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EUROPEAN SOCIAL CHARTER

18th National Report on the implementation of the European
Social Charter

submitted by

THE GOVERNMENT OF IRELAND

Follow-up to Collective Complaints

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Rialtas na hÉireann
Government of Ireland

IRELAND'S 2020 SIMPLIFIED REPORT ON THE IMPLEMENTATION OF THE REVISED EUROPEAN SOCIAL CHARTER

22 December 2020

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This is Ireland's simplified National Report under the revised European Social Charter (Charter) for 2020. As invited, Ireland submits its report based on information on the follow-up given to the decisions of the European Committee of Social Rights (ECSR), relating to collective complaints.

The Report sets out the response to the decisions relating to the 4 specified collective complaints, summarised in the table of contents below.

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Collective Complaint 83/2012: European Confederation of Police (Euro COP) v. Ireland

Violation of Articles 5 (right to organise), 6§2 (right to bargain collectively - negotiation procedures) and 6§4 (the right to bargain collectively - collective action), decision on admissibility and the merits of 2 December 2013

Response

The public service pay negotiations which led to the Haddington Road Agreement¹ (2013) also provided for a wide-ranging review of An Garda Síochána. The elements of this review dealing with industrial relations and pay-related issues were conducted on an independent basis by the former Chair of the Labour Court, John Horgan. This included an examination of the appropriate structures and mechanisms for the future resolution of issues relating to pay, industrial relations and attendant matters. The outcome of this process, the Horgan Review², was published on 12 December 2016.

Separately, the then Minister for Jobs, Enterprise and Innovation requested that the services of the Workplace Relations Commission (WRC) and the Labour Court be utilised, on an ad-hoc basis, to assist in the resolution of a dispute involving the Garda Representative Association (GRA) and Association of Garda Sergeants and Inspectors (AGSI) in An Garda Síochána in 2016. This intervention mirrored how the WRC and Labour Court would operate in relation to a dispute involving trade unions with full negotiation rights.

The Labour Court issued recommendations³ on 3 November 2016 in resolution of the dispute. The Government fully respected the Labour Court Recommendations

¹ <http://www.per.gov.ie/wp-content/uploads/Haddington-Road-Agreement.pdf>

²

[http://www.justice.ie/en/JELR/Horgan%20Review%20\(Dec%202016\).pdf/Files/Horgan%20Review%20\(Dec%202016\).pdf](http://www.justice.ie/en/JELR/Horgan%20Review%20(Dec%202016).pdf/Files/Horgan%20Review%20(Dec%202016).pdf)

³ <http://gra.ie/archive/documents/LabourCourtRecommendations.pdf>

and accepted them in full. As part of this process the Government agreed to progress the drafting of legislation⁴ to provide the Garda Associations with full access to the WRC and the Labour Court. The Garda Associations also accepted the Labour Court Recommendations and thereby came within the framework of the Lansdowne Road Agreement⁵ and the national collective bargaining process.

The Government gave a further commitment that the Garda Associations would have full access to future national public service pay negotiations. In accordance with this commitment the Garda Associations, facilitated by the WRC and the Department of Justice and Equality, were fully included in June/July 2017 in the collective bargaining process relating to the continuation of the Lansdowne Road Agreement, and took part in these negotiations on an equal basis with other public service representative bodies.

The analysis and recommendations which were contained in the Horgan Review, were taken into account by a cross-Departmental Working Group set up in early 2017, with a remit to examine industrial relations structures for An Garda Síochána; to consider all the issues arising from providing access to the WRC and the Labour Court; and to identify the industrial relations mechanisms to be established in An Garda Síochána to support this change.

The report of the working group was presented to Government⁶ in September 2017. The recommendations of the report, which were accepted by Government, included draft legislation to give permanent access to the WRC and Labour Court. The second phase of the Working Group is dealing with the internal industrial relations mechanisms, including structures that need to be put in place to support access to the WRC and Labour Court.

