

# THE VIENNA MODEL

HOUSING FOR THE  
21<sup>ST</sup> CENTURY CITY

**Delivering New  
Affordable Rental for  
Dublin**

16/04/2019

**Ms. Eilish Comerford**  
Fair Rent Homes



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council





# HISTORICAL BACKGROUND

- St. Michael's Estate flat complex was located in Inchicore in Dublin 8
- It originally accommodated 346 Local Authority Homes on a 10 acre site.



# Historical Background Contd.

It was earmarked for Physical and Social Regeneration in 1998.

St. Michael's Regeneration Team was established in 2001.

To date only two phases have been built Emmet Crescent/ Bulfin Court 100 homes.

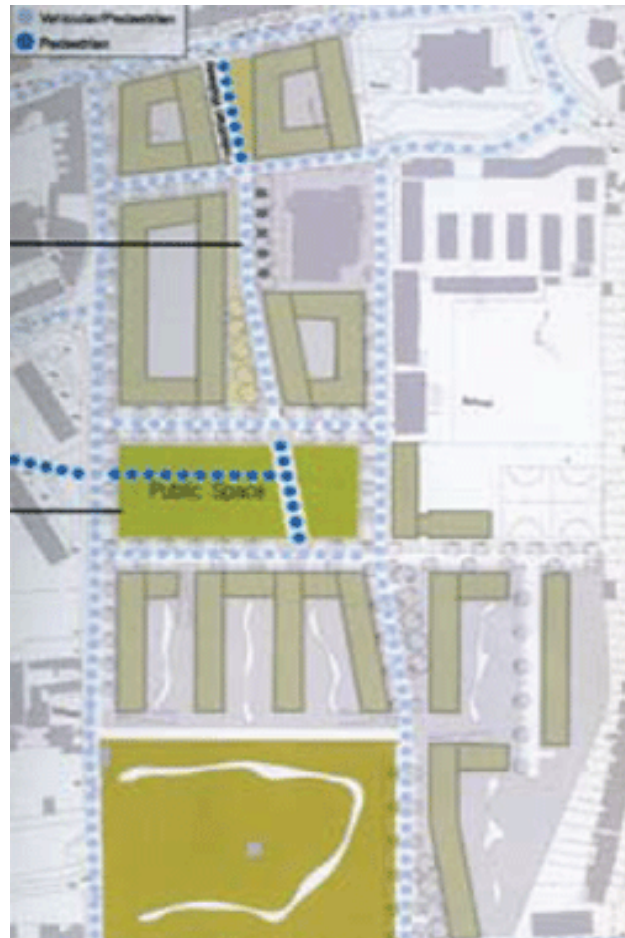


Emmet Crescent



Bulfin Court Senior Citizen Complex

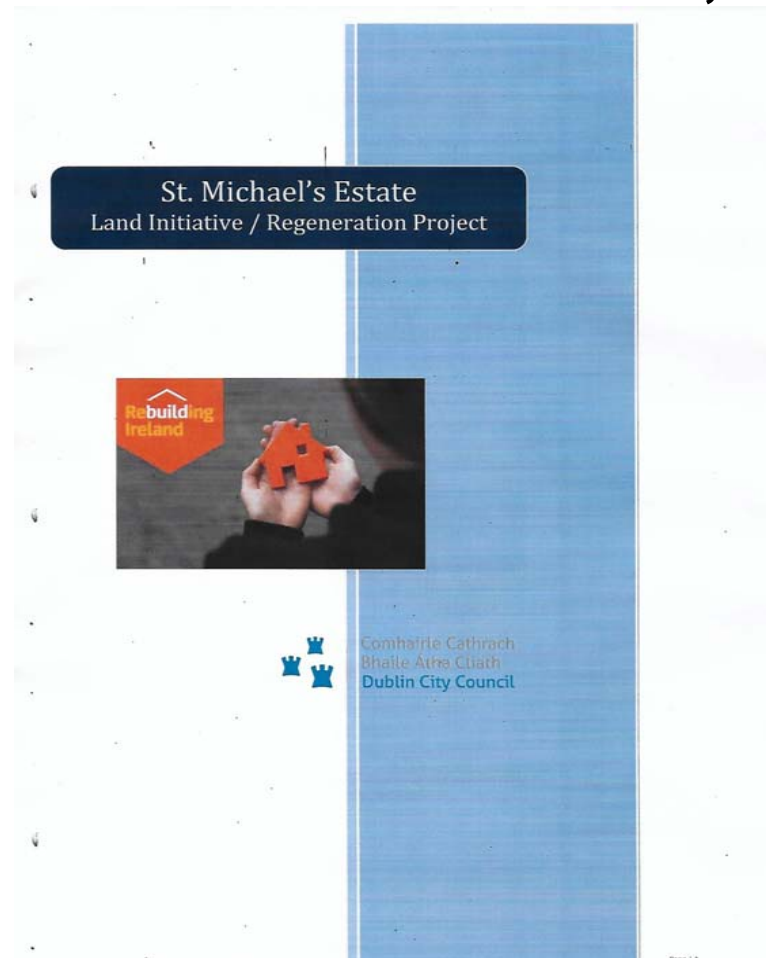
**Since 2003- 3 plans have come and gone and most notably the Public Partnership Plan which collapsed in 2008.**



