



The regeneration of Ballymun must seek to secure lasting social and economic change for the better. For the new town of Ballymun to succeed as a viable and sustainable community it must critically examine how the realities of unemployment, poverty, single parent families, drugs, homelessness and crime are to be handled by those living and working in Ballymun,

from individual residents and community groups to voluntary and statutory agencies. This section looks at the role housing management can play in bringing about improvements in Ballymun using housing management tools i.e. diversity of tenure, local estate management and an agreed "Housing Resettlement Programme".

OPPORTUNITIES FOR EXISTING RESIDENTS TO PURCHASE NEW HOMES
Existing residents will be given the option to purchase the new homes at a discount. A discount of 3% for each year of a resident's tenancy with the local authority will be credited, to a maximum of 30% against the all-in construction costs of a new home.

LOCAL HOUSING MANAGEMENT



Local based effective management of housing is essential. BRL supports the decentralisation of management and maintenance in partnership with the community.

Effective estate management can best be achieved by making local government more accessible to the people of Ballymun by supporting the ongoing devolution of local services and estate management to the locality.

Tools such as tenants handbooks and the use of performance indicators will help ensure that tenants are fully involved in decisions which are made about how their estates are managed.



before

MANAGING CHANGE -

Ballymun "Housing Resettlement Programme"

A working group to look at allocations policy appropriate to the regeneration process in Ballymun is being established and will meet in April. This group which will consist of residents, housing professionals, representatives of the estate forums and from the BRL team will work in partnership to devise a policy and strategy document upon which the "housing resettlement programme" can be implemented. The values underpinning this programme should be equity, openness, clarity, participation, housing need, viability and sustainability.

The group will need to address such questions as for example:

1. Whether all the occupiers in Ballymun flats will be rehoused or just those recorded as being tenants? What approach will be taken to rent arrears?
2. How do we keep neighbourhoods intact when people are being resettled?
3. How do we address the need to resettle people temporarily to liberate sites to allow the housing programme to proceed?
4. How can we minimise temporary moves while recognising the need for such moves, if viable and sustainable communities are to be formed?
5. How will it be decided who is rehoused first and to which type of housing?



after

Diversity of Tenure Options: One key to achieving sustainable and viable communities is to use a mixture of tenures.



Private Housing Clonskeagh

Private Ownership

The majority of Irish people aspire to owning their own home and Ballymun Regeneration Ltd is committed to increasing the availability of low cost high quality housing for purchase as part of the regeneration process.

Existing tenants will be able to purchase new housing under the Sales Scheme but options such as Shared Ownership will also be available.

Voluntary Housing Associations have built estates with mixed tenure including private ownership, shared ownership & rented accommodation.



Local Authority Rented Housing Sheriff Street

Local Authority Rented Housing

Dublin Corporation is committed to involving tenants in a partnership approach to local estate management involving Estate Forums with elected tenants associations.

Its housing options include sheltered accommodation for senior citizens, housing units suitable to single people and childless couples and three and four bedroomed housing for rent or for tenant purchase under the Sales Scheme.



NABco Co-Operative Rented Housing Castle Grange Swords

Housing Co-Operative

Housing Co-Operatives are a distinct form of non profit housing association in which the members are the residents.

There are Rental Housing Co-Operative networks which provide and manage dwellings in co-operative communal ownership for members who are tenants. There are also different types of home ownership co-operatives.

National Association of Building Co-Operatives (NABCo) works with self-help/community groups and local authorities to provide social housing options for people who are willing to adopt the co-operative organisation system.



Private Rented Accommodation U.K.

Private Rented Sector

The private rented sector has always had a vital role to play in social housing and in helping to bring about improved social mix.

It is also an important provider of housing to young people including students and those on social welfare, who are in receipt of Supplementary Welfare Allowance to contribute towards the cost of rent.

In addition it is a flexible tenure for people who wish to remain mobile to enable them to seek employment where it becomes available.



Salvation Army Housing for the Homeless Granby Row

Voluntary Housing Associations

Housing Associations are non-profit organisations formed to meet housing need. They work to benefit the community while using effective business methods to achieve their objectives.

The members of the association seek to provide housing for persons or families who have not the resources/capability to solve their own housing needs.

The projects may be in response to the needs of the elderly, disabled persons, homeless and socially vulnerable persons or families including one parent families and single people.

Some projects specialise in meeting a particular housing need others meet general housing needs.

Depending on the type of need to be met the accommodation may be ordinary rented houses or flats or specifically designed supportive or sheltered housing with on site communal welfare facilities, group homes and hostels.

Housing associations like Respond may also provide a mixture of dwellings for private ownership, shared ownership, or rented accommodation.

A feature of the involvement of housing associations in the delivery and management of social housing is that they provide a means to achieving a broader community input of local knowledge, skills, experience and resources into the solution of housing problems.

They also promote the involvement of residents in estate management, community development and community educational programs.

In order to qualify for assistance under the Department of the Environment capital funding schemes, housing associations must first be legally incorporated with the appropriate constitution and non-profit objectives and receive Approved Status under the Housing Acts.

The Irish Council for Social Housing (ICSH) acts as the national representative federation for non-profit, voluntary and other social housing organisations.

The ICSH seeks to encourage and assist the development of a range of social housing services which complements the role of the local housing authorities and meet the different and changing needs of various groups in the population.

It provides assistance with legal registration and helps associations wishing to gain Approved Status

The types of projects can include rental dwellings, houses and apartments, group homes/hostels with non-self-contained dwellings with shared facilities and sheltered housing with communal welfare facilities for assisted independent living.



St Pancras Housing Association Clondalkin



Respond Housing Association Waterford