⁴ <http://justice.ie/en/JELR/Pages/PR16000400>

⁵ <https://www.hse.ie/eng/staff/resources/hr-agreements/lansdowne-road...>

⁶

[http://www.justice.ie/en/JELR/First Report of the Working Group on Industrial Relations Structures for An Garda Siochana.pdf/Files/First Report of the Working Group on Industrial Relations Structures for An Garda Siochana.pdf](http://www.justice.ie/en/JELR/First%20Report%20of%20the%20Working%20Group%20on%20Industrial%20Relations%20Structures%20for%20An%20Garda%20Siochana.pdf/Files/First%20Report%20of%20the%20Working%20Group%20on%20Industrial%20Relations%20Structures%20for%20An%20Garda%20Siochana.pdf)

2019

As of October 2019, the Garda representative bodies continue to have full and equal access to national public service pay negotiations. Preliminary discussions in this regard commenced in July 2019 with these bodies, along with workers' representatives from all other sectors, on the terms of the collective bargaining process for future negotiations on the continuation of the Lansdowne Road Agreement, with further engagement in December 2019.

The legislative changes to the Industrial Relations Acts, required to allow members of An Garda Síochána and their representative bodies to access the services of the WRC and the Labour Court to resolve collective issues, were signed into law in July 2019. This legislation allows for industrial relations issues in An Garda Síochána to be dealt with in a timely and professional manner by the institutions of State set up for that purpose.

To give effect to the provisions of the new legislation, agreed changes to the internal Garda dispute resolution mechanisms are currently being implemented. These changes, which are the subject of an agreement between the WRC, Garda management and the Garda representative bodies, will provide procedures for the resolution of collective disputes, and underpin formal access to the WRC and the Labour Court for disputes which cannot be resolved internally. The WRC engaged with the Garda representative bodies and Garda management to provide training and support with a view to having the new industrial relations structures in place to coincide with the commencement date of the legislative changes.

The introduction of the new internal dispute resolution mechanisms also gives effect to the recommendation of the Working Group on Industrial Relations Structures in An Garda Síochána regarding the taking of industrial action. In implementing the new mechanisms, every effort has been made to identify and agree processes that eliminate the need to have recourse to industrial action, and reduce the impact of any industrial action on the most essential services provided by An Garda Síochána.

Industrial relations legislation in Ireland does not extend to the granting of, or the abolition of, a right to strike to any workers or groups of workers.

In recommending that the members of An Garda Síochána should continue to be constrained from withdrawing their labour in any strike action, likely to impact on policing the security of the State or the maintenance of public authority, the Report recognises both the unique position of An Garda Síochána and the particular obligation to ensure that the dispute resolution and negotiation processes put in place are robust and effective, and that the members of An Garda Síochána are not disadvantaged as a result.

2020

The Industrial Relations (Amendment) Act 2019 was commenced by order with effect from 1 February 2020. This legislation provides that Garda members have, from that date, access through their Representative Associations to the services of the WRC and the Labour Court to facilitate resolution of collective matters, and to assist in resolving any industrial relations disputes that might arise.

In parallel, the new internal Garda dispute resolution mechanisms have been implemented and are supporting ongoing engagement between Garda management and the representative associations on relevant industrial relations issues. Engagement also continues in relation to ongoing appointment and training of specialist staff and the role of the WRC in the Garda internal Industrial Relations forums.

The management of industrial relations in An Garda Síochána now comes under the direct remit of the Garda Commissioner. This is in keeping with the recommendations of the Report of the Commission on the Future of Policing in Ireland⁷ and contained within its Implementation Plan, 'A Policing Service for Our Future'.

The Garda representative bodies continue to have full and equal access to national public service pay negotiations.

⁷ http://www.justice.ie/en/JELR/Pages/Commission_on%20the_Future_of-Policing_in_Ireland

Collective Complaint 100/2013: European Roma Rights Centre (ERRC) v. Ireland

Violation of Article E (non-discrimination) taken in conjunction with article 16 (right of the family to social, legal and economic protection), decision on the merits of 1 December 2015.