# Thornton Heights – 75 Homes & A Purpose Built Childcare Centre - 2014



For the past few years the most recent proposal being promoted by Dublin City Council was the Housing Lands Initiative. This plan comprised of 420 homes 50% Private, 30%Public and 20% Affordable.



## Our Case for an Affordable Cost Rental Model Development

- The St. Michaels Site is Public Land and using this model, this land and properties will remain in public ownership
- The Model will pay for itself over time
- Inchicore Urgently needs Quality Homes so people can live and thrive in the area
- Families & young professionals urgently need Affordable Homes
- This Housing option will relieve the pressure and burden for people who are stuck in the unregulated, insecure and over priced private rental sector



## Current Rental Accommodation in Inchicore (15/04/2019); [www.daft.ie](http://www.daft.ie)

**Camac Crescent, Turvey Avenue,  
Inchicore, Dublin 8**

**€1,440 Per month**

Apartment to Rent | 1 Bed | 1 Bath



**Nash Street, Inchicore, Dublin 8**

**€1,600 Per month**

House to Rent | 2 Beds | 1 Bath



# Current Rental Accommodation in Inchicore (15/04/2019); [www.daft.ie](http://www.daft.ie)

**44 Berrys Close, Spa Road, Inchicore, Dublin 8**

**€2,250 Per month**

**Apartment to Rent | 3 Beds | 1 Bath**



- There is an **'affordability gap'** between what housing costs and what 70% of workers earn. 70% of households in Dublin earn less than 70, 000 a year. This means that for 70% of households the maximum house they can get a mortgage for is **270,000**.
- Some retail workers & service industry workers earn just over **23,000** per year
- The average 2018 sale price of a house in Dublin is: **375,000** & in Inchicore is **320,000**
- Home ownership is **neither a choice nor an option** for a large number of people



- This model will take housing out of the **market** and out of the hands of **Vulture Funds**
- Cost Rental will afford people the opportunity of living close to the city centre, as in the case of Vienna & Copenhagen
- It will create the conditions for a real, and meaningful mix of income & household types, which will create the conditions for more sustainable communities
- It will bring other people, who are currently over the threshold, into the public housing system
- Nationally, a Fair Rents Homes (Cost Rental) would ensure the State meets its public housing targets



# Our Campaign for Cost Rental Model

- St. Michael's Regeneration Team spent 2 Years Researching the Cost Rental Model – ('Workers Party') (N.E.R.I - Nevin Economic Research Institute) (N.E.S.C – National Economic Social Council)
- Held 3 Inchicore Public Information Meetings in **2017**
- Held Meetings with Politicians from all opposition parties **2017**
- Launched 'Fair Rent Homes' Campaign in **April 2018**



Inchicore  
for Quality

# Fair Rent Homes

A proven European  
model that delivers  
your secure-tenure  
home at an affordable  
rent, which remains  
a public asset.

An Initiative of  
**Our Community: A Better Way** Campaign



## The St. Michaels Estate Regeneration Team's

### Fair Rent Homes Campaign Brochure



- We launched the 'Fair Rent Homes' Campaign in the local Inchicore area in **May 2018**
- A meeting was held with Minister Eoghan Murphy **May 2018**
- A meeting was held with opposition Politicians **June 2018**
- Members of the Regeneration Team presented to the **Joint Oireachtas Committee On Housing, Planning & Local Government** **12<sup>th</sup> July 2018**
- Minister Eoghan Murphy Launches '**Draft Framework Plan**' for Inchicore in Richmond Barracks on **23<sup>rd</sup> July 2018**.



An aerial photograph of a city area, likely Dublin 8, showing a dense urban layout with various buildings and streets. Overlaid on the image is a semi-transparent map or plan showing proposed redevelopment areas in different colors (blue, green, yellow).

# **PROPOSED REDEVELOPMENT OF LANDS AT EMMET ROAD DUBLIN 8**

**JULY 2018**

**To be continued.....**

