



Appendix I

Report on the Blocks Groups Meetings October 2008

This report documents the outcomes of two Block meetings held on the 20th and 23rd of October 2008.

The meetings were held to consult residents on three options for regeneration worked up by Sheridan Woods architects following consultation and a fourth option tabled by DCC. At both meetings, the options were presented and residents analysed them and commented on them within smaller groups with people from their own block.

Each participant also filled in a one page questionnaire asking them to identify a front-runner a non-runner and which options they could live with.

The notes that follow record the feedback from the questionnaires and the points made in group discussion.

Facilitator's summary.

88 residents attended the meetings. 55 filled out the questionnaire. (Dolphin Park residents will fill this separately.)

Of these;

- 48 saw option 3 as a front runner
- 2 saw option 1 as a front runner.
- 3 saw option 4 as a front runner.
- 1 saw option 1 as a front runner.
- (1 did not indicate a front-runner, but wanted demolition)

- 48 would rule out option 4
- 10 would rule out option 1
- 9 would rule out option 2
- Nobody would rule out option 3.

- 8 indicated that they could live with option 1 where they had another option as a front-runner.
- 8 indicated that they could live with option 2 where they had another option as a front-runner.
- 2 indicated that they could live with option 2 where they had another option as a front-runner.
- 1 indicated that they could live with option 3 where they had another option as a front-runner.

The preference.

Option 3 appears to be preferred because; It replaces completely the existing units (total demolition)

- It has lower heights than the other total demolition option i.e.; option 4.
- It has lower population density than the other total demolition option i.e.; option 4.
- It offers more of a chance of getting preferred accommodation type (house) than the other total demolition option i.e.; option 4.
- It has less private development than the other total demolition option i.e.; option 4.

While an overwhelming preference for option 3 is indicated conditionality and questions remain. These include;

- *How many people can be accommodated in houses albeit as part of a duplex?*
- *How many storeys are required? (The lower the blocks the more preferable generally.)*
- *Where will people actually live on the estate?*
- *How will the public and private relate to each other? What impact will a new population have on the existing community?*
- *How would the estate be managed?*
- *What process will be used to take the decision?*
- *What level of choice will people have about where they are accommodated and who their neighbours will be?*
- *Will accommodation be improved to a standard that will make it worthwhile moving?*
- *What community facilities and services are envisaged? How will a social agenda be catered for?*

The minority voice.

Some participants preferred option 1 and one person wanted no change at all. Those preferring option one were mostly concerned at being sure of their neighbours.

Appendix II

Report on the
Blocks Groups
Meetings
June/July
2008

Introduction.

This document is a record of 7 blocks groups meetings held on 30th June, 1st of July and the 2nd of July as part of the Dolphin Decides process.

The purpose of the meetings was to

Gather data from residents on the issues that regeneration should address by having them evaluate their flat, their block, their estate and the wider area in which their estate is located.

This data will help the DHEDA architects, Sheridan Woods, to develop feasible proposals for a regeneration that will meet the needs of the community.

A meeting between the architects themselves and the residents will follow this series of meetings to advance the dialogue.

The format of the meetings.

Each block meeting was facilitated by a community worker and was attended by an independent recorder, who filled in a record sheet of the discussion. All block groups followed the same format.

Firstly, the facilitator welcomed the group and explained what the purpose of the block group was as follows;

- *To think about Dolphin house; what we like and don't like and what we want a regeneration to do for us.*
- *To help the architect develop evaluate the feasibility plan and to propose other options in line with what we want..*
- *To help get other residents involved in the process.*

Secondly, they presented the plan for the Dolphin Decides process as follows.

- **July**
This meeting.
What would we like to see change through regeneration?
- **Visits**
Visits to other communities involved in regeneration to find out what their experience has been?
- *Getting newsletters on the regeneration out to the community and getting people talking about it through the festival.*
- *Meeting with the architect to feed back what we want from regeneration. This will help them evaluate the feasibility and develop other options.*
- **September**
Work with the architect to develop the options.
- **October**
Present options to the wider community in a full consultation.
- **November**
Present report to the JCRB on what the community wants.

Following the presentation and any questions, it was explained that the architects employed by the Development Association wanted to get an understanding of the issues that regeneration would have to address. This meant people thinking about their flat and the estate as they experienced it, and evaluating that experience.

Cartoons were then posted on the walls depicting different aspects of life on the estate under two broad headings;

- *The flat.*
- *The estate, including the block.*

Under each cartoon was another poster depicting a scale from Very good to Good to OK to Poor. The participants then rated each aspect of life as depicted in the cartoon on that scale. For example, is your kitchen very good, good, OK or poor?

Having rated these, a discussion ensued where participants were drawn out on their choices. The recorder caught the gist of the discussion in their notes.

Participants were also asked about the wider area, Dolphins Barn and Rialto.

Summary of themes emerging from Blocks' group meetings.

Typically, peoples' sentiments could be expressed in the following statements.

The flat.

- *I'd like to be able to sit as a family round a table and eat our dinner.*
- *I'd like to cook in a kitchen with a bit of space to move around and put things away.*
- *I'd like the kids to be able to have friends around without them being in our face and us in theirs.*
- *I'd like us not to be as many to a bedroom as a family, especially the teenagers and the boys and girls.*
- *I'd like more spacious bedrooms for the kids.*
- *I'd like more storage throughout the flat.*
- *I'd like not to be looking at wires and pipes running up the walls.*
- *I'd like to have more space in the bathroom too. I'm not sure if I want a separate bathroom and toilet; maybe a choice.*
- *I'd really, really like not to smell sewerage coming up from the pipes.*
- *I'd really really like the landlord to fix things quickly when they break.*
- *I'd like not to be dealing with leaks floods and draughts.*
- *I'd like decent water pressure in the taps.*
- *I'd like it if I wasn't able to hear the neighbours TV.*
- *I'd like to know I can get out safe if the place goes on fire!*
- *I'd like my light coming into the windows not to be blocked by trees or other buildings.*
- *I'd like to be able to get down to the street easily with a buggy, bags of shopping or if I'm not too good on the feet.*

Around the flat and the block.

- *I'd like to have a private space outside for kids to play, to dry washing and to chill out in the good weather.*
- *I'd like to be able to see the kids playing in a playground from my balcony or window.*
- *I'd like not to have neighbours or strangers shooting up, drinking, fighting or making loads of noise right outside my gaff.*
- *I'd like to be able to go up and down to the flat without meeting any of the above.*
- *I'd like around the flat to be clean and kept clean.*
- *I'd really like my neighbours and family that I rely on to be near me.*
- *I'd like it if all of us living near each other organised social activities together.*
- *I'd like to be able to park my car safely near my flat.*
- *I think I might feel safer if there was CCTV near my flat.*
- *I'd like not to be overshadowed, to be able to see the sky.*

The estate.

- *I'd like the community spirit to stay, and get stronger.*
- *I'd like to live near family and old friends.*
- *I'd like the place to be laid out much as it is now, with lots of open space. I don't want to see loads of buildings going up, especially high ones. Three stories is high enough.*
- *I'd like to see the place brightened up with paint, repairs, trees...*
- *I'd like to see a great new community centre with loads of stuff for children. Older people and everyone!*
- *I'd like us to have our own medical centre in a brand new building.*
- *I'd like to see the children safe from traffic.*
- *I'd like someone to sort out the anti-social, from outsiders and our own.*
- *I'd like to keep the green spaces we've always had between the flats*

Around the estate.

- *I'd like to see more shops; maybe a decent shopping centre.*
- *I'd like the canal to be a place to enjoy, not a place to look at rubbish and dodge rats.*
- *I'd like that people in wheelchairs or with buggies can move around the streets easier.*
- *I'd like to be able to see a GP without too much hassle.*

Dolphin Park.

- *In Dolphin park we all live in one room. That's it; kitchen, bedroom, sitting room, dining room, hallway; it's all just one room. Its too small, and it costs 80 euro a week for that. It's dark inside. You don't have any privacy. If someone comes in they're straight into your bedroom. And is it safe? The cookers seem dodgy; easy to switch on by mistake, and we worry about gas. If there was a fire...*
- *We'd like more space, more storage, separate rooms, and a private balcony or little garden. Stairs are difficult. We really need lifts to get up and down.*
- *We'd love a garden to grow some veggies. We'd like to have CCTV at every door so we feel safe. We need a room to meet and socialise. We need people around to keep an eye on us regularly. We need somewhere to go for meals, seven days a week.*
- *Around the place, we want to keep our green spaces. We don't want high rise. In fact, three stories is high enough. Shops around here are expensive. We'd like good value shops nearby. A mini bus to help us take longer trips would be great.*

Full record of Block Group ratings and discussions

BLOCK 1

	Ratings	Recorders notes
FLATS		
Kitchen	5 OK 8 poor	Kitchens are too small. 8 of the 13 wanted larger kitchens.
Bedrooms	1 very good 2 OK 8 poor	Not enough bedrooms. Seven out of the thirteen wanted more bedrooms.
Bathrooms	5 OK 8 poor	Size of bathrooms is an issue. A few wanted separate toilet and shower.
Living rooms	3 Good 1 OK 9 Poor	Size of living rooms is the issue.
Balconies	All poor	No private balconies.
Storage	All poor	
Natural light	1 good 5 OK 7 Poor	
Privacy	5 OK 8 OK	
Maintenance	1 OK 12 poor	Sewerage and smells. Sewerage coming up through the baths. Leaks in the ceiling are a common problem
Energy efficiency/ heat.	12 OK 1 Poor.	
General points	<ul style="list-style-type: none"> • Knock it down and design your own flat. • Box in all electrics. • Soundproof all flats • Deal with sewerage/smells especially on ground floor. • Lifts need to be put in. • Designate parking. • Playground outside each block. • Extend three bedroom flats into the single bedroom flats to make larger spaces for families. 	
ESTATE		
Layout	1 good 1 OK 11 poor	Need to have private spaces around the blocks; courtyards, enclosed balconies etc. Use the green areas between blocks for car parking and green the areas now being used for parking. Purpose built community centre, sports and arts and education for young people.

Play facilities	All poor	Need one for each block.
Parking	All poor	
Public areas	1 OK 12 Poor <i>Block: all poor</i>	Dirt on the stair wells.
Waste	1 OK 12 poor	
Attractiveness	2 very good 3 OK 8 Poor <i>Block: 3 very good, 2 Ok, 8 poor</i>	Would prefer houses to flats with no one living over you. Dirt on the stair wells.
Community spirit	1 OK 9 poor <i>Block: 9 very good, 3 Good, 1 poor</i>	Want to keep the neighbours we have Want to stay in the area if the place is knocked. Is related to community safety. DCC need to enforce tenancy agreements to deal with anti social.
Maintenance	All poor	
Safety	1 good 1 OK 11 poor	Need CCTV Need doors on the stairs Fire hazards; no fire escapes Security on each block.

WIDER COMMUNITY

Schools	Secondary school is a fair distance, but primary is within walking distance
Shops and services	Nothing in Crumlin anymore Nearest is Ashleaf Post office is good Very limited shopping in LIDL.
Social and community facilities.	St Kevins has great facilities for kids. (Needs new changing facility) Services are generally good. Services need to be advertised especially youth services. Community centre needs to be revamped.
Transport	Excellent
Accessibility	Paths need to be sloped. Not disability friendly Accommodation is not wheelchair accessible. Need rails for ramp entrance to flats. Elderly people on top floors can't get down.
Attractiveness	Very dirty. Canal needs to be cleaned Whole place needs to be brightened up. Include young people in changing the image so they will appreciate it.
Safety	Generally safe but strangers coming into the block is a problem. People are nervous of them Anti social is getting very bad in the last while. Police not doing enough. People are afraid to complain.

BLOCK 2

	Ratings	Recorders notes
FLATS		
Kitchen	4 Ok	The kitchen was marked as being ok, however, it also appeared as one of the top priorities to change. The pipes are a disgrace. One tenant moved from a one bedroom to a two bedroom and spent €26,000, don't see any pipes, everything is sunk - when we moved in first the place was horrible, the cheapest of the cheap.
Bedrooms.	1 very good, 2 OK	Fine big bedrooms
Bathrooms	2 good 2 OK	Bathroom is good but only cos I changed it. It was too small to have a bath and a shower, so we did without the bath. I'd like a bigger bathroom - yeah yours seems smaller than ours, you see they are all different sizes. One tenant knocked down hers into one, so for the majority the bathroom is small. The toilet is bad.
Living rooms	2 very good 3 good	
Balconies	All poor.	Architects have made the assumption that you've individual balconies that is really interesting. Personally, I'd love to have my balcony extended and private, have your own access to the balcony. On your own balcony, if you stand out you are told to get back in.
Storage	All poor	Is very bad.
Natural light	2 good 3 OK	
Privacy	1 good 3 poor	Plenty of privacy in the flat, once you shut your door - I was marking it up there cos I thought it was of the estate. It's a decent flat, especially if you are up off a level.
Maintenance	all poor	It's not the physical maintenance, it's the service, it's crap, a lot of the problem is down to the sewage, and also who you know which is wrong. Have to hassle them for everything, some tenants found him alright, yeah but you'll keep at him. Depends on the manner you go into him with. No point going in saying I want this and that. Look at it, we've all said that it is bad, but it's not just Dolphin, it's every complex.
Energy efficiency/ heat.	1 very good 3 good	There are only 4 inch pipes, the place isn't built for it.
General points	Thanks be to Jesus all the blocks aren't the same. This is the yuppie block, you won't find as many cars as there are in our block. Issues to change in order of priority: <ul style="list-style-type: none"> • Kitchen • Bedroom • Storage 	
ESTATE		
Layout	4 OK 1 poor	I like the layout, when the kids were small you could see them.
Play facilities	All poor	

Parking	All poor	The flats were never made for cars. If there's a fire, you'll never get the fire engine to the flat. Pram space is taken up by the car, now you've taken a chance letting the kids down (there). When I come in, I can never get a space
Public areas	All poor	
Waste	All poor	Sure since your man came along to empty our chutes – he is brutal. Three solid weeks they were left before Christmas.
Attractiveness	All poor	
Community spirit	All poor	Do we really believe that community spirit is poor? Everyone replied, yeah. Years ago women used to lie out in the sun, now just a few sit out drinking. I'd say clearly who I'd want out of here and it's very few.
Community facilities	1 good 4 OK	There's loads going on in the community. There's loads going on, but we don't get the information. Even youth clubs don't open enough, they're open from 5-7, schools finish at 4. Even if they stayed open 'til 8. Nothing for the teenagers. Nothing for the teenagers in the month of August, some kids don't go away, my young fella sits there and does nothing.
Maintenance	All poor	(Lots of laughter here) It is a disaster.
Safety	All poor	Is a major issue. A man got a camera put in, but it is no good, you need one in every block. What is safe? – no intimidation My young fella works nights and your nerves would be gone, worrying about him. Very intimidating. We are all right, we say nothing, cos you don't know what'll come through your letter box one night. When I come home from work at night, first thing I've to do is look at the halls. Young people gather in gangs.
General points.		If it were regenerated – what would you want; <ul style="list-style-type: none"> • it to be clean, • not on top of each other, • space, not like Fatima is. <p>If you were to get to the underbelly of regeneration, people would expect things if they were safe and better maintenance.</p> <p>The anti-social is horrible, there are men and women in playgrounds.</p> <p>In DCC agreements, it says there shouldn't be intimidation, but they don't enforce it.</p> <p>My vision/dream would be to see a kids playground, low rise, washing on the line, feeling safe and a sense of community spirit.</p> <p>What will happen if there is demolition – in the New Dolphin will they get rid of the scum, will they ask this question? The biggest concern is – who you gonna live beside.</p>

WIDER COMMUNITY

Schools	Not bad on schools. I think that they are crap – has anyone even looked at Kevin's, James's.
Shops and services	Yeah, close enough. Post office is very slow.
Social and community facilities.	Good but has to be rebuilt. There's plenty happening but not enough information.
Transport	Best bus service in Dublin. Luas is good too.
Accessibility	Not good.
Attractiveness	The flats are nice.
General points	<ul style="list-style-type: none"> • The flats are central to everything – everything is around you. • When you get your head around the canal, it's a fabulous resource. Look at Portobello, see the way the Canal can be developed. • Say if the flats did come down – do you've options?