Response

Steps taken to increase the provision and standard of Traveller accommodation.

The Traveller Accommodation Expert Review report, published in July 2019⁸, made 32 recommendations across the four topics considered:

- delivery reflecting need
- planning
- capacity and resources
- governance

The recommendations are comprehensive and wide ranging, from changes to procedure and policy, to changes to legislation. Delivery and implementation will involve several areas within the Department of Housing, Local Government and Heritage (DHLGH) as well as input from other Departments, local authorities and other external stakeholders.

The implementation of the recommendations contained in the report provide a roadmap which will enable enhanced delivery of Traveller accommodation.

The recommendations have been categorised into separate streams reflecting recommendations that can be completed within the Department, recommendations that require the assistance of other Government Departments and Agencies and recommendations that will require the commission of further independent research.

⁸ <https://www.housing.gov.ie/housing/rebuilding-ireland/report-expert-review-group-traveller-accommodation-july-2019>

Due to the number of stakeholders, input required, and wide ranging impacts of most of the recommendations in the report, a phased approach to implementation is being adopted.

Phase 1

Meetings have taken place with subject matter expert Working Groups that were established within the Department and with other Government agencies and Departments. Stakeholders have been consulted giving them the opportunity to provide their comments on the report including input sought from the National Traveller Accommodation Consultative Committee and its constituent members.

Phase 2

Due to the number of stakeholders, input required and wide ranging impacts of most of the recommendations in the report, a programme of projects to progress agreed recommendations is being established. The programme will drive the implementation of the Expert Group Report.

In this phase, a programme will be setup headed at Ministerial level and a decision will be made agreeing which projects to take forward. A Programme Board will oversee the scope and timeframe of projects as the projects progress.

Phase 3

Once approval has been obtained from the Programme Board, a number of projects will be established to implement the recommendations. Work on some of the projects has already commenced and will be progressed subject to Ministerial approval.

Funding

Funding for the provision of Traveller-specific accommodation continues to increase with €15.5 million being provided for Traveller-specific accommodation for 2021. The Department continues to work with local authorities to ensure that full use is made of the increasing level of funding available.

Accommodation for Travellers is provided across a range of options, including standard local authority housing, which is financed from the Department's capital

allocations for social housing, and Traveller-specific accommodation, which is also funded by means of 100% capital funding from the Department. Accommodation is also provided through private housing assisted by the local authority or voluntary organisations accommodation. Travellers can opt for any form of accommodation and local authority Traveller Accommodation Programmes are intended to reflect these preferences.

The Assessment of Housing Needs carried out by local authorities' points to a general preference among Travellers for standard housing. The results of the 2019 Social Housing Needs Assessment revealed that 1.7% of households had a requirement for Traveller specific accommodation.

Eviction

Criminal Justice (Public Order) Act 1994

Section 24 of the Housing (Miscellaneous Provisions) Act 2002 amends the Criminal Justice (Public Order) Act 1994 by insertions of Part 11A, Offences Relating to Entering and Occupying Land Without Consent.

The Public Order Act is a finely balanced instrument designed to protect the property rights of landowners. The legislation is of general application and does not discriminate against Travellers. The legislation concerns itself only with situations where the entry or occupation of land is likely to: cause damage to the land or substantially interfere with the land or its use or any amenity thereon: or, render the land or any amenity there unsafe or unsanitary.

The legislation was not adopted for the purposes of harassing Travellers in genuine need of accommodation but, rather, emerged in response to problems with large-scale commercial trader encampments causing damage and interference to the land. The Act can apply to any entrant to, or occupier of, land in circumstances where the same is likely to have deleterious effects.

The Act is objectively justified by the purpose of the legislation and is proportionate to the justification. A requirement for Travellers to secure the consent of a

landowner to enter and occupy part of his land is not an unduly onerous requirement.

As previously reported, this process will also be looked at in light of the Expert Group recommendations. The Department of Justice have been consulted with regard to this procedure.

