Location	Dublin
Maximum Property Value Permitted (€)	320000
Interest Rate Option	30 Year Fixed - 2.25%

CALCULATE ▾

Results

Indicative Maximum Loan Amount	€288,000
Indicative Monthly Repayment	€1,101

Home Loan Calculator

Applicant Type (Single or Joint)	Joint (Two Incomes)
Gross Income (€)	75000
Existing Monthly Commitments (€)	1000
Location	Dublin
Maximum Property Value Permitted (€)	320000
Interest Rate Option	30 Year Fixed - 2.25%

CALCULATE ▾

Results

Indicative Maximum Loan Amount	€180,136
Indicative Monthly Repayment	€689

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

What is Available for €320,000 in Dublin 2 & Dublin 4

One Bedroom

6. [51 Trinity Square Lombard Street East, Dublin 2 - Apartment For Sale](#)

BER F



€245,000

Apartment for sale | 1 Bed | 1 Bath

will be available towards the end of May 2018 but currently let. Please e mail enquiries and we will arrange access to view by appointment

[Add to saved ads](#) | Agent: [BFR Estates SCS](#)

7. [14 Castle Gate, Lord Edward Street, Dublin 2 - Apartment For Sale](#)

BER C1



€295,000

Apartment for sale | 1 Bed | 1 Bath

Sherry FitzGerald are proud to present 14 Castle Gate to the market. This fine city centre apartment has it all: a great location, a spacious, bright and stylish interior located...

[Add to saved ads](#) | Agent: [Sherry FitzGerald IFSC](#)



8. [Apt 15 College Gate, Townsend Street, Dublin 2 - Apartment For Sale](#)

BER D2



€280,000

Apartment for sale | 1 Bed | 1 Bath

We are delighted to present this modern, spacious, 2nd floor one bedroom property in the heart of Dublin 2. The apartment has been upgraded extensively, resulting in accommoda...



€340,000

5 The William Bligh, The Gasworks

1 bed | 1 bath | Apartment



[VIEW DETAILS](#)

[SAVE](#)

One Bedroom



Reserve Not To Exceed €350,000

Apartment 14 Block 15, Gallery Quay, Grand Canal Do...

1 bed | 1 bath

BER D1

[Open Viewing:](#) Tue 15 May, 7:00pm - 7:05pm & Tue 22 May, 7:00pm - 7:05pm



[VIEW DETAILS](#)

[SAVE](#)



€325,000

113 Cedar House, Mespil Estate, Sussex Road, Ballsbri...

1 bed | 1 bath

48m²

BER E1

Apartment



[VIEW DETAILS](#)

[SAVE](#)



€330,000

8 The Dickens, The Gasworks, Ballsbridge, Dublin 4

1 bed | 1 bath

54m²

BER C1

Apartment



[VIEW DETAILS](#)

[SAVE](#)



€290,000

103 The Waterside, Charlotte Quay, Grand Canal Doc...

1 bed | 1 bath

37m²

BER D2

Apartment



[VIEW DETAILS](#)

[SAVE](#)



€350,000

8 South Dock Street, Grand Canal Dk, Dublin 4

1 bed | 1 bath

52m²

BER E2

Cottage




[VIEW DETAILS](#)

[SAVE](#)

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP

What is Available for €320,000 in Dublin 2 & Dublin 4

One Bedroom




€345,000
58 Grand Canal Wharf, South Docks Road, Grand Can...

1 bed | 1 bath | 517ft² | Apartment

KELLY BRADSHAW DALTON
1 Sales Fee

VIEW DETAILS

SAVE




€319,950
Apartment 7, Block 11, Gallery Quay, Grand Canal Dk,...

1 bed | 1 bath | Apartment

SUPER

VIEW DETAILS

SAVE




€275,000
Apartment 6, Elm House, Mespil Estate, Ballsbridge, D...

1 bed | 1 bath | 49m² | **BER B2** | Apartment

MASON ESTATES

VIEW DETAILS

SAVE




Reserve Not To Exceed €300,000
Apartment 5, Building 8, Gallery Quay, Grand Canal D...

1 bed | 1 bath | **BER D1**

Bid41

VIEW DETAILS

SAVE



Reserve Not To Exceed €285,000
30 Ilex House, Mespil Estate, Sussex Road, Dublin 4, C...

1 bed | 1 bath | **BER B1**


Bid41

VIEW DETAILS

SAVE

Two Bedroom

1. [Unit 60 Grand Canal Hotel, Ballsbridge, Dublin 4 - Apartment For Sale](#)




€325,000
Apartment for sale | 2 Beds | 2 Baths

RAY COOKE AUCTIONEERS

INVESTMENT OPPORTUNITY RAY COOKE AUCTIONEERS proudly present this magnificent INVESTMENT opportunity to purchase two room's along with car spaces 23,24 & 25 in one ...

[Add to saved ads](#) | Agent: [Ray Cooke Auctioneers Terenure](#)

2. [23 The Moorings, Fitzwilliam Quay, Ringsend, Dublin 4 - Apartment For Sale](#)




€290,000
Apartment for sale | 2 Beds | 1 Bath

BER D2

Just Property are pleased to present 23 The Moorings, 11-12 Fitzwilliam Quay, Ringsend, Dublin 4 to the market. This bright and spacious two bed first floor apartment comes with ...