BLOCK 3

Ratings	Recorders notes
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FLATS		
Kitchen	3 OK 8 poor	Current ones are too small and the maintenance is poor. We need larger kitchens with work tops, washing machine and the kitchen not to be at the front of the flat. Dining area requested or a larger kitchen that you can eat a meal in. Lots of emphasis on being able to sit at a table as a family to eat..
Bedrooms	2 very good, 4 OK, 7 poor	More than one group member reports three in a room, including teenagers of mixed gender sharing. Not enough space.
Bathrooms	1 Good 4 OK 9 poor	All too small. Problem with sewers Plumbing is not adequate Would like separate toilet and bathroom.
Living rooms	1 Good 10 OK 2 poor	Separate dining room needed. No space for eating around a table.
Balconies	1 very good 1 good 5 OK 5 poor.	No private balcony Balconies used as a toilet Would like private balconies.
Storage	All poor	No storage space.
Natural light	1 very good 4 good 3 OK 2 poor	Can be dark Kitchens are dark. Have the lights on on a dull day. Bottom flats have very little light.
Privacy	3 very good 2 OK 10 poor	No privacy. Kids can't bring in friends. Walls are like paper.
Maintenance	1 OK 4 poor to OK 10 poor	Reports are not followed up. Sewerage not addressed. Serious leaks not attended to. Lots of passing the book. Heat badly maintained.
Energy efficiency/ heat.	3 Very good 4 good 2 OK 6 poor	OK. Trouble with leaking radiators. Badly maintained systems
General points	Single people are in three bed flats while large families are in two beds	

ESTATE		
Layout	1 good 7 OK 1 poor	Good space compared to Fatima. Not on top of each other.

Play facilities	All poor	Can't see the children. Need more playgrounds.
Community facilities	1 good 14 poor	Need to maintain community centre. Not enough outings/activities for older people, especially the housebound.
Parking	3 good 3 OK 8 poor <i>Block: 2 good, Rest poor</i>	Very hard to get a space.
Public areas	1 OK 14 poor	Football pitch neglected, used frequently. In this block, public areas are badly maintained, stairs are used as toilets.
Waste	2 OK 13 poor	Chutes are blocked and dirty.
Attractiveness	5 good 6 OK 2 bad	Happy with amount of space.
Community spirit	6 OK 7 poor <i>Block: 3 good, 3 OK, 7 poor</i>	Want to keep our neighbours. Fear of losing current neighbours.
Maintenance	1 OK Rest poor to OK	Residents are not treated with respect; not treated as paying tenants.
Safety	1 good 5 OK 5 poor <i>Block: 10 good 1 OK, 3 poor</i>	Safe enough, but not so keen to be outside the block!
General points on the estate	<ul style="list-style-type: none"> • Priorities are a garden, space, cleanliness, safety, children safely out playing. • We need to hold onto and develop our community spirit. • In Fatima some older people moved out due to intimidation. • Theres a fear of getting different neighbours after a regeneration. • Maintenance has to improve. • Theres a fear about change, especially if housebound. • We need to maintain the community centre. Put the focus on younger kids. There is nothing for 15 to 18 year olds and older people. • It's a good block we're in. But the playground is too far away and the stairs are used for toilets. • I'm not keen on kids mixing in other blocks. • The rent office blocks our view. 	

BLOCK 4

Ratings	Recorders notes
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FLATS		
Kitchen	9 poor	Generally reported as poor. If changes were to be made, it would be for larger kitchens so you can sit around a table and have a meal; not on your lap.
Bedrooms.	1 very good, 1 good 4 OK, 5 poor.	People who are satisfied are singles with three bedrooms. But sleeping accommodation for kids is very small. Back bedroom is average, but the front room is only a matchbox.
Bathrooms	1 good 5 OK 4 poor	Lucky if you have a separate bathroom and toilet. Originally, these were built as private flats so they were better than Fatima, with a bath in the kitchen! Generally OK for us.
Living rooms	7 OK 4 Poor	Would like them bigger
Balconies	All poor.	No private balconies. All horrible. Need a gate of your own.
Storage	All poor	Is very bad. Some have sheds for storing bikes etc. We need those in this block as there is no room to store anything.
Natural light	2 Very good 2 good 3 OK 3 Poor	
Privacy	1 good 4 OK 5 poor	Generally OK but some feel there is no privacy.
Maintenance	all poor	Windows falling in; draughts make it very cold in winter. A number of floods and leaks.
Energy efficiency/ heat.	3 good 4 OK 2 Poor.	Good if it weren't for draughts in the windows.
General points	<ul style="list-style-type: none"> • The flats are bad. • Maintenance is really atrocious. • Maintenance, kitchens, storage bathrooms and privacy are the priorities. 	

ESTATE		
Layout	8 OK 1 poor	It hasn't been painted in years. But the layout is OK.
Play facilities	6 Ok 5 poor	Need for more facilities for kids, such as a football pitch and community centre.
Parking	All poor	Cars being vandalised and set on fire. Cars are parked everywhere.
Public areas	All poor	All public areas are bad, mostly due to ASB. Need to get the scumbags out. Groups are coming in from other areas and hanging around causing chaos.
Waste	1 good 5 OK 5 poor	

Attractiveness	5 OK 3 Poor	Place needs to be updated. Too much graffiti. Need to address closed in public areas; Smell of urine, need for paint, graffiti on doors.
Community spirit	5 OK 4 poor <i>Block: 1 Good, 6 OK, 3 poor</i>	There is a good welcoming warmth on the estate. But communications is going. People are embarrassed to talk to you. The block I love. People are nice. Its important to keep the block together.
Community facilities	1 very good 6 good 1 OK	Generally good. Need more for the kids. We need a bigger crèche. Ours only caters for ten children in the morning and ten in the evening. Need more for the older people too.
Maintenance	6 OK 4 Poor <i>Block: 3 OK, 7 poor</i>	Brutal. Top priority for most residents. Need for better water pressure.
Safety	3 OK 5 poor	Safety in public spaces is an issue. Police do their best but judges let them off. Need to give people ID cards.

WIDER COMMUNITY

General points	People want to keep their flats and will only let go of them for something better or equally as good. It is very important to keep the neighbours.
Schools	Happy with schools
Shops and services	Very little satisfaction with shops. Mostly Polish shops now. Not much choice.
Social and community facilities	OK
Transport	Excellent
Accessibility	Ok except for around Windsor motors.
Attractiveness	Its nice. People are friendly.
Safety	Not safe, but nowhere is today. Ok in the day but not at night time.

LONG BLOCK

	Ratings	Recorders notes
FLAT		
Kitchen	1 good 1 OK 3 Bad	On your own its OK, but not for a larger family.
Bedrooms.	2 good 1 OK, 2 poor.	OK size, but in a one bedroom its cramped. Not enough bedrooms Some people have larger space than others.
Bathrooms	1 good 4 poor	Some people need bigger bathrooms. Some would like to put toilets and bathrooms into one, others to keep them separate.
Living rooms	1 Very good 1 Good 3 OK	More space needed for family meals.
Balconies	1 good 4 poor.	No private balconies. Would like private balcony
Storage	1 good 1 OK 3 poor	Those who thought it was poor thought it was a serious problem.
Natural light	2 good 3 OK	
Privacy	2 good 1 OK 2 poor	Problem for larger families..
Maintenance	all poor	Smells, waiting up to 14 months for a repair.
Energy efficiency/ heat.	All good,	Good heating system
General points	• It varies depending on the size of your family. Larger families are stuck for space.	

ESTATE		
Layout	2 good 2 OK 1 poor	
Play facilities	3 Ok 2 poor	Need more.
Parking	All Ok <i>Block: 2 good, 3 OK</i>	Our block is OK, but it can be a bit hectic.
Public areas	2 good 2 poor	Would like private balconies. Can feel unsafe. How about a wooded area for them to do their ASB away from the flats!.
Waste	2 very good 3 OK <i>Block: 2 very good 1 good, 2 poor</i>	Mostly good with some exceptions. Depends where you are.
Attractiveness	3 good 1 OK 1 Poor <i>Block: 3 very good 1 OK, 1 poor</i>	Needs painting, modernising. Need to deal with public spaces.

Community spirit	3 good 2 OK <i>Block: 3 very good 1 Good, 1 OK</i>	Not as good as it was. We used to have parties on the block, but not now. But very positive about the block and the neighbours.
Community facilities	All good	Positive, but need a medical centre and more for old folks.
Maintenance	6 OK 4 Poor <i>Block: 3 OK, 7 poor</i>	Brutal. Top priority for most residents. Need for better water pressure.
Safety	3 OK 1 poor <i>Block, 1 very good, 3 OK, 1 poor</i>	Stairs are a problem. Drugs are much worse than ever before. Cars speeding is a threat also. At night you have to throw water on the stairs. Children tell you to f... off.
General points	<ul style="list-style-type: none"> • ASB is the worse thing. • We must retain community spirit. • Fatima is a disaster. Its too small and overcrowded. • We want to keep our family and neighbours nearby. • Great access to everywhere. • Don't want to lose the outside space we have. • Could use better sound insulation between flats. • Sewerage is very bad. You have to keep the plugs in the bath and sink. 	

WIDER COMMUNITY	
Schools	Happy with schools,
Shops and services	Area bad for shops. Some are very dear. Need a good shopping centre.
Social and community facilities.	Hard to get to see a GP. Need modern buildings to house facilities.
Transport	Excellent
Accessibility	Very poor. Need access to top floor of flats as well. Lifts.
Attractiveness	Nice, though maybe people from outside wouldn't think so. Don't like the high rise buildings around us.
Safety	Not safe, but nowhere is today. Canal is dangerous.

BLOCK 6

	Ratings	Recorders notes
FLATS		
Kitchen		Kitchen is a disgrace. You can't put in tables and chairs. It doesn't match EU regulations. Its dangerous in a fire. Sitting room and kitchen are on top of each other. Cooker will only fit beside all the sockets.
Bedrooms		Rooms are not a bad size. But there aren't enough of them. Its unfair to the kids when they are older. Boys and girls have to share. I got a false wall put in but was told it would be knocked down. Wardrobes are very small. You can only fit a bed in one of the rooms and so clothes have to go into the main bedrooms wardrobe. Very few people will move on from three bedrooms.
Bathrooms		Sewerage is a big problem. When the washing machine is on it comes up through the bath. When one person reported a smell, she was told she was being hysterical.
Living rooms		The sitting rooms are alright. It is a pity they are connected to the kitchen. They are bigger than a lot of private places. Would be nice to get in a table and chairs to have dinner together.
Balconies		
Storage		Very bad. When the heating was put in, the boiler was in the kitchen and took up space. There's nowhere to put anything, only in wardrobes. In a three bed you don't get the storage. In a one bed its better, but if you've got kids in it there's no space anyway.
Natural light		It depends where you live. On the top floor its bright. On the ground floor trees block out the light. You have to keep the light on all day, even in summer. You can't open windows then, in case of the flies getting in.
Privacy		You can hear everything. They need to be sound-proofed.
Maintenance		The flats are falling around us. Care takers do nothing. Years ago they did, not now. They only have 1 worker now. Its about who you know.
Energy efficiency/ heat.		When the heating is off its freezing. Not insulated. Heat is lost all the time. Its not expensive to run the system. Some residents are too warm, even in winter.
General points		<ul style="list-style-type: none"> • Maintenance is all bad. So is the kitchen. • There is a big need for more storage. • The draughts are dreadful, especially through the front door. • There is no fire escape. Very serious for the top floor.
	Ratings	Recorder's notes

ESTATE		
Layout	4 OK 9 poor	Not great. There's only one way in. They blocked off the other road entrance. This is better because they used to leave robbed cars there. Some cars drive around really fast.
Play facilities	All poor	When the playground opened it was supposed to close at certain times. It didn't happen. We don't let the kids play there. You can't see them. Lots of needles lying around.

Community facilities/groups	1 good 12 OK	Kids stuff is very good. The summer project is very good. Not much for adults. They did do computers and swimming but nobody showed up. Facilities open in the morning, so it doesn't suit working people. There's no proper hall for the kids.
Parking	All poor	
Public areas	All poor	Not enough. Washing is always dirty from cars parking under it. Most of us have cars but its hard to find places. If you have visitors you're entitled to parking for them.
Waste	3 OK 10 poor	Sewerage is the big issue. The chutes are horrible.
Attractiveness	All poor <i>Block: 7 Ok, 7 poor</i>	Buildings are in a state! People dump rubbish in the old playground and set it on fire.
Community spirit	3 Ok 8 poor <i>Block: 1 very good, 7 Good, 3 OK, 1 poor</i>	OK, lots of people know each other.
Maintenance	All poor	
Safety	All poor. <i>Block: 4 good, 8 OK</i>	ASB and drugs are the problem. Ok in the block, apart from cars flying around.
General points	<ul style="list-style-type: none"> • Will regeneration take place at all. Look at the five projects which were pulled. • If the flats are kept the inside needs gutting. • Drugs is the biggest problem. • Tenants want to stay in the flats. The issue is what's going on around it. • Everyone wants to hold onto neighbours, community spirit and green space. (Don't fill it up!) • We need a house! Ensuite, decent kitchens, piping, maintenance. • Looking into recycling and making the flats environmentally friendly. • Priorities: maintenance, sewerage, kitchens 	

Recorder's notes

WIDER COMMUNITY

Schools	No local boys secondary.
Shops and services	Good, but if Dunnes and Tesco move from Crumlin then what. You need a car to shop.
Social and community facilities.	
Transport	Excellent
Accessibility	Not good for the flats; elderly on the top landings. Flats are not disabled friendly
Attractiveness	Very dirty. Canal needs to be cleaned Whole place needs to be brightened up. Include young people in changing the image so they will appreciate it.

DOLPHIN PARK

	Ratings	Recorders notes
FLATS		
Kitchen/ bedroom/ dining room	All poor.	All one room. Very small. No privacy. The bed is right up to the door. Worried about fire. Is the gas safe? The cooker is easily turned on accidentally.
Bathrooms	3 Ok 4 poor	Small. The toilet is right next to the bath.
Balconies	4 Ok 1 poor	Would like our own private outdoor space.
Storage	All poor	There is none.
Natural light	All OK	Can be a little dark.
Privacy	3 OK 4 poor	Only one room. Nowhere to bring visitors.
Maintenance	2 good 6 poor	Can take a long time to get repairs done. Have to pay for it yourself.
Energy efficiency/ heat.	3 OK 3 poor	Can be hard to stay warm in winter.
General points	Flats are very small. Not good value for 80 euro per week.	

ESTATE		
Layout	3 good 3 OK	
Play facilities	3 good 1 OK	
Parking		
Public areas		
Waste		
Attractiveness		
Community spirit	2 very good 2 good 2 OK	Good neighbours.
Community facilities	All good	Need our own meeting room. Would like a vegetable patch to work. Need a bus for us to go on trips.
Maintenance		
Safety	4 very good 1 OK	People feel safe in our flats.

Appendix III

Sheridan Woods Report

*to the Dolphin House Community Development
Association on the Regeneration of the Dolphin Estate*

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1. Introduction & Executive Summary

1.0 Introduction

Sheridan Woods Architects and Urban Planners have been commissioned to provide technical support to the Dolphin House Community Development Association (DHCDA) to facilitate the completion of a study on the proposed Dolphin House Regeneration Project and to develop viable development options for the regeneration of the estate. The purpose of the study is to enable the DHCDA to make informed recommendations to the Joint Regeneration Board on the most appropriate model for regeneration specific to the Dolphin Estate and Community.