Trespass

Section 10 of the Housing (Miscellaneous Provisions) Act 1992

Section 10 of the Housing (Miscellaneous Provisions) Act 1992, as amended by section 21 of the Housing (Miscellaneous Provisions) Act 2002, sets out the powers of local authorities in respect of unauthorised Traveller sites. It provides that:

- local authorities have the power to remove an unauthorised Traveller encampment from a public place where it is located within five miles of an approved halting site, provided alternative accommodation is available on any approved site to which the unauthorised encampment can be moved;
- subject to the same proviso regarding available alternative accommodation, local authorities have the power to remove an unauthorised encampment from a public place where this is unfit for human habitation, or is likely to interfere with public or private amenities, or constitutes a health hazard; and
- where an unauthorised encampment is located in a public place within one mile of approved Traveller accommodation, it may be removed to a location which is not less than one mile from such approved accommodation, whether or not alternative accommodation is available.

While there is no statutory obligation to do so, in practice, local authorities seek to consult and negotiate with affected persons and families in advance of using legislative means. As previously reported this process will also be looked at in light of the Expert Group recommendations and consultation is currently ongoing with stakeholders in relation to evictions procedures.

Collective Complaint 110/2014: International Federation for Human Rights (FIDH) v. Ireland

Violation Article 16 (right of the family to social, legal and economic protection), decision on the merits of 12 May 2017.

Response

Ireland has given careful consideration to the report of the European Committee of Social Rights in respect of the above mentioned decision. In relation to concerns around the adequacy of certain local authority housing, Ireland is committed to ensuring that tenants in social housing are provided with adequate housing that meets the standards most recently laid down in the Housing (Standards For Rented Houses) Regulations 2019⁹.

Over the lifetime of Rebuilding Ireland, the Irish Government's Action Plan on Housing and Homelessness, over €6 billion is being provided to support the delivery of over 50,000 new high quality social housing homes, including over €200 million being made available under the National Regeneration Programme to support the direct delivery of over 1,000 new, high quality social homes in regeneration areas. This regeneration programme includes the specific areas mentioned in the original complaint of Dolphin House and St. Teresa's Gardens. The Government currently supports large-scale regeneration projects in Dublin, Cork and Limerick and smaller projects in Tralee, Sligo and Dundalk.

The Government is actively engaging with the local authority sector to promote the preventative maintenance of local authority housing stock and provides significant funding for stock improvement works. Details of the various actions taken by the State since the findings were made are included below and work will remain ongoing into the future.

⁹ <http://www.irishstatutebook.ie/eli/2019/si/137/made/en/print>

Preventative maintenance

- Local authorities are responsible, in the first instance, for the management and maintenance of their own housing stock under the Housing Acts, including responsive and planned maintenance and the identification of housing in need of upgrade, regeneration or adaptation. Increasing numbers of local authorities have undertaken stock condition surveys. The City and County Management Association (CCMA), on behalf of local authorities, is driving a shared approach to the planned maintenance of social housing, including stock condition surveys, building on the work that several local authorities have already launched in that regard and there is on-going dialogue between the CCMA and the Department of Housing, Local Government and Heritage (DHLGH) in order to advance reform in the area.
- Ireland's national plan, *Rebuilding Ireland*, committed all local authorities to adopt a preventative maintenance approach to housing stock management, including consistent standards and the adoption of a common national re-letting performance standard. As mentioned earlier, the Government introduced the Housing (Standards For Rented Houses) Regulations 2019, which came into effect on 1 May 2019 which updated the minimum standards for rental accommodation that local authorities are required to adhere to in respect of social housing.

Stock Improvement Works

- In addition to funding provided by the local authorities in respect of their own housing stock (c. €350m per annum), the Irish Government also provides funding across a number of programmes to support the local authority work to maintain and improve their social housing stock but, in all cases, it is the local authorities that identify priorities. Equally, the continued work of local authorities in undertaking stock condition surveys, their responsive and planned maintenance programmes, as well as important programmes such as the Energy Retrofitting and Voids Programmes, also address the issues raised with the European Committee of Social Rights.