[Add to saved ads](#) | Agent: [Just Property Ltd](#)

3. [8 Shelbourne Park Mews, Ringsend Road, Dublin 4 - Apartment For Sale](#)




€310,000
Apartment for sale | 2 Beds | 1 Bath

BER D2

Number 8 comprises a spacious ground floor apartment situated in this prestigious development. Located on Ringsend Road in a modern gated development of up market apartments &...

REA




€350,000
13 Park House, Sir John Rogerson's Quay, Grand Cana...

2 beds | 2 baths | 60m² | **BER D2** | Apartment

HUNTERS

VIEW DETAILS

SAVE



€350,000
23 Camden Lock, South Dock Road, Grand Canal Dk, ...

2 beds | 1 bath | 55m² | **BER B2** | Apartment

OWENREILLY

VIEW DETAILS

SAVE

HAPPY BIRTHDAY IGB HOUSING ACTION GROUP



From 2016 – 2018 we HAVE & WILL continue to DEMONSTRATE



WE NEED YOU TO CAMPAIGN FOR AFFORDABLE 550 APARTMENTS!

Contact Your Local Councillors and Representatives and ask
WHAT CAN THEY DO TO ACHIEVE THE AFFORDABLE APARTMENTS ?

Let's See The Job Through!

Councillor Claire Byrne (GP)
Ph: 0877467872
Contact: claire.byrne@dublincity.ie

Councillor Chris Andrews (SF)
Ph: 087 2851515
Contact: chris.andrews@dublincity.ie

Eamonn Ryan TD (GP)
16-17 Suffolk Street
Dublin D02 AT85
Ph: 1 618 3898
eamon.ryan@oireachtas.ie

Councillor Dermot Lacey (Lab)
Ph: 087 264 6960
Contact: Dermot.Lacey@labour.ie

Jim O'Callaghan TD (FF)
37 South Richmond Street
Dublin 2
Ph: 01-618 3134
jim.ocallaghan@oireachtas.ie
Clinic: Ringsend Community Centre

Senator Kevin Humphreys (Lab)
Ph: 01 6183224
Contact: kevin.humphreys@oir.ie

Kate O'Connell TD (FG)
1-7 Terenure Road East,
Rathgar, Dublin 6
Ph: 01-618 3286
kate.oconnell@oir.ie

Councillor Frank Kennedy (FF)
Ph: 087 3383972
Contact: frank.kennedy@dublincity.ie

Councillor Mannix Flynn (Ind)
Ph: 087-2246664
Contact: mannix.flynn@dublincity.ie

Councillor Sonya Stapleton (Ind)
Ph: 087 1475209
Contact: sonya.stapleton@dublincity.ie

Eoghan Murphy
Minister (FG)
Custom House;
Dublin; D01 W6X0
Ph: 01 8882000
eoghan.murphy@oir.ie

Councillor Paddy McCartan (FG)
Ph: 087 2248817
Contact: cllrpatmccartan@gmail.com

Councillor Kieran Binchy (FG)
Ph: 087 1774365
Contact: kieran.binchy@dublincity.ie

Sub title

Irish Glass Bottle Housing Action Group Honour the 900 Homes on the IGB Site!



PILLOWCASE CAMPAIGN

HAVE YOUR SAY
ADD TO OUR WALL!!

WHERE WILL YOU LAY
YOUR HEAD?



NEWSFLASH..... Minister Murphy's WALL OF SHAME

- SALESFORCE – FACEBOOK – GOOGLE **100%** OF DUBLIN HOMES BOUGHT FROM PLANS
- BY LAW 10% SOCIAL SHOULD BE BUILT - **THIS IS NOT HAPPENING ON ANY SITE IN DOCKLANDS!**

COME TO OUR DEMO IGB SITE SEAN MOORE RD, SATURDAY 2ND MARCH!

**Our Government says.....YOU ARE TOO POOR TO LIVE HERE
NOW MOVE OUTSIDE THE CITY CENTRE LIMITS!**

Raytown – Our Town – Not NamaTown

Affordability

- Lack of Affordable Housing, and it's effect on Inner City communities.
- Residualised Vs. Affluent
 - Cost Rental, the dangers
 - Market Rents
 - Pensions
 - Fair Deal

Where are the stabilisers?

In a city of new student housing, build-to-lets, Dockland Apartments.

Homelessness and over crowding, where are the Stabilisers?

Part 5

The need for a Change in approach

The Future

The crisis in housing in Dublin has ripple effects across the country.

The National Economic and Social Council report, *Urban Development Land, Housing and Infrastructure: Fixing Ireland's Broken System (2018)* makes the following key points:

1. Ireland must change its system of urban development, land management and housing provision.
2. Build affordability into policies that are designed to increase the supply of housing, starting with land and cost rental.
3. Use publicly owned land to increase the supply of housing, ensure affordability and create quality residential developments. The most critical resource available to the State is land in public ownership.





- The secret of change is to focus all of your energy not on fighting the old but on building the new.



Socrates



Thank you slide

Questions and answers