1.1 Executive Summary

The methodology for the assessment of Dublin City Council's proposed redevelopment of the Dolphin Estate and the identification of alternative development options involved the following processes:

- *Survey and analysis of the existing social, economic and environmental context of the Dolphin Estate*
- *Analysis of and site visits to relevant case studies*
- *SWOT analysis of the Dolphin Estate*
- *Identification of Vision Statements and Assessment Criteria for proposed development options*
- *Identification and comparative assessment of development options*

The findings of these processes are summarised in the following sections.

Social, Economic and Environmental Context

An analysis of the social, economic and environmental context of the Dolphin Estate was undertaken by collating primary data including the findings community workshops, questionnaires, site visits and flat surveys, and secondary data such as census reports, information provided by Dublin City Council and local area plans and planning applications. The key findings of the baseline study are summarised here.

SOCIAL CONTEXT

- There are a high number of dependants living on the Dolphin Estate (36.5% compared with the national average of 24.5%*)
- The majority of households (67%) on the Dolphin Estate comprise 2 persons or less.
- There are a high number of lone parents living the Usher E electoral division (25% compared with the national average of 9%*)
- 21% of households that responded to the community questionnaire have been identified as living in accommodation which does not meet their accommodation needs
- An estimate of housing need with respect to existing household formations indicate a requirement for 193 no. 1 bed units, 138 no. 2 bed units, 76 no. 3 bed units, 11 no. 4 bed units and 2 no. 5 bed units
- The crèche facilities currently provided on the estate do not meet current DoEHLG guidelines for the provision of childcare facilities
- There are a number of primary and secondary schools in the area
- The Usher E electoral division has a high population of early school leavers
- Access to healthcare and social services in the area is good
- There are a variety of voluntary community organisations and services currently being provided at various locations within the area
- There are high levels of fear and unease on the estate generated by growing evidence of anti-social behaviour
- 32% of households surveyed stated that addressing safety issues and drugs related problems should be the main priorities of regeneration on the estate

ECONOMIC CONTEXT

- There is a high rate of unemployment on the Dolphin Estate (less than 31% of persons living on the estate are in receipt of employment income)
- Unemployment rates in the Usher E electoral division are high compared to the national average (10% of males and 8% of females compared to the national average of 5.4% of males and 3.5% of females*)
- Community Employment Schemes operated by FÁS are for the greatest part taken up by females

ENVIRONMENTAL CONTEXT

- The urban form of the Dolphin Estate and surrounding areas comprises a mix of traditional 19th and 20th century housing, social housing in the form of freestanding blocks and mixed use apartment developments
- Recently constructed, permitted and proposed developments in the area vary in density from 94 residential units/ha to 172 residential units/ha and from 2 to 12 no. storeys
- The Dolphin Estate is well positioned with respect to public transport
- The Grand Canal is the principal green space outside the Dolphin Estate
- There are several small local shops and services in the area
- Retail functions are proposed on the Windsor Motors site
- The urban form of the Dolphin Estate integrates poorly with surrounding areas and generates vast areas of open space and a poor sense of enclosure
- Movement through the estate is largely restricted to the South Circular Road entrance

- The residential density of the estate is significantly lower than the densities recommended in national and local guidance
- The estate benefits from good orientation and a flat topography
- Building heights vary from 2 to 4 storeys
- Existing semi-private open space is poorly structured and maintained
- Existing car parking provisions do not meet current car parking standards
- Unit sizes do not meet current standards for new apartment developments
- Private open space is provided for a limited number of units at Dolphin Park only

**Statistics based on the 2006 census of population*

Case Study Analysis

Five case studies were analysed with respect to proposed / completed regeneration processes and associated procurement methods. The case studies examined included O' Devaney Gardens, Marmion Court, Poplar Row, Fatima Mansions and St. Michael's Estate. An assessment of Grove Village, Manchester, an example of a particular regeneration processes being undertaken in the United Kingdom, was also conducted.

The case study analysis raised several important issues worthy of consideration in the regeneration of the Dolphin Estate. These issues include:

- The negative impact of large scale de-tenanting on existing communities
- Potential problems arising from the refurbishment of existing buildings e.g. limited capacity to increase unit sizes, difficulties associated with older building stock and infrastructure

- Provision of traditional housing typologies in accordance with community aspirations can lead to segregation of tenures within a development
- Public Private Partnership proposals provide for greater levels of social gain in terms of community facilities
- Public Private Partnerships are reliant upon increased residential densities and a greater intensity of development in order to finance social aspects of the project
- Potential exists for regeneration partnerships which provide for on-going involvement of community representatives in the regeneration process

SWOT Analysis

The findings of the SWOT analysis indicates that the Dolphin Estate as existing does not suffer from the same level of social, economic and environmental problems typical of other social housing estates within the city and in fact benefits from a strong community spirit, a young population and access to a high level of services and amenities. Notwithstanding this, increasing levels of anti-social behaviour, a high lone parent population and a high rate of early school leavers are a significant threat to the socio-economic stability of the estate. Many of these issues will require social rather than physical interventions. However, opportunities to improve the physical environment of the estate including accommodation, mix of tenure, and the provision of community facilities would make a significant contribution to the socio-economic regeneration of the estate and the areas as a whole and should be central to future proposals for the estate.

Vision Statements and Assessment Criteria for Proposed Development

Vision statements and criteria for the assessment of development options for the Dolphin Estate were identified following the SWOT analysis of the estate and a second community workshop. This workshop involved the identification of social, economic and environmental aspirations for the estate. A vision section was also included in a community questionnaire distributed on the estate.

In identifying the community aspirations and vision statements for the regeneration of the estate the main issues which continuously emerged were safety, drugs related problems, regeneration of the built environment and larger unit sizes. These issues have informed both the vision statements and the criteria identified for assessing development options, and seek to ensure that community aspirations will be met by future development.

VISION STATEMENTS

Social Vision Statement

'A safe, inclusive and active Dolphin Community, with a broad range of local recreational facilities and activities designed for all ages. A Dolphin Estate that allows for the evolution and growth of an integrated, healthy, and vibrant community'

Economic Vision Statement

'A diverse and buoyant local economy sustained by a locally educated and trained workforce'

Environmental Vision Statement

'A regenerated Dolphin Estate, that is safe, attractive, well maintained and environmentally friendly. A Dolphin Estate that provides high-quality housing and community facilities for the residents that they serve'

ASSESSMENT CRITERIA

Social Criteria	Reason
Maintain existing population	<ul style="list-style-type: none"> To retain and enhance the existing sense of community spirit
Provide accommodation that matches the housing requirements of the existing population	<ul style="list-style-type: none"> To improve the quality of life of existing residents
Provide for a mix of tenures	<ul style="list-style-type: none"> To promote social inclusion and mixed communities To address low income imbalance on the estate and in the area Improve life chances for residents Provide for a social mix of children in local schools Improve provision of public or private services
Mix of unit types	<ul style="list-style-type: none"> To provide for a variety of household types and sizes
Establish a critical mass of population capable of supporting a range of local services and facilities	<ul style="list-style-type: none"> To provide for a sustainable and self-sufficient community
Provide for hard social infrastructure e.g. community centre, play/sports areas and equipment, crèche facilities and communal dining facilities	<ul style="list-style-type: none"> To provide for the consolidation and augmentation of existing social services in the area To improve accessibility to and awareness of social services To provide basic facilities for local residents groups and organisations To provide for accessible recreational activities for children and teenagers To provide for a family friendly living environment To enable parents to enter the workforce To facilitate the provision of home help services
Establish overlooked, active and well-lit streets and spaces	<ul style="list-style-type: none"> To provide for passive surveillance and an increased sense of security on the estate
Maximise pedestrian and cycle connections to public transport	<ul style="list-style-type: none"> To provide for high levels of accessibility to social and community facilities outside the estate

Economic Criteria	Reason
Provide education and training facilities	<ul style="list-style-type: none"> To consolidate and enhance existing education and training opportunities To improve access to education and training opportunities
Provide for retail and commercial uses	<ul style="list-style-type: none"> To generate local employment opportunities on the estate and enhance employment opportunities in the area To provide for a mix of uses which provide opportunities to live and work in the area To ensure local employment uses do not interfere with the residential function of the estate

Identification and Comparative Assessment of Development Options

Three additional development options were identified by Sheridan Woods Architects + Urban Planners in response to the baseline studies and community consultation undertaken. These options included:

REFURBISHMENT

The option to refurbish the Dolphin Estate represents the least amount of intervention in terms of the physical regeneration of the estate. The main objective of this development option is to alleviate anti-social behaviour problems by means of design and to provide a certain amount of control in terms of access to communal areas. However, we note in this regard that anti-social behaviour is a social problem which reflects the socio-economic make-up of the estate and as such a physical solution in itself cannot address this problem in its entirety. Notwithstanding this, we identify here several measures which would serve to discourage the level of anti-social behaviour occurring within individual blocks and groups of blocks i.e. the horse shoe blocks. We also identify minor interventions which seek to improve the recreational value of semi-private spaces and the living standards of individual units. These interventions are listed below.

- Provide lift access to all blocks
- Provide a controlled access system to communal staircases
- Provide private balcony spaces to all units at Dolphin House
- Remove car parking from the courtyard spaces of the horse shoe blocks
- Provide controlled access to courtyard spaces
- Provide children's play facilities and landscaped courtyard / communal spaces
- Provide designated children's playground and multi purpose playing pitches
- Provide new portacabin buildings for community uses
- Provide a new community room at Dolphin Park
- Provide on street car parking between the horse shoe blocks and along the spine road
- Provide for remedial improvements to existing wastewater infrastructure

Environmental Criteria	Reason
Establish an attractive and distinctive character	• To improve the identity of the estate and increase levels of civic pride
Provide well defined, overlooked and multi-purpose streets and spaces	• To provide for a variety of safe and inclusive passive and active recreation opportunities
Provide for universal accessibility within the public realm and individual buildings	• To provide access to all members of society
Ensure high levels of natural lighting within private and open space	• To provide for a high quality of life
Provide residential units including private open space which meets current standards of development	• To provide for a high quality of life
Provide for development that is environmentally sensitive with respect to issues such as energy and water conservation, rain water harvesting, micro-climates etc.	• To provide for sustainable development
Provide 10% of the overall site for open space including passive and active recreation areas and equipment	• To provide for adequate and family friendly local recreational facilities
Appropriate building heights with respect to the estate's local and city context	• To provide for sustainable development
Provide for effective maintenance and management of the estate	• To facilitate the long term sustainability of the regeneration process

Criteria were also identified with respect to the procurement aspects the development options and are outlined below.

Social Criteria	Reason
Phasing of the regeneration process	• To preclude unnecessary and large scale de-tenanting processes

Economic Criteria	Reason
Secure local employment opportunities as part of the regeneration process	<ul style="list-style-type: none"> • To provide local training and employment opportunities • To address high levels of unemployment on the estate

Environmental Criteria	Reason
Limit the extent of areas being redeveloped as part of any one phase	• To protect the quality of life of existing residents

PARTIAL REFURBISHMENT AND INTENSIFICATION

This development option proposes the demolition of the existing accommodation at Dolphin Park, the horse shoe block adjacent Herberton Road and the long blocks in order to facilitate the intensification of the site. It is proposed that the refurbishment works proposed in the refurbishment option are carried out on the remaining horseshoe blocks.

In addition it is proposed that new blocks are constructed immediately north of the remaining horse shoe blocks in order to create a closed perimeter block. It is also proposed to convert the existing three bedroom units within the horseshoe blocks to two bedroom units in order to bring the existing accommodation up to current standards where possible. A breakdown of the proposed development is tabulated below.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail, Commercial Uses
PUBLIC OPEN SPACE	0.1168ha / 0.2acre	n/a	n/a		2%	n/a	n/a	n/a
TOTAL	<ul style="list-style-type: none"> • 7.0ha / 17.3acre (Dolphin Estate) • 0.1ha / 0.2acre (SC Motors Site) • 0.3289ha / 0.8acre (Dolphin's Barn Site) Total 7.4ha / 18.2acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex live/work unit x 39 • 3 bed townhouse x 30 • 4 bed apartment x 5 • 3 bed apartment x 110 • 2 bed apartment x 213 • 1 bed apartment x 55 • 2 bed flat (converted 3 bed) x 64 • 2 bed flat (substandard) x 88 • 1 bed flat x 88 Total no. units 693*	6% 4% 1% 16% 31% 7% 9% 13% 13%			94/ha 38/acre	19,864sqm

COMPLETE REDEVELOPMENT

The complete redevelopment of the Dolphin Estate would comprise the demolition of all existing buildings on the estate and the construction of new buildings, streets and spaces. This option examines the feasibility of phasing the overall regeneration of the estate and limiting the extent to which the de-tenanting process would occur.

As such, the proposed urban structure seeks to reconcile urban design considerations with the existing block structure and the overall phased development of the site. A breakdown of the proposed development is tabulated below.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail, Commercial Uses
PUBLIC OPEN SPACE	0.8658ha / 2.1acre	n/a	n/a		12%	n/a	n/a	n/a
TOTAL	<ul style="list-style-type: none"> • 7.0ha / 17.3acre (Dolphin Estate) • 0.1ha / 0.2acre (SC Motors Site) Total 7.2ha / 17.5acre	3-5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex live/work unit x 90 • 3 bed townhouse x 31 • 4 bed apartment x 3 • 3 bed apartment x 38 • 2 bed apartment x 471 • 1 bed apartment x 124 • Total no. units 757* 	12% 4% 0.5% 5% 62% 16.5%	35%		105/ha 43/acre	25,522sqm

We note that the development potential of Parcel I is heavily contingent upon the inclusion of the South Dublin Autos site as part of the developable lands. In this regard, we note that approximately 14 no. units should be discounted should be precluded from the overall development potential of the Dolphin Estate.

DUBLIN CITY COUNCIL PROPOSAL

This option was prepared by MCO Projects Ltd. on behalf of Dublin City Council. This option also comprised the demolition and redevelopment of the estate but has not been informed by the baseline study, vision statements and criteria prepared in the course of this study.

This option proposes the construction of 1036 units in total, comprising 436 social housing units and 600 private housing units. A breakdown of the proposed development is tabulated below.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail, Commercial Uses
PUBLIC OPEN SPACE	1.1577ha / 2.9acre	n/a	n/a		16.5%	n/a	n/a	n/a
TOTAL	7.0ha / 17.3acre	3-12 storeys	<ul style="list-style-type: none"> • 3 bed apartment x 207 • 2 bed apartment x 674 • 1 bed apartment x 155 <p>Total no. units 1036</p>	20% 65% 15%			148/ha 60/acre	<ul style="list-style-type: none"> • 8,093sqm (education) • 1,065sqm (community) • 21,452sqm (commercial)

The social and environmental assessment of the development options with respect to the criteria and vision statements identified reveals that the greatest social and environmental gain can be derived from development option no. 3. Integrated development is achieved with respect to urban form, streets and spaces. An identifiable neighbourhood centre is proposed comprising a community centre and public park. Building heights range from 3 to 6 storeys and as such generate appropriate public and semi-private open spaces. Furthermore, the proposed layout has been designed to be phased over the regeneration process and could potentially occur in 7 phases, providing for continuous review of the master plan and improvement of design standards throughout the development process.

An economic assessment of the development proposals was also undertaken and is appended (Appendix G and H). This assessment is based on construction costs for each development option as prepared by Davis Langdon PKS and the current market value of residential and retail and commercial property in the area. In this regard it is noted that development option no. 1 generates no capital and would rely entirely on government funding, development option no. 2 would generate a loss under current market conditions and would also rely heavily on government funding, development option no. 3 has the potential to make a profit under current market conditions subject to lower construction costs and development option no. 4 would make a profit with respect to current market conditions and the range of constructions cost identified.