- The Energy Retrofitting programme has seen over 70,000 social houses and apartments being retrofitted to date, through some €135m of investment. The programme aims to improve energy efficiency and comfort levels in social houses and addresses issues around fuel poverty. The Department of Housing, Local Government and Heritage also funds a Voids Programme, which provides exchequer funding to support local authorities in remediating vacant homes, as distinct from local authorities own refurbishment works; with a strong emphasis on Insulation Retrofitting. The funding provided by the Irish Government is additional to the investment that local authorities provide themselves towards such work and the authorities contribute additional investment. Since 2014, exchequer investment of some €145.5m has been provided to local authorities to refurbish / upgrade almost 11,000 social homes.

- Specifically, with regard to Dublin City Council, (DCC), the local authority is building upon its experience of regenerating housing/apartment complexes to examine options to address issues arising with older apartment complexes (those over 40 years old, of which there are over 6,000 apartments). DCC is seeking to deliver housing-led area renewal and estate redevelopment at increased sustainable densities and build upon established principles of community-based, tenant-led approaches to estate regeneration, ownership and management.

- DCC adheres to the Housing (Standards for Rented Houses) Regulations 2019. To work towards the applicable standards, DCC has been carrying out condition surveys on their properties since May 2018. These surveys provide DCC with information on the condition of their existing housing stock. In light of these surveys and as part of the Council's continuous planned maintenance works, they have undertaken the following:
 - Energy Efficiency Works: The work involves upgrading properties with external wall insulation and other measures - 485 social homes were upgraded in 2018. To date in 2019, 393 units have been completed.

This includes the replacement of windows/doors on 145 social housing units under the Energy Efficiency Retrofitting Programme.

- Boiler Replacement Programme: This is the replacement of old inefficient boilers with 1,172 replaced in 2018 and the programme is continuing.
- Better Energy Communities/SEAI¹⁰: This entails the upgrading of residential and communal buildings with measures such as external wall insulation, heating etc.
- Vacant Units: The number of vacant social homes refurbished and upgraded since 2015, to date in 2019, is 4,205.
- Maintenance Works/Roof Repairs: In 2015, DCC commenced a programme to address social homes with roofs in most need of repair. Since then, the authority has replaced roofs on 17 apartment complexes, covering 1,449 social apartments.
- Regulatory Building Standards – DCC has completed work on over 4,000 social homes to date where intervention was needed to bring them up to current standards.
- Condensation Works: DCC has commenced a programme of works since 2018, to provide improved ventilation, alleviate dampness and condensation issues and reduce relative humidity in social homes. Works on 600 social homes was completed in 2018, 874 homes were upgraded in 2019, while 252 upgrades have been completed to date in 2020.

¹⁰Sustainable Energy Authority of Ireland

- Windows/Doors: Since 2018, DCC has completed the replacement of doors/windows in 605 social homes, in addition to those included in the Energy Efficiency Retrofitting Programme.

The Capital works programme for DCC housing stock is significant and will continue over the next 5-10 years. The improvement works will provide accommodation for the tenants of the City Council that meets the requirements of modern living standards.

Regeneration

- The Department of Housing, Local Government and Heritage currently supports a programme of large-scale regeneration projects in Dublin, Cork and Limerick and smaller projects in Tralee, Sligo and Dundalk. Together with providing a significant number of new homes, and upgrading existing homes in the areas, the regeneration projects seek to also address causes of disadvantage in these communities through support for a programme of physical, social and economic regeneration.
- 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. Between 2016 and 2019, over 560 units were delivered supported by funding in excess of €237 million. Currently there are regeneration projects in the national pipeline that will yield in excess of 740 new homes out to 2023, at an estimated cost of €240 million.
- The very significant investment currently being made in Regeneration projects such as Dolphin House, which was specifically referenced in the complaint regarding social housing conditions in Ireland made to the European Committee of Social Rights, is a key element of the Irish Government's commitment to these issues. In the case of Dolphin House, 2018 saw the full refurbishment of 63 of the existing apartments, alongside the construction of 37 newly built social homes for the residents of the area, with over €25 million

in investment. The regeneration programme there will continue into 2020 and beyond; in October 2019 Stage 1 approval was granted for 35 new units (Phase 1b) but this Project is on hold pending resolution of issues with the Regeneration Board and Community and as a condition to engaging in consultation on the overall masterplan for Dolphin House.

- A regeneration project moves through a number of phases throughout its life – 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 housing units are delivered and ready for occupation.
- Social regeneration activities are also funded by the Department of Housing, Local Government and Heritage for the duration of each regeneration project as it is understood that regeneration goes beyond mere bricks and mortar. 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.

See Appendix for additional updates on a number of schemes specifically mentioned in the original complaint.

Collective Complaint 112/2014: European Organisation of Military Associations (EUROMIL) v. Ireland

Violation of Articles 5 (right to organise) and 6§2 (right to bargain collectively - negotiation procedures), decision on the merits of 12 September 2017.

Response

In relation to Article 6(2) of the Charter, the right to bargain collectively, the Irish Government established an independent Public Service Pay Commission in 2016, which was tasked with providing objective analysis and advice on the most appropriate pay levels for the public service, including the Defence Forces.

Similar to all other public sector unions, the Permanent Defence Force Representative Associations, (i.e. PDFORRA (PDF) who represent enlisted personnel and the Representative Association of Commissioned Officers (RACO) were invited to make a submission to the Commission. The submissions were considered in the development of the subsequent report prepared by the Commission.

Following publication of the report of the Commission on 9 May 2017, the Irish Government commenced negotiations on a new national public sector pay agreement.

Whereas previous negotiations were conducted in a parallel contemporaneous process with the Permanent Defence Force Representative Associations, these arrangements were superseded in the course of the negotiations, which led to the Public Service Stability Agreement 2018-2020. The Permanent Defence Force Representative Associations were represented alongside other Public Service Unions and associations at these negotiations, which were held under the auspices of the Workplace Relations Commission (WRC).

The pay talks culminated in a new agreement which contains increases in pay ranging from 6.2% to 7.4% over the lifetime of the agreement, from 2018 to 2020,

with the larger percentage increases focussed on the lower paid. The proposals arising from the negotiations were accepted by ballot of the members of the Permanent Defence Force Representative Associations.

The process for the latest round of public service pay negotiations, which commenced on 25 November 2020, which is once again being held under the auspices of the WRC, is constrained by COVID 19 considerations. This has meant that discussions are mainly being held through virtual platforms.

In respect of the finding of a violation of Article 5 of the Charter, Section 2(3) of the Defence (Amendment) Act 1990, prohibits the Defence Forces representative associations from being associated with or affiliated to any trade union or any other body, without the consent of the Minister. Members of the Permanent Defence Force also cannot become members of a trade union and are prohibited from taking industrial action.

To compensate for these limitations there are a range of statutory redress mechanisms available to serving members, including a redress of wrongs scheme, a Defence Forces Ombudsman and a Conciliation and Arbitration scheme for members of the Permanent Defence Force.

The Conciliation and Arbitration scheme for members of the Permanent Defence Force provides a formal mechanism for the Permanent Defence Force Representative Associations, to engage with the Official side.

Having regard to commitments made under pay agreements, members of the Permanent Defence Force can make representations in relation to their pay and conditions of service through their representative bodies.

A review of the Conciliation and Arbitration (C&A) scheme for members of the Permanent Defence Force was conducted in 2018. The terms of reference for the review included consideration of the findings of the European Committee of Social Rights in the case of the European Organisation of Military Associations (Euromil) v Ireland.

One of the recommendations from that review was that the official side should, with the consent of the Minister, engage in discussions with the Irish Congress of Trade Unions (ICTU) to explore the practicalities of a PDF representative association forming an association/affiliation with the ICTU, while giving due consideration to any likely conflict that might arise between such an arrangement and the obligations of military service.