The economic assessment of the development proposals reveals that development option no. 4 is the most advantageous generating a potential profit under current market conditions. However, the environmental assessment of this option is not as positive as development option no. 3 given the significant building heights and the resulting injury to open space, particularly within courtyard spaces, poor integration with surrounding buildings, and the limited potential to phase the development over any more than 4 phases.

Potential to maximise the economic viability of option no. 3 could be provided for by increasing the number of private units achieved through more efficient design solutions which do not require significant increases in building height or a reduction in open space. In this regard we note that where the provision of 2 no. units per stair core and lift shaft has been proposed in accordance with current standards, this standard could be reviewed to provide for the more efficient use of circulation cores, thereby increasing the floor area available for residential and commercial use. We also note that the addition of 1 no. storey to perimeter blocks along the canal would generate approximately 100 additional units without seriously injuring the quality of the spaces proposed. We also note that any increase in the number of private units on the estate would improve the overall mix of tenure achieved and as such would have a positive social impact.

As such, option no. 3 subject to possible variations represents the most appropriate development option for the regeneration of the Dolphin Estate. This implementation of this option would benefit from a partnership comprising voluntary housing associations, community representatives, representatives from Dublin City Council, a private developer and financial backers. By fixing the private developers profits, excess profits could be reinvested in the community through the sale of social housing units to residents by means of affordable housing schemes or by means of a social programme. Furthermore, a partnership could provide for the joint preparation of detailed design briefs for individual phases thereby ensuring a greater input from community representatives throughout the regeneration process.

2. Baseline Study

2.0 Introduction

This section comprises a baseline study of the Dolphin House estate, including a social, economic and environmental profile of the estate. The purpose of the section is to establish the existing profile of the estate, including both positive and negative aspects, in order to inform a SWOT analysis of the estate and the subsequent identification of appropriate regeneration models for Dolphin House.

2.1 Methodology

As previously noted, the collation of baseline data comprised the compilation of information gathered with respect to the social, economic and environmental condition of the estate. The data collated includes:

Data	Source
Community Consultation Findings	Community Action Network
Ordnance Survey Mapping	Dublin City Council
Breakdown of Unit Types	Dublin City Council
Profile of Registered Tenants	Dublin City Council
Sewerage Infrastructure Survey	Dublin City Council
Local Planning Applications	Dublin City Council
Dolphin's Barn Framework Plan 2006	Dublin City Council
Draft Drimnagh Integrated Area Plan	Dublin City Council
2002 Dolphin House Study	Urban Projects/DCC
2006 Census Small Area Population Statistics - Dolphin House	Central Statistics Office
2006 Census Small Area Population Statistics - Usher E	Central Statistics Office
Dolphin House - Typical Units Plan	Sheridan Woods Architects
Urban Design Analysis	Sheridan Woods Architects
Photographic Survey	Sheridan Woods Architects
Unit Survey	Sheridan Woods Architects
Interviews	Sheridan Woods Architects

This information is described in the following sections. For the purposes of clarity, the sources of information contained within each section are identified at the outset.

2.1.1 Community Consultation Data

Community consultation formed an integral part of the baseline study. Meetings were held with key residents of individual blocks and questionnaires distributed on the estate in order to identify issues relative to the local neighbourhood, the Dolphin Estate, blocks within the estate and the flat.

COMMUNITY MEETINGS

Community meetings were held on the 30th of June, and the 1st and 2nd of July. These meetings were facilitated by a community worker and attended by an independent recorder. Residents were asked to rate various aspects of their neighbourhood, estate, block and flat. General comments were also noted.

The community meetings were organised with respect to individual blocks. Accordingly, various blocks were represented at each meeting by key residents. The representation of each block varied and comprised the following:

Block	No. of Representatives
Long Block	7
Block 1	15
Block 2	4
Block 3	11
Block 4	7
Block 5	13
Dolphin Park	10
Total	67

A plan of the block structure of the Dolphin Estate is appended (Appendix A).

COMMUNITY QUESTIONNAIRE

Following the community meetings a questionnaire was distributed throughout the estate in order to broaden and accordingly refine accuracy of the survey. The community questionnaire asked residents to rate aspects of their neighbourhood, estate, block and flat and included general questions relating to the positive and negative aspects of same. A sample questionnaire and the overall findings of the questionnaire are appended (Appendices B and C).

132 households responded to the community questionnaire. 420 households are recorded on the Dublin City Council registry of tenants on the Dolphin Estate. Accordingly, the response rate to the community questionnaire was 31%. The response rate varied across block and comprised the following:

Block	Response Rate
Long Block	20%
Block 1	28%
Block 2	27%
Block 3	52%
Block 4	39%
Block 5	25%
Dolphin Park	38%
Total	31%

2.1.2 Census Data

2006 Census data for the Dolphin Estate was provided by Dublin City Council. This information quantified the Dolphin House population in terms of:

- Gender
- Marital Status
- Full Time Education
- Receipt of Social Welfare
- Receipt of Employment Income
- Age

It should be noted that where 2006 CSO data other than that provided by Dublin City Council was used, this data refers to the Usher E electoral division within which Dolphin House is located. The Usher E electoral division comprised a population of 1,934. The current recorded population of the Dolphin Estate is 891 persons (DCC). This figure represents 46% of the Usher E population. Accordingly, the population statistics for the Usher E electoral division gives a reasonable overview of the Dolphin Estate context in the absence of more immediate population data.

2.1.3 Unit Survey

Floor plans of the existing buildings on the Dolphin Estate were not available at the time of this report. A survey of typical unit types were undertaken in order to assess the existing accommodation with respect to size and layout. The units surveyed included a one bedroom, two bedroom and three bedroom unit located within the horse shoe blocks, and a bedsit located at Dolphin Park. Indicative floor plans are included in Appendix D.

2.1.4 Interviews

Informal telephone interviews were held with representatives of key service providers on the Dolphin Estate and in the area including:

Service	Interview Contact
Dolphin Estate Creche	Sr. Mary Flynn
Eolas Adult Education	Sr. Mary Flynn
Rialto Community Network	Liz Carolan
Rialto Community Drugs Team	Tony MacCárthaigh
Canal Local Employment Service	Irene Fay

2.2 Baseline Study

2.2.1 Social Context

This section outlines the existing social context on the Dolphin Estate. The information collated within this section comprises the profile of registered tenants at Dolphin Estate provided by Dublin City Council and dated the 2nd of July 2008, the 2006 Census of Population Small Area Population Statistics for Dolphin Estate and the electoral division of Usher E, the findings of community consultation meetings, responses to the community questionnaire and information provided by interview.

This section provides an overview of the demographic profile of the estate, social infrastructure within the area and anti-social behaviour on the estate.

2.2.1.1 DEMOGRAPHIC PROFILE

Population Density

The 2006 Census of Population recorded a resident population of 848 persons on the Dolphin Estate. This population comprised 482 females and 366 males (CSO). The subsequent Dublin City Council tenant register of July 2008 recorded a resident population of 890 persons, comprising 410 males and 480 females (DCC).

The site area of the Dolphin Estate is approximately 7.5 hectares or 0.75 square kilometres (DCC). Accordingly, the current population density of the Dolphin Estate is 1,187 persons per square kilometre. This population density is significantly lower than that of the North and South Inner City and the Dublin City area.

	Population	Area	Population Density
Dolphin Estate	60,056	0.75 km ²	1,187 persons per km ²
South Inner City	70,410	10.7 km ²	6,580 persons per km ²
North Inner City	12,822	9.4 km ²	6,389 persons per km ²
Dublin City	506,211	114.9 km ²	4,402 persons per km ²

Age Profile

The age profile of the Dolphin Estate as recorded by the 2006 Census of Population is tabulated below.

Age	Persons	Percentage of overall Population	National Average
0.25 years and under	38	4.26%	4.3%
2.5-5 years	68	7.62%	2.83%
5-10 years	104	11.66%	6.8%
10-18 years	115	12.89%	10.51%
18-35 years	200	22.42%	27.92%
35-60 years	242	27.13%	32.33%
60 years and over	81	14.01%	15.32%

The number of dependents living on the Dolphin Estate is 325 persons or 36.43% (CSO). This figure is relatively high when compared to the national rate of 24.44% and accounts for more than one third of the Dolphin estate population. 7.62% of the Dolphin Estate population is between 2.5 and 5 years old, which is more than double the national average. These figures reflect the need for play facilities and activities for children and teenagers frequently cited in the responses to the community questionnaire.

Household Size

Household sizes on the Dolphin Estate vary from 1 to 7 persons. The average household size on the Dolphin Estate is 2.1 persons (DCC). This figure is relatively low when compared with the National and Dublin City average household sizes of 2.8 and 2.5 persons respectively (CSO). A breakdown of the household sizes on the Dolphin Estate is provided below.

Household size	No. of Households	Percentage of Total no. of Households	National Average
1 person	169	39%	22.4%
2 persons	124	28%	28.3%
3 persons	64	15%	18.1%
4 persons	43	10%	16.6%
5 persons	10	2%	9.3%
6 persons	4	1%	3.7%
7 persons or more	5	1%	1.5%

The majority (67%) of households on the Dolphin Estate comprise 2 person households or less. There are a relatively low number of very large households comprising 5 persons or more (4%) when compared with national figures (31%).

Household Formations

Census or other relevant data regarding the formation of households on the Dolphin Estate was not available to the authors at the time of this report. However, the 2006 Census data for the Usher E Electoral Division provides a breakdown of household formations living within the immediate area of the Dolphin Estate and including same. A breakdown of the Usher E household formations recorded by the 2006 Census is given below.

Household Formation	No. of Households	Percentage of Total no. of Households	National Average
One person	270	32.6%	22.4%
Husband and Wife	71	8.6%	13.9%
Co-habiting Couple	32	3.9%	4.4%
Husband, Wife and Children	85	10.3%	32.5%
Co-habiting Couple and Children	22	2.7%	2.7%
Father, Children	14	1.7%	1.5%
Mother, Children	192	23.2%	8.9%
Couple, Others	10	1.2%	0.7%
Couple, Children, Others	11	1.3%	0.2%
Father, Children, Others	1	0.1%	0.2%
Mother, Children, Others	14	1.7%	1%
Two or more Family Units	2	0.2%	1.4%
Non-Family Units, Relations	36	4.3%	3%
Two or more Non-Related Persons	68	8.2%	4.4%

The majority of households in the Usher E electoral divisions comprise one person (32.6%). This figure is less but not dissimilar to the number of 1 person households recorded by DCC (39%). The second most significant household formation is lone parent households. This formation accounted for 24.9% of households in the Usher E electoral Division (CSO). This figure comprises 23.2% lone mothers and 1.7% lone fathers. Accordingly, the percentage of lone mothers in the Usher E electoral division is over 2.5 times that of the national average (8.9%). This group is at increased risk of poverty.

Marital Status

The marital status of the residents of Dolphin House (i.e. the residents of the Dolphin Estate excluding those living in Dolphin Park) is tabulated below. This information has been derived from the Dublin City Council register of tenants of 2008. With respect to the single and married population, the findings illustrate the high level of single people and the low level of married persons living on the estate. 84% of the Dolphin House residents comprise single persons, over 1.5 times the national average. Only 11% of the Dolphin House population are married. This figure is almost one third the national average.

	No. of Persons	Percentage of Total Population	National Average (CSO)
Single	715	84%	52.7%
Married	97	11%	29.9%
Common Law	9	1%	
Widowed	8	1%	2.8%
Divorced	2	0%	1.6%
Unknown	19	2%	

Overcrowding and Housing Requirements

The information provided by Dublin City Council indicates a total number of 410 no. units on the Dolphin Estate are currently occupied. For the purposes of evaluating the level of overcrowding on the estate we have excluded the 44 no. bed sits as Dolphin Park. There are 381 occupied units in Dolphin House.

An outline overview of household sizes with respect to unit type, i.e. 1 bedroom, 2 bedroom or 3 bedroom unit, revealed that 5.5% of units are overcrowded. 12.3% of units are occupied by households smaller than the number of bedrooms in the unit, i.e. one person households living in 2 bedroom units or two person households living in 3 bedroom units. These figures are based on the assumption that 1 no. bedroom can accommodate 2 no. persons. As such, these figures are highly conservative as they do not take account of situations where a parent might be sharing a bedroom with a child or male and female children might be sharing 1 no. bedroom. Equally, these figures do not reflect situations where a couple may occupy a 2 bed unit and as such 1 no. bedroom may be vacant.

We note that an analysis of responses to the community questionnaire highlighted a 21% incidence of overcrowding in Dolphin House with respect to the 117 responses received from the blocks. This analysis takes account of units where a child shares a bedroom with a parent but does not reflect situations where male and female children share a bedroom.

Accordingly, it is understood that a minimum of 5.5% of households are living in units which do not meet their accommodation needs. This figure is more likely to reflect the findings of the community questionnaire which indicated a 21% rate of overcrowding. These figures are significant and in terms of the health and wellbeing of households affected.

With respect to the household formation data provided by Dublin City Council we have approximated the housing needs of the existing Dolphin Estate Community based on the following criteria.

- A maximum of 2 no. persons share 1 no. bedroom
- Adults and children do not share bedrooms
- A male and female child do not share bedrooms
- Bed-sits are not an appropriate form of accommodation and 1 bed units should be provided

We note that where families comprised children over 18 years of age the requirement for separate living accommodation has not been included in the housing needs identified below.

We also note that the housing need identified is based on Dublin City Council data and as such it is likely that occupants of certain units may not have been included in this data. As such, the unit types required in real terms may differ significantly from those identified.

Notwithstanding this, the findings of our analysis indicated the following housing need:

Unit Type	No. of Unit Types Currently Provided	No. of Unit Types Required based on Existing Households
Bed-sits	44	0
1 bedroom unit	148	193
2 bedroom unit	122	138
3 bedroom unit	122	76
4 bedroom unit	0	11
5 bedroom unit	0	2
Total	436	420

We note that the greatest deficit in unit types is in the 1 bedroom unit category. This figure reflects the 39 no. persons living in bed-sit accommodation and requiring 1 bedroom units. Excluding those living in bed-sits at Dolphin Park, there is a deficit of 8 no. 1 bedroom apartments on the estate. There are 11 no. households which require 4 bedroom accommodation and 2 no. households which require 5 bedroom accommodation. No such unit types are provided on the estate. There is a deficit of 16 no. 2 bedroom units and an excess of 46 no. three bedroom units. Accordingly, there is an obvious need for family sized units and one bedroom units. We also note that there is a mismatch of accommodation whereby various household sizes are living in unit types which either exceed or do not meet their requirements.

2.2.1.2 SOCIAL INFRASTRUCTURE

Childcare

The DoEHLG Guidelines for Planning Authorities on the provision of Childcare Facilities require the provision of a minimum of 20 childcare spaces per approximately 75 dwellings. Excluding the units at Dolphin Park there are a total of 381 occupied units on the estate. Accordingly, the Dolphin Estate would generate a childcare requirement of 102 childcare spaces.

A childcare facility is provided within a converted flat (310) on the Dolphin Estate. This facility was originally provided in order to facilitate parents wishing to take courses provided by the Eolas Adult Education facility. The crèche is resided over by a voluntary committee and is operated by 1 no. full time employee and 2 no. part-time employees. The crèche is subsidised by the Department of Health and Children and is administered by the Rialto Community Network. Accordingly, affordable childcare services are provided to residents of the Dolphin Estate. The crèche has a capacity for 10 children and operates morning and afternoon sessions. The crèche is currently seeking funding for its expansion to include flat number 311. The amalgamation of flat no.'s 310 and 311 would provide for approximately 138sqm floor space. Excluding kitchen and bathroom areas of approximately 20sqm this floor space would provide for a minimum of 30 children and a maximum of 50 children based on the DoEHLG general floor space standards (Guidelines for Planning Authorities on the provision of Childcare Facilities). However, the staffing of same would remain an issue.

As such, the existing and proposed childcare facilities on the estate fall significantly below the DoEHLG requirements. This statistic is of particular concern given the high level of lone parents living at Dolphin House.