Defence management (civil and military) have been engaged in discussions with the Permanent Defence Force representative associations (that is RACO and PDFORRA) and ICTU regarding the practicalities of a representative association forming association/affiliation with ICTU.

PDFORRA terminated the discussions by initiating legal proceedings on this matter on 26 June 2020. The matter is now subject to litigation in the Irish Courts.

Appendix

Update on a sample number of schemes specifically mentioned in the original complaint is outlined below:

Dublin City Council area

Dolphin House

- 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 of land in the south-west inner city.
- Phase 1 of the regeneration of Dolphin Estate was completed in Sep 2018 and delivered a total of 100 no. dwelling units, including new houses, new apartments, and amalgamated/ refurbished units, in buildings ranging between 1 to 4 storeys in height, on a c.1.08 hectare site located towards the south-east corner of the Dolphin Estate close to Dolphins Barn and the Grand Canal.
- The redevelopment consists of 63 refurbished units and 37 new build units. Of the 100 units, there are 91 apartments and 9 houses. Units sizes are as follows:
 - 40 no. 1 bed units
 - 41 no. 2 bed units
 - 19 no. 3 bed units

The balance of the new units to be allocated to existing tenants of Dolphin house in order to facilitate future phases of the development.

The regeneration programme there will continue into 2020 and beyond; in October 2019 Stage 1 approval was granted for 35 new units (Phase 1b) but this Project is on hold pending resolution of issues with the Regeneration Board and Community and as a condition to engaging in consultation on the overall masterplan for Dolphin House.

Pearse House

- Pearse House is a flat complex of some 345 homes designed by City Housing Architect, George Herbert Simms, and built from 1936 to 1938, for Dublin Corporation, under the Housing Act of 1932.
- Dublin City Council have made an initial proposal to DCC South East Area Committee on Oct. 11 2020 for Regeneration work to improve the quality of the living standards of the residents while respecting the architectural merits of the buildings
- Works will include a deep retrofit to improve accommodation in terms of accessibility, space standards and energy efficiency.
- No funding submission has yet been submitted to the Department by Dublin City Council.

St. Teresa's Gardens

- St Teresa's Gardens is a 1950's local authority flat complex. Originally, the complex comprised 346 flats within 12 blocks alongside 10 terrace houses. The complex has provided housing to hundreds of families over the past 60 years. However, it has long suffered from significant deprivation and anti-social behaviour which led to its identification as a regeneration site in the 1990's.
- 2014–2016 saw the initiation of planning permission for demolition of existing flat complex, and construction of a 50-unit 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 build procurement, etc. In 2014, planning permission was approved for the construction of 50 new units in St Teresa's Gardens, and a further four units were approved in 2018. These will replace the current 57 units of accommodation currently occupied on site.
- 54 units are under construction and are due for completion in Dec 2020

Other schemes in the Dublin City Council area are outlined in the following table:

Scheme	Description of works	No. of Units	Current position
Dorset Street	Deep retrofit	115	Stage 1 Approval
Constitution Hill	Deep retrofit	130	Stage 1 Approval

South Dublin County Council area

Balgaddy Estate

- Balgaddy estate had been signalled for a number of planned maintenance and estate management enhancement works with a dedicated budget for the area. Prior to the introduction of the COVID 19 restrictions in 2020, progress was being made by the Council's estate management team with the establishment of new resident's association for Balgaddy and a works programme for the area drafted in consultation with the residents.
- Works completed to date include the installation of new communal door prototype and structural repair works to the Balgaddy Family and Childcare Centre.
- In addition, repairs have been carried out to balconies and stairways within the development and the cleaning of communal areas.
- Maintenance requests in the estate have been prioritised including critical electrical, heating, and plumbing services to tenants.
- The Council also continue to follow-up on their commitments in relation to transfer requests and re-let works and move tenants to alternative accommodation where necessary in order to address legacy maintenance issues.
- While some housing services have been delayed due to COVID restrictions, the Council are rescheduling those services on a phased basis in line with the Government roadmap. The Council is currently planning for the commencement of the painting programme including exterior windows and doors and communal areas in Balgaddy Estate.

Limerick City and County Council area

- The Limerick Regeneration Framework Implementation Plan (LRFIP) was adopted by Limerick City Council in February 2014. This plan sets out a programme of physical, social and economic interventions over a ten-year period from 2014-2023.
- Significant progress has been made in the estates and this includes the construction of 269 new housing units which is approximately half of the overall projected total of 549 envisaged in the plan. The delivery of the remaining houses will be determined by the Housing Need in the area. In addition almost 1140 of the existing houses which are being retained in the Regeneration areas have been thermally upgraded with a further 90 on site and over 270 at various stages of the assessment and approval process.
- When complete, the Thermal Upgrade Programme will have improved the thermal performance of over 1500 houses as well as improving the physical appearance of the estates. The number of units to be retained has increased over time as units are removed from the Council's planned demolition programme.
- Many of these houses were constructed in the 1930s to the 1950s of mass concrete construction without any external wall insulation and were among the poorest performing buildings in the State. At the outset of Regeneration there were a significant number of derelict and burned out properties in each estate. These were addressed by either major refurbishment or demolition.
- Over €40.5m has been invested in the refurbishment programme in the last 7 years while over €7.1m has been invested in the strategic demolition programme. While there are still a number of properties to be demolished, the scale of demolition has reduced as the areas have stabilised and demand for accommodation in these parts of the city has increased.
- In addition to the provision of new houses and the upgrade of existing houses, the Regeneration Programme has invested in community facilities such as Community Centres with over €3m invested in the significant expansion of the Moyross Community Centre.
- The Programme is also contributing to education facilities with an investment of a Child and Family Centre at Southill totalling over €1.6 million. The regeneration

Programme has also invested in environmental works including the removal of a historic landfill site in Saint Mary's Park and the replacement of lead water mains also in Saint Mary's Park. CCTV infrastructure has been upgraded and coverage expanded. This infrastructure is important in deterring and solving crime and also citizens' perception of community safety.

- Investment in physical projects to bolster the economic performance of the city more broadly have been integral to the programme with investment in refurbishing and reusing derelict properties on Nicholas Street close to Saint Mary's Park and in the heart of the medieval city, and also acquiring key sites for economic rejuvenation in the city centre such as the Opera Centre and Biblical Centre. The Council are advancing ambitious plans for the Opera Centre to create a new city centre area and it has secured funding including €85m from the European Investment Bank and €85m from the Council of Europe Development Bank.
- With three years remaining in the programme and a strong funding commitment in the National Capital Plan, the remaining physical regeneration work, while still significant, will be advanced to completion in tandem with continued progress on social and economic intervention.

Southhill:

- 42 new housing homes were completed at the Churchfield Phase 1 Scheme over 2018 with many of the new tenants moving from houses scheduled for demolition; Pre tender approval has issued for the construction of 38 new houses at Churchfield Phase 2, Southill, and the project is due on site mid-2021. 14 units at Carew Park are due on site shortly as part of a 38 unit project by the Peter McVerry Trust.

Saint Mary's Park:

- 19 new houses completed in 2018/2019 with many of the new tenants moving from houses scheduled for demolition; Plans are being advanced for a 26 unit development at the Orchard Site and this is expected to start on site mid-2021.

Ballinacurra Weston:

- A major housing scheme (81 homes) at Lord Edward Street completed at the end of 2017 and tenanted in 2018.
- A major new Primary Care Centre was completed in 2018 adjacent to Lord Edward Street to serve an area of the city centre including Ballinacurra Weston;

Moyross:

- 53 units are complete in Moyross over four housing schemes. Significant schemes at Cosgrave Park (30), Dalgaish Park (27) and Cliona Park Phase 3 (18) are due to commence early 2021. Their pre tender submissions are currently under consideration in the Department.
- 24 units at Delmege Park and Hartigan Villas are due on site shortly as part of a 38 unit project by the Peter McVerry Trust.