There are a number of private crèche facilities located in the area including:

- Morning Star Road, Maryland
- Ardagh Road, Crumlin
- Crumlin Road
- Davitt Road
- St. Kevin's Avenue, Blackpitts
- Ashgrove, The Coombe

However, we note the cost of these facilities is significant for many residents living on the estate and as such would preclude the use of same.

Education and Learning

There are a variety of local primary and secondary schools located in the Dublin 8 and Dublin 12 area including:

Primary Schools	
Mater Dei National School	Basin Lane, James's Street
Our Lady of Lourdes National School	Goldenbridge
Presentation Primary School	Warrenmount
Sancta Maria CDS	Synge Street
Scoil na mBráthar	Francis Street
Scoil Náisiúnta Muire Gan Smál	Tyrconnel Road
Scoil San Seamus CBS Primary	Basin Lane, James's Street
Scoil Treasa Naofa	Petrie Road, Donore Avenue
St. Audoen's Primary School	Cook Street
St. Brigid's National School	The Coombe
St. Catherine's Senior National School	School Street
St. Catherine's West National School	Donore Avenue
St. Patrick's Cathedral Choir School	St. Patrick's Close
Loreto Primary School	Crumlin Road
Scoil Iosagain	Aughavannagh Road
Scoil Eoin	Armagh Road
Scoil Colm	Armagh Road
Our Lady's Hospital School	Crumlin
Our Lady Of Good Counsel National School	Mourne Road
Our Lady Of Assumption Junior Girls & Boys	Crumlin
Drimnagh Castle Primary School	Drimnagh Castle, Long Mile Road

Secondary Schools	
Inchicore College of Further Education	Emmet Road
Liberties College	Bull Alley Street, Patrick Street
CBS Crumlin	Captain's Road
Crumlin Road Loreto College	Crumlin Road
Drimnagh Castle Secondary School	Long Mile Road
Meanscoil Chroimghlinne	Crumlin Road
Our Lady Of Mercy Secondary School	Mourne Road
Pearse College of Further Education	Clogher Road
Rosary College	Armagh Road
St. Kevins College	Clogher Road

In this regard we note that the 2006 Census of Population Data for the Usher E electoral division recorded that 40% of the population travelled by foot or bicycle and 28% travelled by public transport to school, college or work. The CSO data also recorded that 28% of journeys to school, college or work took less than 15 minutes, 36% of journeys took between 15 and 30 minutes and 19% of journeys took between 30 and 45 minutes.

We also note that the findings of the community questionnaire indicated 80% of households rated access to schools as either good or very good and only 9% of households rated access to schools as being poor. We also note the Dolphin's Barn public library is located at Parnell Road and is also highly accessible from the Dolphin Estate.

Dublin City is well served by third level and further education facilities. However, the CSO data provided for the Dolphin Estate records only one person in full time education aged between 18 and 22 years. The CSO data for the Usher E electoral division indicates that over 21% of men and 23% of women over the age of 15 years ceased full time education before turning 15 years of age. The CSO data for the Usher E electoral division also indicated that 28% of males over the age of 15 years ceased education at primary school level, 19% ceased education at the lower secondary school

level and 16% ceased education at the upper secondary school level. Similar data for the female population of Usher E emerged with 28% of females over the age of 15 years ceasing education at primary school level, 26% of females ceasing education as lower secondary school level and 14% of females ceasing education at upper secondary school level. Nationally, 18% of the state population over 15 years old ceased education at primary level. Within Dublin City this figure is significantly higher at 20.5%. Accordingly, the Usher E electoral division has a high population of early school leavers.

The Eolas Adult Education Centre is a voluntary service based on the Dolphin Estate and located in flat number 311. The centre mainly provides short and longer term personal development courses aimed at increasing self-confidence. Courses rely upon funding made available to the centre and the provision of VEC tutors. This year the centre provided a leadership course which 10 persons completed. The take-up of course places is predominantly by females. It is proposed to move the centre to a smaller unit in order to facilitate the expansion of the crèche.

Computer courses had previously been provided by the Eolas Adult Education Centre and were very popular with residents of the estate. However, computer training is now the function of the Digital Project which is also based on the Dolphin Estate. The Digital Project provides approximately 15 computers and internet access for community use. A tutor and 3 no. community employment workers are involved in providing the service. Adult take-up of the Digital Project resource is low. The facility is mainly used by children living on the Dolphin Estate.

Healthcare and Social Services

Access to healthcare services in the area is good. There is a local medical centre located on the South Circular Road and opposite the main entrance to the estate. There is also a health centre located at Parnell Road and South Western Area Health Board Centres at the Old County Road, Crumlin and Curlew Road, Drimnagh. St. James's Hospital, the Coombe Hospital and Our lady's Hospital for Sick Children at Crumlin are located within close proximity of the estate. We note that the findings of the community questionnaire indicated 68% of households surveyed stated access to medical services in the areas is good or very good and 26% of households stated access to medical services is average.

A planning application made by the Touchstone Healthcare Group for at the former Windsor Motors site on the South Circular Road proposes a Primary Care Centre for the area as well as retail and sheltered housing uses. The proposed function of this primary care centre is to concentrate a range of healthcare services within one building and provide a strong healthcare presence in the community. The proposals include 11 no. consulting rooms and a number of ancillary uses such as x-ray, pathology and ultrasound suites. It is intended that the HSE and the UCD Research Establishment will also occupy the proposed development. 2 no. local general practitioners from the local area and 2 no. general practitioners from the Dolphin's Barn area intend to relocate within the proposed Primary Care Centre. A pharmacy is proposed at street level as part of the proposal.

We note that there is a concern amongst local voluntary healthcare providers regarding access to private services such as those proposed which would exclude lower income groups in the area.

Community Organisations

Rialto Community Drugs Team

The Rialto Community Drugs Team is based in St. Andrew's Community Centre on the South Circular Road and operates from the ground level of the church building. The Rialto Community Drugs Team operates under the Rialto Development Association. The drugs team employs approximately 15 persons on a part-time and full-time basis. The community drugs team provides a variety of important drug addiction related services/ facilities including the following:

- Drop in centre
- Methadone Clinic
- Counselling
- Alternative healing
- Outreach services
- Prison workers
- Community Development worker
- Needle exchange facilities

Rialto Community Network

The Rialto Community Network is currently leases premises at 568 South Circular Road, Rialto, Dublin 8. The function of the organisation is to link and provide support to all community and voluntary projects in the neighbourhood. The Rialto Community Network employs 3 no. community development workers which deal with individual areas such as new communities and drugs, the elderly etc. The network is funded by the Department of Community, Rural and Gaeltacht Affairs.

The Health Initiative

The Health Initiative is a community service based on the Dolphin Estate and operating under the Dolphin House Development Association. The Health Initiative operates a breakfast morning once a week for the elderly and frequently runs health mornings whereby guest speakers are invited to give health related talks and advice. However, this service is highly reliant on funding from the Health Service which is becoming increasingly difficult to obtain.

St. Andrew's Community Centre

St. Andrew's Community Centre is located on the South Circular Road and within close proximity of the Dolphin Estate. The centre accommodates a number of community services such as the Rialto Community Drug Team and the Rialto Youth Project previously referred to. The centre also accommodates the Rialto day care centre for the elderly, community artist's studios, the community employment scheme, community service order and a small hall and stage. The centre is operated and partly owned by the Rialto Development Association. Dublin City Council owns the church building which forms part of the centre and is leased by the Rialto Development Association. The centre has some deficiencies in terms of accommodation and the building structure which the Rialto Development Association has been allocated some funding in order to address same. The centre is currently seeking additional funding to proceed with their proposals.

Rialto Parish Centre

The Rialto Parish Centre is also located on the South Circular Road and accommodates a small meeting hall, meeting rooms, the community employment scheme service, a citizen's information centre and a training room.

Facilities in the adjoining area

There are a number of community facilities proposed at the Fatima Mansions neighbourhood centre which will be made available to the wider Rialto Area. There are also state of the art facilities located St. Catherine's Community Centre and Donore Avenue Youth and Community Centre which are both within close proximity of the Dolphin Estate. These services are tabulated overleaf.

Centre	Fatima Neighbourhood Centre	St. Catherine's Community Centre	Donore Avenue Community Centre
Facilities	<ul style="list-style-type: none"> • Purpose Built Creche 	<ul style="list-style-type: none"> • Full Size Sports Hall • Fully Equipped Gym • Outdoor Play Area • Futsal Pitch • Conference Room • Meeting / Training Room • Dance Studios 	<ul style="list-style-type: none"> • Community / Sports Hall • 3 Studio Rooms • Computer Room • Kitchen Facilities • Roof Top Garden • Meditation Room
Services	<ul style="list-style-type: none"> • Creche • Health Initiative • Community Education Programme 	<ul style="list-style-type: none"> • Various Sports and Health Activities 	<ul style="list-style-type: none"> • Various Sports and Health Activities • Public Health Nurses • Baby Nurse • Drug Counselling and Advice • Seniors Social Club • Community Bingo
Youth Services	<ul style="list-style-type: none"> • Homework Club • Youth Services 	<ul style="list-style-type: none"> • After School Clubs • Youth Clubs • Youth Programmes 	<ul style="list-style-type: none"> • Various Sports, Art, Dancing and IT and Activities • Teen Gym • One to One support services • Outreach Work • Open Drop in Space • Information Point

2.2.1.3 ANTI-SOCIAL BEHAVIOUR

Although no statistics on anti-social behaviour were available to the authors at the time of writing, the responses to the community questionnaires frequently cited anti-social behaviour as a major cause for concern. We note 53% of responses cited drugs and anti-social behaviour as the worst attribute of the Dolphin Estate. 29% of responses cited drugs and anti-social behaviour as the worst attribute of their block. Many residents stated that they felt unsafe both within the estate and within the block they are living in. 73% of responses to the community questionnaire rated safety on the estate as poor. Most notably, drug dealers and strangers coming onto the estate are cited as the main protagonists of anti-social behaviour,

including the sale, purchase and use of drugs in communal areas. In the course of consultations residents also complained of on-going parties and other disturbances occurring at unsociable hours. These forms of anti-social behaviour often occur within the communal areas of various blocks and contribute significantly to the degradation of same. This behaviour has generated a significant level of fear and intimidation amongst residents and has had a seriously damaging effect on community spirit. In this regard, we note that 32% of households surveyed stated safety or addressing the drugs issue should be the main priorities of regeneration of Dolphin Estate.

2.2.2 Economic Context

This section outlines the existing economic context on the Dolphin Estate. The information collated within this section comprises the 2006 Census of Population Small Area Population Statistics for the Usher E electoral division, the 2006 CSO data for the Dolphin Estate provided by Dublin City Council and the findings of interviews carried out with representatives from the Canal Local Employment Service and the Dolphin House Community Employment Scheme.

2.2.2.1 LABOUR MARKET

57% of males and 48% of females aged 15 years and over in the Usher E electoral division were recorded as being in employment in the 2006 census of population. The percentage of males employed in the area is almost 10% less than the national average of 66%. The percentage of females in employment correlates with the national average of 48%. The 2006 CSO unemployment figures for the Usher E electoral division indicated 10% of males and 8% of females were unemployed having lost or given up their previous job. These figures are high when compared with national figures recorded at that time which indicate only 5.4% of males and 3.5% of females were unemployed having lost or given up their previous job. Furthermore, these figures are likely to be significantly higher on the Dolphin Estate whereby 2006 CSO Data provided by DCC indicated 381 persons on the Dolphin Estate were in receipt of social welfare i.e. 45% of the 848 persons recorded as being resident on the estate at that time and only 263 (31%) persons living on the estate were recorded as being in receipt of employment income. The latter figure is over 20% less than the figures for the Usher E electoral division and over 25% less than the national average.

2.2.2.2 SOCIAL CLASS

The proportion of the male and female Usher E electoral division population recorded as being professional workers in the 2006 census of population was 5% and 3% respectively. These figures compare with a national average of 7% and 6%. The greatest variation in social class numbers occurs in the managerial and technical sector whereby only 17% and 19% of males and females of the Usher E population

fall within this class compared with 25% and 28% of the national male and female population. The second largest proportion of the Usher E electoral division working population is skilled manual workers which represents 19% and 8% of those recorded in the 2006 CSO population. The proportion of female unskilled workers in the Usher E electoral division was double the national average at 7%. The proportion of unskilled males in the Usher E electoral (8%) division was only marginally higher than the national average of 7%.

2.2.2.3 EMPLOYMENT AND ENTERPRISE

Canal Local Employment Service/Dolphin House Community Employment Scheme

The Community Employment scheme is a programme operated by FÁS and provided within the Dolphin Estate area by the Canal Local Employment Service and the Dolphin House Community Employment Scheme. The scheme provides local part-time and temporary employment placements to the long term unemployed and other disadvantaged people as a means of providing relevant training to those seeking to re-enter the workforce. The placements and associated training generally reflects trends in labour demand and has in recent years focussed on areas such as retail and computer training skills. The Canal Local Employment Service is based in a leased building on the South Circular Road. The Dolphin House Community Employment Scheme operates

Community employment schemes are for the greatest part taken up by females, and with respect to the Dolphin Estate, lone parent females. This trend may be explained by financial incentives whereby lone parents continue to benefit from benefits whilst in community employment placements. Conversely, there are no significant financial incentives for males to take up community employment placements as community employment placements generate marginal financial gains when compared to unemployment benefits. Furthermore, the low level of education attainment amongst men on the Dolphin Estate coupled with recent decreases in construction employment limits the number of relevant training placements that can be provided for men in the area.

In the course of community consultation many residents criticised the scheme insofar as long term employment was not secured by means of same. Notwithstanding this, the scheme does provide relevant experience and training to facilitate persons wishing to enter the workforce. Interviews with various representatives of the scheme found that the scheme has been very successful in recent years and as such is a valuable asset to the community. However, it is recognised that the scheme has not been successful in providing an attractive means by which men can re-enter the workforce.

2.2.3 Environmental Context

This section describes the environmental context of Dolphin House including the broader planning and development context, and the immediate environment with regard to the neighbourhood context, the Dolphin estate, the blocks within the estate and the existing flat accommodation. The information collated within this section has been derived from a desktop study of national, regional and local planning policy, recent development proposals within the area, a site survey and urban analysis undertaken by Sheridan Woods Architects and Urban Planners, the findings of community consultation meetings and the responses to the community questionnaire.

2.2.3.1 PLANNING CONTEXT POLICY FRAMEWORK

The Dolphin House and its local context are governed by a hierarchy of plans at national, regional and local levels. The relevant plans are outlined below:

The National Spatial Strategy (2002 – 2010)

The National Spatial Strategy (NSS) places emphasis on the need to limit the continuous spread of the city into surrounding counties. The NSS requires that the city, inner and outer city areas consolidate through higher density development around enhanced and efficient public transport.

Regional Planning Guidelines for the Greater Dublin Area (2004 – 2016)

The RPG's key objectives for the Metropolitan Area include the consolidation of urban centres. This strategy seeks to develop a more compact urban form and reduce growth in the demand for travel through the redevelopment of existing areas, infill development and increased occupancy rates in existing residential areas. The Guidelines recommend the consolidation of development in the Metropolitan area in order to create a more compact city with reduced reliance on the private car and greater opportunities to use public transport. It is recommended that further increases in overall densities are permitted in line with the advice contained within the Residential Density Guidelines and that this should take place in well designed urban environments with enhanced quality of life for the citizens.

Retail Planning Strategy for the Greater Dublin Area (2001)

This strategy is designed to ensure that there is sufficient retail floor space in the Greater Dublin Area and that it is provided in an efficient, equitable and sustainable manner. It sets out a five tier hierarchy of retail centres based on the Retail Planning Guidelines. Dublin City Council has accepted this hierarchy and identifies Crumlin/Dolphins Barn/Cork Street as a Level 3 District centre within the Metropolitan Area, and Rialto as Level 4/Neighbourhood within the Metropolitan Area.

Dublin Transportation Office Strategy 2000-2016 – A Platform for Change

This strategy has been designed to support and complement the strategic land use planning framework and aims to achieve the objectives of the Regional Planning Guidelines for the Greater Dublin Area. In broad terms, it seeks to reduce reliance on the private car and to increase the use of public transport. The strategy has two main aims. Firstly, the strategy seeks to secure necessary improvements in infrastructure and service provision (i.e. to increase the supply of transport including strategic road construction, a

substantial expansion of the public transport network and traffic management). Secondly, to manage demand by reducing the growth in travel patterns through the application of complimentary land use and other policies while maintaining economic progress, and to encourage a transfer of trips from the private car to more sustainable modes of transport, especially at peak times. This implies that the land use patterns of redevelopment areas should encourage mixed use development, increased density close to public transport, streets and spaces which reflect the importance of walking and cycling and neighbourhood centres located with good access to public transport.

Residential Density Guidelines 1999 (currently being revised)

The Residential Density Guidelines encourage the provision of higher density housing in appropriate locations, such as infill residential development areas. In determining the appropriate density, a balance must be struck between the need to protect the amenities of neighbours and achieving more sustainable development, which reflects the general character of the area. Strong emphasis is placed on the need to achieve a high quality of design in terms of layout, elevational treatment, public and private open space, traffic safety and pedestrian linkages with local facilities, and levels of privacy and amenity. In brief, the guidelines indicate that sites in excess of 0.5ha (1.2 acres) should be capable of proposing their own density and character.

Sustainable Residential Development in Urban Areas – Draft Guidelines for Planning Authorities (DoE Feb 2008)

The revised guidelines set out stronger planning requirements to facilitate the development of sustainable communities through strengthening planning and the provision of necessary supporting services and amenities such as schools, community amenities and childcare facilities. The guidelines seek to achieve the most efficient use of urban land through housing densities that are appropriate to the location and the availability of supporting services and infrastructure, particularly transport. The guidelines indicate minimum net densities of 50 dwellings per hectare should be applied within public transport corridors.

Draft Maximising the City’s Potential: A Strategy for Intensification and Height (DCC) 2008

The draft strategy for intensification and height sets out policy framework to promote the development of higher densities inside and outside the Canal Ring. This is in order to counter Urban Sprawl and create a more compact and intensive city core. The draft intensification policy identifies a maximum height of eight floors for the historic inner city core. It is the City Council’s policy that proposals for higher buildings will be determined by reference to the local context and any relevant framework plan for the area.

Grand Canal Corridors Study (1994)

The Grand Canal Corridor Study was commissioned by the then Department of Arts, Culture and the Gaeltacht responsible for waterways policy. The intention of the study was to set out a physical planning framework for the corridor, to bring together the existing environmental commercial and social elements in an integrated manner.

Biodiversity Action Plan 2008 - 2012

The Biodiversity Plan has noted the potential of the Canal in the implementation of some ideas outlined in the Dublin City Biodiversity Action Plan 2008 – 2012. In particular, the Action Plan seeks to establish wildlife corridors and networks across the city. The Canal holds particular biodiversity potential and interest.

Dublin City Development Plan 2005 -2011

There are three land use zonings on the site:

- Zone 1: ‘To protect, provide and improve residential amenities’
- Zone 9: ‘To preserve, provide and improve recreational amenity and open space’
- Zone 4: ‘To provide for and improve mixed service facilities’

The Canal corridor is designated as a Conservation Area. Crumlin is identified as a Prime Urban Centre (PUC8) (Crumlin Shopping Centre Z4). It is the policy of the development plan to facilitate the development of the designated PUC at Crumlin Shopping Centre to provide for and improve mixed services.

Variation 21 of the Development Plan, as adopted in 2008, promotes the achievement of liveable sustainable new apartment homes. The guidelines primarily provide advice on the development of apartment buildings and apartment units within the context of local neighbourhood services and amenities. Reference is also made to differing housing need, target floor areas for apartments, mix of unit types and sizes, as well as recommended minimum standards for storage spaces, balcony areas, room dimensions etc. The recommended ratio of unit types and the respective minimum floor areas is as follows:

Unit Type	Unit Mix	Minimum Floor Area	Private Open Space
1 bedroom	20% (max)	55sqm	6sqm
2 bedroom		80-90sqm	8sqm
3 bedroom / 100sqm	15% (min)	100sqm	10sqm

The proposals support the provision of retail in new residential districts and allows for the consideration of supermarket / floor plates to meet deficits in shopping areas. Appropriate sized employment / office are also considered on suitable sites in Z1 zoned land.

Draft Dolphin’s Barn Framework Development Plan (Feb 2006)

The Dolphin’s Barn Framework Development Plan was prepared by John Thompson & Partners in 2006? The Plan includes proposals for lands bounded by Donore Avenue, Cork Street and the South Circular Road. This plan area is located to the north east of the Dolphin Estate. It includes proposals for lands at the Bailey Gibson site, the Player Wills site, St. Teresa Gardens, The Coombe Hospital, and the ‘Boys Brigade’ Playing Fields. The plan related to an area of 31ha. This Plan is intended as a guide for the regeneration of the area with a brief to create a mixed use city quarter of the highest quality and to include apartment housing that is sustainable through the provision of a variety of unit types and sizes, new employment opportunities and appropriate infrastructure including retail, education, childcare, health, leisure and recreation facilities. The study area included 3 distinct areas of contrasting character:

- Cork St and Dolphin's Barn Corridor
- The area bounded by SCR, Dolphin's Barn and the Grand Canal; and
- The area bounded by SCR, Donore Ave. and Cork St./Dolphin's Barn Street

The objectives of the draft Plan include:

- *The creation of a legible network of streets and spaces with a high degree of permeability*
- *Determining appropriate heights and massing of buildings necessary to define the scale of streets and spaces*
- *The provision of a sustainable mix of uses including residential and employment supported by community infrastructure.*

The study also included:

- *An urban design spatial analysis (an assessment of public transport accessibility and pedestrian permeability, and existing public open space)*
- *An urban design function analysis*
- *A building fabric analysis (including an assessment of existing building heights including the recent regeneration along Cork St.)*

One of the key themes of the draft Plan is the re-connection of existing neighbourhoods by replacing the large impermeable block with a network of streets and spaces. A number of height zones are proposed which are appropriate to the location in terms of creating new character and responding to the existing neighbourhoods. Proposals for heights greater than the stated ranges would need to be justified with their benefits clearly demonstrated.

The highest buildings (Height Zone 1) are proposed along the Cork St. / Dolphin's Barn corridor. Height Zone 2 is proposed to the central part of the study area encompassing the Coombe Hospital site, part of the Playing Pitches and part of St. Teresa's Gardens as well as the northern end of the Bailey Gibson and Players Wills sites. This zone will provide for 8-9 storeys of residential accommodation along the proposed E-W street and residential buildings of 8- 10 storeys (24-30m) providing enclosure to the proposed park (to the north) with the scale reducing towards Donore Ave. Height Zone 3, which would apply to the majority of the Player Wills site, seeks to establish a scale appropriate to the creation of new residential neighbourhoods formed of

courtyard perimeter buildings enclosing streets and spaces. It is envisaged that buildings would range in height from 5-6 storeys with taller buildings denoting key locations and responding to environmental considerations. Height Zone 4, which applies to the majority of the Bailey Gibson site, seeks a scale that responds to the transition between new urban form of the Framework Development Area and established neighbourhoods. Heights of 3-4 storeys are envisaged in response to visual and environmental considerations. Permission has been granted on the Bailey Gibson Site, and the Player Wills Site. The developments permitted go towards the implementation of the overall master plan proposals, and are outlined below.

Liberties/Coombe Integrated Area Plan 1998

The Liberties / Coombe Integrated Area Plan relates to an area of land comprising 251ha. This area adjoins Dolphin Estate. The Plan also includes the Bailey Gibson and Player Wills sites. The Player Wills factory was identified as one where there were concerns for its future. Some of the issues identified include the absence of mixed use in redevelopment schemes, the poor quality of the public domain, the need to retain land for employment generating uses and securing employment in the area, inadequate provision of public parks, incidental amenity and play areas. The need for investment in social and mixed housing proposals was identified as well as investment in recreation facilities and shopping. It was noted that the uncertainty over road proposals in the Cork St / Coombe area had lead to urban decline and the vision for the area is of a mixed use radial spine with permeable routes and development that is integrated into the local environment. The Plan proposed the creation of a new attractive urban corridor along the Cork St/ Dolphins Barn route which should be sensitively integrated with the surrounding residential areas. A number of sites have developed since the preparation of the IAP. This has seen significant rejuvenation of the area. However, there remain significant areas of land to undergo further development in order to create the overall integrated proposals envisaged.

Draft Drimnagh Integrated Area Plan

This document was placed on public display in May 2008. The IAP provides a framework within which development can take place in

the Drimnagh area. The Draft IAP is based on the concept that development of an area should not take place in isolation, but should emerge from a broadly based Integrated Area Plan taking into account the social, economic and cultural needs of the community. The IAP sets out a vision for Drimnagh that critically addresses the lack of a sense of place in Drimnagh and re-imagines Drimnagh as an attractive and accessible place to live, work and play. Through the identification and integrated development of a series of 5 character areas, it consolidates the landscape and amenity potential and proposes economic/ employment hubs in a spatial strategy that encourages movement through and between a series of diverse focal points. These focal points respond to the needs of successful and sustainable suburban living. The five character areas include the consolidation of the overall concept of the Drimnagh Garden City. There is an emphasis on residential development intensification adjoining the canal opposite Dolphin House, and proposals for regeneration at the Dolphin Barn Gateway, at the existing Maxol station and open space to the front of the existing fire station as part of the concept for the development of the Main Spine Road, City Corridor. Development of these areas will contribute to the overall development context of the Dolphin Estate.

2.2.3.2 PLANNING PRECEDENT

There are a number of recently permitted developments in the areas adjoining the Dolphin Estate. These include the Bailey Gibson site and The Player Wills site to the north of the South Circular Road. These developments occurred in the context of the Dolphin's Barn Master Plan. The redevelopment of Fatima is also of relevance representing a new development model for Local Authority lands, comprising private and public housing. Other developments of interest include recent developments in Crumlin and Drimnagh, which are occurring on areas of open space, and on former industrial lands. The pattern of development emerging comprises residential densities in the region of 173units / ha. The overall residential density at Fatima is 138 units / ha. However, the public and private residential elements generate distinctly different densities, the public being 70 units / ha, and the private being 175 units / ha. This

is reflected in the nature of development, the public housing comprising duplex dwellings with front and rear gardens and the private housing comprising apartments with private courtyards and balconies. Charlemont Street is also included as a comparative current Dublin City Council project that is currently under review by the Council as part of a Part 8 procedure. It's location within the canal ring makes it a good comparison for the Dolphin Estate. The density and plot ratio is similar to the Player Wills and Bailey Gibson sites, with a higher plot ratio. The development comprises 100% social housing. The master plan area however comprises private residential development. Developments south of the canal in Crumlin/Drimnagh comprise 135 units/ha permitted, and 78 units/ha pending.

A planning application for the Windsor Motors site on the South Circular Road and adjoining the Dolphin Estate was submitted to Dublin City Council on the 19th of August 2008. The application seeks to demolish the existing buildings on site and construct 2 no. retail units, a community primary care centre, HSE and UCD office space, and 29 no. residential apartment units. The proposed building ranges from 2 no. storeys to 7 no. storeys, has a site coverage of 83% and a plot ratio of 2.8. Retail functions (1780sqm) are located at ground floor level fronting onto the South Circular Road and the sites western boundary with the Dolphin Estate. 5 no. dental/paramedic suites and associated waiting areas and ancillary accommodation including a meeting room, diagnostics and laboratory facilities and

radiology facilities, and UCD research offices are proposed at first floor level. 6 no. GP rooms and 6 no. residential units are proposed at second floor level. HSE offices and the remaining 23 no. residential units are proposed on the third to sixth floors. 81 no. car parking spaces and 57 no. bicycle parking spaces are proposed at ground floor. Access to same is provided from the Dolphin Estate access road and to the rear of the long blocks.

Neighbourhood

The Dolphin Estate is located between the neighbourhood's of Rialto and Dolphin's Barn. The neighbourhoods of Crumlin and Drimnagh are located to the south of the estate and the Fatima neighbourhood is currently under construction to the north of

Site	Reg Ref	Use	Site Area	No. Units	Density	Plot Ratio	Site Coverage	Building Height
Windsor Motors Site (decision not made)	4118/08	Community Primary Care Centre, Pharmacy, Anchor Retail, Office Units, Residential Senior Citizen/Social Retail 23% Office 49% Residential 28%	0.3075ha	29 no. Residential (Sheltered Housing)	94 / ha	2.8	83%	2 to 7 storeys
Player Wills Site	3160/06	Residential / Anchor Food Retail, Textile Dept, 13 No. Retail, Own Door Office, Restaurant / café, School, Crèche, Community Centre Commercial 22% Residential 78%	2.796ha	484 no. Residential	173 / ha	2.33	46%	1 / 11
Bailey Gibson Site	2316/07	Residential / Retail Units, Office Units, Medical Centre, Crèche, Leisure Centre Commercial 39% Residential 61%	1.52ha	270 no. Residential	173 / ha	2.33	43%	2 / 12
Fatima		Duplex Units, Apartments Community Building, Leisure Centre, Retail & Enterprise Units Commercial 14% Residential 86%	4.45 ha (11 acres) Public 1.57 ha Private 2.88 ha	616 no. 110 public 506 private	138 / ha Public: 70 / ha Private: 175 / ha			2 to 8 storeys
Charlemont Street	3102/08	Residential / Retail	0.9ha (Phase 1) Overall Site 2.02 ha	62 no. (Phase 1)	172 / ha	2.6		5 storey
Dolphin Park Crumlin	6255/04	Residential / 103 Residential Units, Crèche, Clubhouse	5.46ha (Overall) 0.76ha (Residential)	103 no. Residential	135 / ha	1.2		2 storeys dwellings 5 Storey apartment blocks
Easons Brickfield Drive	1944/08	Residential / 64 Residential Units 48 No. 2 bed 75% 4 No. 3 bed 6% 12 No. 3 bed houses 18% 10353sqm Light Industrial / Crèche	1.23ha	64 no. Residential	78 / ha (Excluding Industrial)	1.2		3 / 5 storey apartment blocks

the estate. For the purposes of assessing the local neighbourhood context of the Dolphin estate, 400m and 800m walk bands were taken from the centre of the estate. The 400m and 800m walk bands represent an approximation of the distance travelled within 5 and 10 minutes respectively and a reasonable distance a person might be expected to walk to local services and amenities (Appendix E). Accordingly, these areas relate to what might be defined in a physical sense as being the local neighbourhood.

We note that these walk bands are theoretical and that certain destinations will be impeded by obstacles such as the canal and large impermeable sites such as St. James Hospital. However, the level of permeability in the area is generally high and as such these walk bands provided a good indication of accessibility within the local context of the Dolphin Estate.

We also note that the identified walk bands have been taken from the centre of the Dolphin Estate as an overall representation of accessibility on the estate. However, we note that given the size of the estate, the blocks located at various extremities such as those on Herberton Road, the South Circular Road and Dolphin's Barn will have greater access to the west, north and east respectively and equally less access to the east, south and west respectively. This fact is illustrated by anecdotal evidence whereby residents living on the western side of the estate associate themselves with the Rialto area whilst those living on the east side of the estate associate themselves more closely with Dolphin's Barn.

Urban Form

The local area comprises a variety of urban typologies and conditions, some of which are well established and other which continue to evolve.

To the west of the estate the areas of Rialto and Drimnagh generally comprise suburban housing typologies comprising two-storey terraced and detached housing with generous front and back gardens. The Rialto neighbourhood is defined by the junction of the Herberton Road and South Circular Road with a mix of small scale retail functions radiating north and eastwards.

To the immediate north of the estate, the south circular road is defined by 19th and early 20th century housing and a variety of small scale retail uses radiating from the Dolphin's Barn and SCR junction. The intensity and of this area is greater than that of Rialto and as such generates a distinct and positive urban character of historic value to the city.

Further north of the Dolphin estate the redevelopment of the Fatima Mansions estate is currently underway. This development comprises two main typologies. Social housing has been provided in the form of own door duplex housing and apartments arranged in blocks up to four-storeys in height and located along St. Anthony's Road and Reuben Walk. The remaining development comprises 4 no. perimeter blocks defining an extension of Reuben Street and an urban street. These blocks will comprise retail and commercial and social functions at ground floor level and apartment units above. The scale of these buildings range from 4 to 8 storeys in height and generate a distinctly urban character. A park, public plaza and all-weather playing pitch are being provided within the overall development and will contribute significantly the quality of the public realm.

To the west of the site the Dolphin's Barn neighbourhood is defined by the Dolphin's Barn Road and SCR intersection. This area comprises a variety of building typologies and is undergoing considerable change. The Dolphin's Barn / SCR junction is defined by low-rise retail buildings of varying historic and architectural value and of a more traditional urban character. However, this character has been greatly damaged by the widening of the Dolphin's Barn Road and associated vehicular traffic. Urban typologies of greater scale have subsequently been introduced along this road and in particular along Cork Street. These typologies include high-rise landmark buildings such as the 12 storey building at the corner of Reuben Street. The area to the south of the Dolphin's Barn / SCR junction has an extremely poor urban condition. This area is also dominated by the Dolphin's Barn road, a situation which is exacerbated by the lack of enclosure on both the eastern and western sides of the road. For the greatest part, a variety

of small scale, single storey, retail units flank the eastern side of this section the Dolphin's Barn Road. The set back of the blocks on the Dolphin Estate from the Dolphin's Barn road further undermine the level of enclosure along this section of the road. Lands to the east of the Dolphin's Barn comprise several low-grade industrial sites. As previously noted, proposals have been made for the redevelopment of the Bailey Gibson and the Player Wills sites on the South Circular Road. These proposals comprise distinctly urban typologies rising to 12 and 11 storeys in height respectively.

The area to the south of the Dolphin Estate also comprises a variety of building typologies although these are largely low-rise in nature. The Crumlin road is flanked on its western side by 19th and 20th century housing and small scale retail units with suburban type housing and low-grade storage and distribution buildings located further west. The eastern side of the Crumlin road is less defined comprising a loose collection of two-storey terraces and free standing buildings such as the fire station, a local authority flat complex, schools and associated sports grounds.

Movement and Access

The Dolphin Estate is located along the South Circular Road and the Dolphin's Barn/Cork Street Corridor. The former forms part of the city's inner relief road, and is an important distributor road within the overall road network of the city. The latter is a major radial route linking Walkinstown, Crumlin and Drimnagh and the Liberties / Coombe areas to the city centre.

As previously noted the street and road network within the immediate context of the Dolphin estate and in particular to the north of the estate provides for permeable urban condition. Connections will be further enhanced by the completion of the Fatima Mansions redevelopment and the extension of St. Anthony's Road and Reuben Street towards St. James's Walk. This level of permeability is not achieved to the south of the estate where suburban layouts have generated significantly urban larger blocks. This condition is repeated further east of the estate where the Coombe Hospital, St. Teresa's Gardens and the Bailey

Gibson and John Player Wills sites prevent movement through the urban block defined by the Dolphin's Barn Donore Avenue and the South Circular Road. The Draft Dolphin's Barn Framework Development Plan seeks to address this issue.

Access to public transport within the area is high. Both the Rialto and Fatima Luas stops are within a ten minute walking distance of the estate. Access to the latter will be further improved by the completion of the Fatima Mansions redevelopment. Bus stops are located on the South Circular Road and the Dolphin's Barn road and are within 3 minutes walking distance of the estate. The Dolphin's Barn Road is located on the Clondalkin quality bus corridor (Route 151) serving the Nangor Road, the Long Mile Road, Crumlin, Dolphin's Barn, Cork Street, Christchurch and O'Connell Bridge and the Irish Financial Services Centre. This bus service runs every ten minutes during weekdays and every 15-20 minutes at the weekend.

A designated cycle lane is provided along the Grand Canal and the Crumlin Road. The latter is noted in the Draft Drimnagh Integrated Area Plan as being an uncomfortable environment due to heavy traffic flows, the quality of the street landscaping and the lack of activity onto the street. This would also apply to the Dolphin's Barn road.

Open Space and Green Areas

The principal open space in the immediate context of the Dolphin estate is the Grand Canal and associated green spaces. The Canal banks have no obvious functions and are poorly supervised and as such do not provide a positive space for recreational activities. The redevelopment of the Fatima Mansions estate will provide local park facilities and an all weather pitch within walking distance of the Dolphin Estate. However, these amenities are located outside a reasonable walking distance for young children. A playground and playing pitch is provided on the Dolphin estate for the use of estate residents. The playing pitch has limited applications due its scale and the nature of equipment provided. A recently constructed playground facility is also provided adjoining the Dolphin Estate community buildings.

However, due to the isolated location of the playground this facility is poorly supervised. In this regard 68% of those surveyed in the community questionnaire rated the provision of play facilities on the estate as poor.

Sports and Recreation

There are a limited number of sports and recreation opportunities currently being provided within the identified catchment area of the Dolphin Estate. However, as previously noted the redevelopment of the Fatima Mansions estate will provide local park facilities and an all weather pitch within walking distance of the Dolphin estate.

We note that a range of sports and recreation opportunities exist within the Crumlin area and within reasonable walking distance of the Dolphin Estate. These include the John Bosco Centre located at the Galtimore Road and on the Red Luas Line. This centre provides yoga, karate, Irish dancing, volleyball and basketball facilities/classes. The centre also provides changing facilities for the John Bosco Football Club. Accordingly, there is significant demand on the centres space and facilities and a demonstrable need for additional space.

The Iveagh grounds are located within close proximity of the Crumlin Shopping Centre and provide for a wide range of sporting activities. These activities include rugby, gaelic football, soccer, hockey, bowling, pitch and putt, tennis and gym facilities. The Iveagh Grounds sports club membership operates on a affordable open membership basis as a community sports facility.

There is a private leisure centre and swimming pool located at Crumlin Shopping Centre.

Notwithstanding this, the households surveyed generally rated the provision of facilities/activities for the elderly, teenagers and children in the neighbourhood as poor. 44% of households surveyed stated that facilities for the elderly were poor, while 60% rated activities for children as poor and 67% rated activities for teenagers as poor.

Retail and Commercial

The Dolphin Estate is located between the neighbourhoods of Rialto and Dolphin's Barn and as such benefits from the retail and commercial services provided within these centres. Both these neighbourhoods comprise a variety of small scale retail and commercial services including two post offices, a medical centre, several local shops, public houses, a butcher shop and a hardware store. Whilst these services are important, particularly to the elderly population, they do not meet all the needs of the community. Notwithstanding, the findings of the community questionnaire indicated 20% of households surveyed find the variety of local shops and services very good, 42% find them good, 28% find them average and only 10% of those surveyed find them poor.

In contrast to this, 39% of households surveyed rated Crumlin Shopping Centre as poor, 22% rated the centre as average, 28% rated the centre as good and only 11% rated the centre as being very good. The Crumlin Shopping centre is located within an 800m walkband of the Dolphin Estate and benefits from Dunnes Stores and Tesco as anchor tenants. However, there is a significant vacancy rate in the smaller units within the centre which detracts from the vibrancy and attractiveness of the centre. The Shopping Centre site is zoned objective Z3, to provide for and improve mixed services and facilities, and is identified as a regeneration site in the Draft Drimnagh Integrated Area Plan 2008. As such, it is anticipated that the Crumlin Shopping Centre would be redeveloped in the medium/long term and the level of service provision significantly enhanced.

The regeneration of Cork Street has provided for larger retail floor plates and a greater diversity in retail services. A Lidl supermarket opened on Cork Street in 2007 and provides a more accessible alternative to shopping services provided at Crumlin. We note that the planning applications for the nearby Player Wills and Bailey Gibson sites contain extensive retail and commercial floor space including provision for an anchor food store. We also note that retail and commercial units are currently under construction at Fatima.

Furthermore, the proposed redevelopment of the Windsor Motors site comprises 1580sqm retail floor space, a 200sqm Pharmacy and 1890sqm office space. Planning for permission for this proposal has not yet been decided upon.

2.2.34 ESTATE

The Dolphin Estate is located within a block defined by the canal to the south, the Dolphin's Barn Road to the east, Herberton Road to the west and the South Circular Road to the north. The Dolphin Estate occupies the majority of this block with residential areas to the north-west at Herberton Road and Park and retail and commercial functions along the northern edge of the block. The estate was constructed in the 1950's and comprised an 18.5 acre / 7.5 hectare site and 436 social housing units. These units are located within open ended courtyard blocks known as the horseshoe blocks, blocks positioned along the access roads and known as the long blocks and blocks located to the north west of the site known as Dolphin Park.

Urban Form

The urban form of the estate is characteristic of inner city social housing estates constructed at the time and influenced by European and particularly Dutch housing models. Freestanding blocks are arranged loosely on the site with respect to the canal and the main vehicular/artery road located off the South Circular Road and parallel to the canal. The blocks integrate poorly with surrounding areas and in particular where the rear boundary walls of adjoining properties are exposed. The site is characterised by vast areas of open space and a poor sense of enclosure. As such, the urban form of the estate is generally considered poor.

Movement and Access

The principal access point to the estate is located off the South Circular Road and along the northern boundary of the site. A secondary access point is located at Herberton Park. However, barriers have been erected at the latter to cease through traffic. No vehicular link to the Dolphin's Barn Road exists. As such, the estate forms a cul de sac layout which lacks the activity and surveillance generated by through traffic.

The access road off the South Circular Road comprises two carriageways separated by a grass verge and associated trees and flanked by footpaths. This road forms a T-junction with a spine road running parallel to the canal and providing vehicular access to the east and west of the site. The spine road provides vehicular access to the courtyard spaces between the horse shoe blocks, the rear of the long blocks and immediately south of Dolphin Park. The spine road comprises two carriageways flanked on both sides by a footpath.

2 no. additional pedestrian access points occur along the Dolphin's Barn Road adjacent the Dolphin's Barn bridge and further north of same. There is also a pedestrian link from Herberton Road to the estate north of Herberton Bridge. These access points reflect desire lines to the estate and reflect the impermeable nature of the site.

Open Space

There is a significant amount of open space on the Dolphin Estate ranging in function and quality. The principal open space is located to the north west of the spine road and comprises a hard surfaced playing pitch and children's play area. These spaces are poorly enclosed and as such are highly exposed and lacking in passive surveillance. Secondary open spaces are located between the horse shoe blocks. These spaces are well defined with a southerly aspect and a good sense of enclosure despite lacking any obvious function. These spaces are railed off with access points off the spine road and from the courtyard spaces. Railings also prevent access from these spaces to the canal. At the eastern and western ends of the site similar spaces are undermined by a lack of enclosure along the Dolphin's Barn Road and the exposed rear gardens / lack of frontage on the Herberton Park boundary. The courtyard spaces located within the horse shoe blocks are well defined although open to the spine road on their northern perimeter. These spaces are dominated by poorly defined car parking, hard surfaces, clothes lines and storage buildings and as such have a poor visual appearance. Similar spaces are generated to the rear of the long block and Dolphin Park where exposed boundary walls and poorly defined spaces generate unattractive and underutilised open spaces.

The quality of open space on the estate is reflected in the findings of the community questionnaire which revealed 69% of households surveyed felt that the open space on the estate is poor.

Residential Density

Residential density expresses the number of residential units on a particular site relative to the area of that site. The Dolphin Estate comprises 436 residential units, some of which have been converted to community use. On the basis of unit numbers, the residential density of the estate is 21 units per acre or 58 units per hectare. This density is considered low within the context of the south city centre and access to public transport infrastructure and with respect to the objectives of the Dublin City Council Development Plan 2005-2011 which cites development densities between as 72 and 157 units per acre as being acceptable. We also note that the Draft Guidelines on Sustainable Residential Development in Urban Areas states 'minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors'.

Plot Ratio

Plot ratio expresses the amount of floor space developed on a site relative to the area of the site. The gross floor area of the Dolphin Estate including community buildings is approximately 34,355 sqm. The area of the site is approximately 75,000 sqm. As such, the plot ratio of the existing development on the Dolphin Estate is 0.5. This plot ratio is considered low when compared with the indicative plot ratio standards of 2.5 - 3.0 identified by Dublin City Council for Zone 14 Framework Development Areas and Zone 5 City Centre Mixed Use Areas and the plot ratios of other similar locations within the city centre.

Site Coverage

Site coverage is the percentage of the site covered by building structures excluding roads and footpaths. The footprint of the existing development on the Dolphin Estate is approximately 8,758 sqm which represents a site coverage of 12%. This level of site coverage is exceptionally low and reflects the urban form and sense of openness on the estate.

Services Infrastructure

Heating

The Dolphin Estate buildings were originally heated by solid fuel fires, some of which remain in place and are operational today. However, improvements to the existing buildings made by Dublin City Council have included the provision for gas fired central heating which is now the principal source of heating on the estate. In this regard we note that 71% of households surveyed rated the heating aspect of their home as good or very good.

Fowl Waste Water

The community survey indicated that 84% of households surveyed found the existing sewerage infrastructure on the Dolphin Estate poor. Anecdotal evidence suggests that certain flats experience difficulties relating to the discharge of fowl sewerage and associated smells. A report prepared by Dublin City Council states that the connection of dishwashers and washing machines to the wrong stack or improper plumbing has generated problems in the past and may be the source of foul odours. Chokes or blockages in the sewerage system are also identified as a potential contributor to waste water flowing back into sinks and baths. An examination of responses to reported chokes over a 14 week period indicates that an average of 4.4 chokes are reported per week at Dolphin House with the choke car visiting the estate on average two to three times per week.

Orientation

The Dolphin Estate benefits from excellent orientation given its location to the north of the canal and its southerly aspect. The orientation of the blocks is generally east west. South facing blocks are located at Dolphin Park and on the southern perimeter of the horse shoe blocks. The latter enjoy attractive views overlooking the canal.

Topography

The Dolphin Estate generally has a level topography although there is a notable level change between the site and the Dolphin's Barn Road, Herberton Road and the canal.

Management

The management of the Dolphin Estate is a function of Dublin City Council. The estate is allocated an estate manager with whom residents can liaise. Estate management is perceived as being poor by 53% of households surveyed.

2.2.3.5 BLOCKS

The Dolphin Estate comprises a variety of blocks of varying layouts. As previously noted, the blocks comprise open ended courtyard blocks known as the horseshoe blocks, blocks positioned along the access roads and known as the long blocks and blocks located to the north west of the site known as Dolphin Park.

Building Height

The building heights of the blocks on the Dolphin Estate vary from 2 storeys at Dolphin Park to 4 storeys at Dolphin House. The majority of blocks at Dolphin House are 4 storeys in height. 3 storey blocks are located on the southern perimeter of the horse shoe blocks and at the junction of the main access road and the South Circular Road.

Access / Circulation

Access to individual units within each block is provided either by means of 'own door' entrances at ground level or via an open stair core and decks on upper floors. A typical stair core provides access to 2/3 floors and 3 units per floor. There is no lift access to the upper floors. Access to the stair core and decks is unrestricted and as such are commonly used for anti-social behaviour and are generally poorly maintained. In this regard, 69% of households surveyed rated the stairs and decks within their block as poor.

Semi-private Open Space

The courtyard spaces within the horseshoe blocks and the open spaces to the rear of the long blocks generate semi-private open spaces which the blocks exert a certain level of ownership over. These spaces are more clearly

defined with respect to the horseshoe blocks where the courtyard space has been enclosed on three sides. However, as previously noted these spaces are dominated by car parking and hard landscaping and are generally poorly maintained and unattractive. The spaces to the rear of the long blocks are poorly defined, fronting onto the boundary wall of the adjoining properties and having an irregular shape. Recreational/play equipment is not provided in any of the aforementioned spaces.

Car Parking

Car parking is provided in an unstructured manner within the courtyard spaces of the horseshoe blocks, to the rear of the long blocks and in front of the Dolphin Park blocks. The unstructured nature of the car parking areas detracts considerably from the semi-private open spaces on the estate. The courtyard spaces within the horseshoe blocks are particularly problematic. With respect to their current configuration, these spaces have the capacity to accommodate approximately 45 cars. However this number is more likely to be in the region of 30 spaces given the unstructured nature of the car parking areas. There is high demand for these spaces and residents express a greater sense of security when their cars can be viewed from their homes. There are 60 units within each horseshoe block. The Dublin City Council car parking standards are 1 space per dwelling in this area (Area 2). In this regard, there is a car parking requirement for 60 spaces. The deficit in car parking spaces available reflects the results of the community survey whereby 62% of households surveyed rated car parking within their block as poor.

Waste Disposal

Waste disposal is provided by means of a communal collections scheme for residential household waste. Bin storage areas are located adjacent the communal stair core at ground floor level within the Dolphin House blocks. A waste chute is provided on all floors as a direct means of placing waste in the bins. Bins are stored to the rear of the Dolphin Park blocks.

Units

The principal residential unit type on the Dolphin Estate is apartments or flats as they are more commonly referred to. Bedsit units are also located at Dolphin Park. These units were constructed in the 1950's and 1960's specifically for social housing purposes and as such differ significantly from contemporary apartment units. We outline the unit breakdown, unit sizes, accommodation and provision of private open space below.

Unit Breakdown

There are a total of 436 residential units on the Dolphin Estate, some of which have been converted to community use. These units at Dolphin House originally comprised the following:

Unit Type	Quantity	Mix	DCC Standard	Excess/Deficit
3 bedroom flats	122	31%	15% min	+ 16%
2 bedroom flats	122	31%		
1 bedroom flats	148	38%	20% max	- 18%
Total	392			

There are 44 senior citizen bedsit units located at Dolphin Park.

We note that the number of 3 bedroom units on the estate exceeds Dublin City Council's current standards with respect to unit mix. There is an oversupply of one bedroom units which comprise 38% of unit types in Dolphin House, and 18% more than the maximum number of units Dublin City Council currently permit in new apartment development.

Unit Sizes

As previously noted plans of the Dolphin Estate were not available at the time of this report. However, we note the indicative sizes of typical units on the estate as per a survey of same undertaken by Sheridan Woods Architects and Urban Planners. The typical unit types and sizes are tabulated below with respect to the current standards identified by Dublin City Council for new apartments.

Unit Type	Dolphin Estate	DCC Standard	Excess/Deficit
1 bedroom unit	46.5sqm	55sqm	- 8.5sqm
2 bedroom unit	53sqm	80-90sqm	- 27sqm
3 bedroom unit	69sqm	100sqm	- 31sqm
Bedsit	27sqm	n/a	

We note that all existing accommodation on the Dolphin Estate falls below Dublin City Council's current standards for new apartment developments. The existing one bedroom units deviate the least from the standards being only 8.5sqm less than same. The existing two bedroom units fail to meet the standards for a one bedroom unit, and fall 27sqm short of the required floor space for new two bedroom units. Similarly, the existing three bedroom units fail to meet the current standards for a two bedroom unit, and fall 31sqm short of the required floor space for a new three bedroom unit.

Description of Accommodation

The existing flats generally benefit from good layouts which maximise upon the shallow depth and dual aspect of the units. Floor plans are provided in Appendix D.

The one bedroom units are generally adjoined by a communal stairwell and a two bedroom unit and benefit from dual aspect orientation. These units comprise a generous entrance hall with living room, 1 no. bedroom, bathroom, separate w.c. and 2 no. storage spaces located off same. The kitchen is located off the living room. The kitchen, bathroom and w.c. benefit from natural light and ventilation from the courtyard elevation. The living room and bedroom overlook the public space i.e. the green spaces, canal and main access roads. A breakdown of room sizes with respect to current Dublin City Council and DoEHLG standards is outlined below.

One Bedroom Unit	Dolphin Estate	DCC/DoEHLG Standard	Excess/Deficit
Living Room Area	15sqm	11sqm (DoEHLG)	+ 4sqm
Aggregate Living Area	20.5sqm	23sqm (DoEHLG)	- 2.5sqm
Bedroom Area	12sqm	11sqm (DoEHLG)	+ 1sqm
Storage Area	3sqm	3sqm (DCC)	0 sqm

The two bedroom units are located at the block ends and as such benefit from triple aspect orientation. As previously noted there is a substantial deficit in the floor area of these units. The layout of the two bedroom unit is similar to the one bedroom unit comprising an entrance hall with living room, 2 no. bedrooms, bathroom and separate w.c. off same. The kitchen is located off the living room. The kitchen, bathroom and w.c. benefit from natural light and ventilation from the courtyard elevation. The living room and bedroom overlook the public space i.e. the green spaces, canal and main access roads. There are no designated storage spaces in the unit. A breakdown of room sizes with respect to current Dublin City Council and DoEHLG standards is outlined below.

Two Bedroom Unit	Dolphin Estate	DCC/DoEHLG Standard*	Excess/Deficit
Living Room Area	15sqm	13sqm (DoEHLG)	+ 2sqm
Aggregate Living Area	20.5sqm	28sqm (DoEHLG)	- 7.5sqm
Aggregate Bedroom Area	23sqm	20sqm (DoEHLG)*	+ 3sqm
Storage Area	0sqm	7sqm (DCC)	- 7 sqm

*DoEHLG Standard based on 2 bed / 3 person apartment

The three bedroom units are located toward the centre of the blocks and benefit from dual aspect orientation. These units comprise an L-shaped corridor with living area, 3 no. bedrooms, bathroom and separate w.c. located off same.

The kitchen, bathroom and w.c. benefit from natural light and ventilation from the courtyard elevation. The livingroom and 2 no. bedrooms overlook the public space i.e. the green spaces, canal and main access roads. A third bedroom also overlooks the courtyard space. There are no designated storage spaces in the unit. A breakdown of room sizes with respect to current Dublin City Council and DoEHLG standards is outlined below.

Three Bedroom Unit	Dolphin Estate	DCC/DoEHLG Standard*	Excess/Deficit
Living Room Area	15.5sqm	13sqm (DoEHLG)	+ 2.5sqm
Aggregate Living Area	21sqm	30sqm (DoEHLG)	- 9sqm
Aggregate Bedroom Area	29sqm	28sqm (DoEHLG)*	+ 1sqm
Storage Area	0sqm	9sqm (DCC)	- 9 sqm

*DoEHLG Standard based on 3 bed / 4 person apartment

We note that the living areas in all flat types do not increase in size relative to the no. of bedrooms provided. The aggregate living areas provided fall significantly below the DoEHLG standards. In the course of the units survey it was noted that no dining area (table and chairs) was provided in any of the flats. This condition reflects the findings of the community questionnaire whereby 83% of households surveyed stated kitchen accommodation was poor.

The bed sit units at Dolphin Park are considered substandard as a residential typology and in terms of accommodation size. The units comprise an entrance hall with shower room and living / sleeping area located off same. A small kitchen is located off the living / sleeping area. There is a winter garden located off the main living area which has been extended into in some instances. The units benefit from a dual aspect orientation.

Private Open Space

There is not private open space provided with the flat units at Dolphin House. Residents exert some ownership over the access decks outside their flats. However, this space is narrow and suitable for circulation purposes only. We note that under current DCC standards, the following open space requirements apply to new developments:

Unit type	DCC Private Open Space Requirement
1 bedroom apartment	6sqm
2 bedroom apartment	8sqm
3 bedroom apartment / 100sqm unit	10sqm

The ground floor bed sit units at Dolphin Park benefit from individual garden spaces to the front of the unit measuring approximately 16sqm in area. These spaces are generally well maintained and are an important source of recreation to residents.

2.3 Conclusion

This section has described the social, economic and environmental context of the Dolphin Estate. This baseline data will be central to the identification and assessment of development models for the regeneration of the estate. The key findings of the baseline study are summarised here.

Social Context

- There are a high number of dependants living on the Dolphin Estate (36.5% compared with the national average of 24.5%*)
- The majority of households (67%) on the Dolphin Estate comprise 2 persons or less.
- There are a high number of lone parents living the Usher E electoral division (25% compared with the national average of 9%*)
- 21% of households that responded to the community questionnaire have been identified as living in accommodation which does not meet their accommodation needs
- An estimate of housing need with respect to existing household formations indicate a requirement for 193 no. 1 bed units, 138 no. 2 bed units, 76 no. 3 bed units, 11 no. 4 bed units and 2 no. 5 bed units
- The crèche facilities currently provided on the estate do not meet current DoEHLG guidelines for the provision of childcare facilities
- There are a number of primary and secondary schools in the area
- The Usher E electoral division has a high population of early school leavers
- Access to healthcare and social services in the area is good
- There are a variety of voluntary community organisations and services currently being provided at various locations within the area

3. Dolphin Estate Case Study Analysis

3.0 Introduction

In order to gain an understanding of and learn from other communities experiences of the regeneration process, five case studies were identified. These included O' Devaney Gardens, Marmion Court, Poplar Row, Fatima Mansions and St. Michael's estate. Of these case studies, members of the community were invited to visit O' Devaney Gardens, Marmion Court, Poplar Row and Fatima Mansions to meet with residents of these estates who have been actively involved in the regeneration process. The case study visits were well attended and generally comprised up to 15 residents. Attendees were provided with the background information described below and sample questions to stimulate discussion. A questionnaire seeking the views of attendees on the case studies visited was also distributed. The findings of these site visits and questionnaires are summarised below and described in detail in Appendix F. An U.K. case study describing the regeneration of Grove Village is also described below.

- There are high levels of fear and unease on the estate generated by growing evidence of anti-social behaviour
- 32% of households surveyed stated that addressing safety issues and drugs related problems should be the main priorities of regeneration on the estate

Economic Context

- There is a high rate of unemployment on the Dolphin Estate (less than 31% of persons living on the estate are in receipt of employment income)
- Unemployment rates in the Usher E electoral division are high compared to the national average (10% of males and 8% of females compared to the national average of 5.4% of males and 3.5% of females*)
- Community Employment Schemes operated by FÁS are for the greatest part taken up by females

Environmental Context

- The urban form of the Dolphin Estate and surrounding areas comprises a mix of traditional 19th and 20th century housing, social housing in the form of freestanding blocks and mixed use apartment developments
- Recently constructed, permitted and proposed developments in the area vary in density from 94 residential units/ha to 172 residential units/ha and from 2 to 12 no. storeys
- The Dolphin Estate is well positioned with respect to public transport
- The Grand Canal is the principal green space outside the Dolphin Estate
- There are several small local shops and services in the area

- Retail functions are proposed on the Windsor Motors site
- The urban form of the Dolphin Estate integrates poorly with surrounding areas and generates vast areas of open space and a poor sense of enclosure
- Movement through the estate is largely restricted to the South Circular Road entrance
- The residential density of the estate is significantly lower than the densities recommended in national and local guidance
- The estate benefits from good orientation and a flat topography
- Building heights vary from 2 to 4 storeys
- Existing semi-private open space is poorly structured and maintained
- Existing car parking provisions do not meet current car parking standards
- Unit sizes do not meet current standards for new apartment developments
- Private open space is provided for a limited number of units at Dolphin Park only

**Statistics based on the 2006 census of population*

3.1 O' Devaney Gardens

Existing Context

The O' Devaney Gardens Estate was constructed in the late 1950's and comprises 13 blocks and 278 flats located on a 14.4 acre (5.7 hectares) site in Dublin's North Inner City, adjacent the North Circular Road and Infirmary Road.

Regeneration Proposals

The demolition of the existing flats and a mix of uses including a variety of housing types such as duplexes, townhouses and apartments, a community building with a rooftop football pitch, a square and a local park are being proposed. The proposed housing will comprise 250 social housing units, 30 senior citizen social housing units, 250 affordable housing units and 290 private housing units.

Proposed Procurement

A Public Private Partnership similar to that arranged for the regeneration of the Fatima Mansions Estate is proposed. The proposed Public Private Partnership is currently under review.

Community Response

Following the collapse of the original Public Private Partnership agreement at O'Devaney Gardens residents of the Dolphin Estate in attendance expressed a fear and lack of trust with regard to the P.P.P. process and the impact of de-tenanting in particular.

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Existing	14.4 acres (5.7 ha)	<ul style="list-style-type: none"> 278 Social Housing Units 	<ul style="list-style-type: none"> Flats 	29 units per acre 49 units per ha	<ul style="list-style-type: none"> Playing Field 	TBC	Surface	Public Housing Programme
Proposed	14.4 acres (5.7 ha)	<ul style="list-style-type: none"> 250 Social Housing Units 30.5% 30 Senior Citizens Social Housing 3.5% 250 Affordable Housing Units 30.5% 290 Private Housing Units 35.5% 820 Total Units 100% Community Building 	<ul style="list-style-type: none"> Houses Duplexes Apartments 	57 units per acre 144 units per ha	<ul style="list-style-type: none"> Rooftop football pitch 3 Designated Play Areas 	Up to 8 Storeys	TBC	Public Private Partnership

3.2 Marmion Court

Background Context

Marmion Court is a flat complex built in the 1960's in Dublin's North-west inner city and adjacent Smithfield Village and Blackhall Place. The complex comprised 4 blocks and 84 residential units on a circa 3 acre site. Major refurbishment of the flats was considered necessary, as the fabric of the buildings and in particular the windows, roof and concrete works had deteriorated significantly.

Regeneration Process

The redevelopment of Marmion Court involved the refurbishment of 84 existing flats including the conversion of 28 one bedroom flats into 14 two bedroom units, the demolition of 4 existing access stairways and the construction of 14 new access stairways, and the general internal and external refurbishment of all units. The redevelopment also involved the construction of 44 new residential units comprising 1 one bedroom units, 39 two bedroom units and 4 three bedroom units, 5 enterprise units, a corner shop and a designated play space.

Procurement Route

The refurbishment and construction works at Marmion Court were carried out by Dublin City Council.

Community Response

Responses to the community survey indicated a general disapproval of the regeneration of the Marmion Court development. The aesthetic of the refurbished and new blocks, the quality of the open spaces and facilities and problems relating to the supply of water and water pressure were cited as the main reasons for same.

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Previous	c.3 acres (1.25 ha)	84 Social Housing Units	<ul style="list-style-type: none"> Flats 	28 units per acre 68 units per ha	TBC	TBC	Surface	Public Housing Programme
Provided	c.3 acres (1.25 ha)	<ul style="list-style-type: none"> 114 Social Housing Units 100% 5 Enterprise Units Corner Shop 	<ul style="list-style-type: none"> Duplexes Apartments 	38 units per acre 92 units per ha	<ul style="list-style-type: none"> Designated Play Area Semi-Private Courtyards 	3 to 5 storeys	Surface	Public Housing Programme

3.3 Poplar Row

Background Context

The Poplar Row flats were constructed in the 1960's at Ballybough in Dublin's North East Inner City. The estate comprised 4 blocks and 120 residential units on a circa 3.7 acre site. Major refurbishment of the flats was considered necessary, as the fabric of the buildings and in particular the windows, roof and concrete works had deteriorated significantly.

Regeneration Process

The redevelopment at Poplar Row involved the refurbishment of two existing blocks (62 flats) and the demolition of the 2 remaining blocks (58 flats) and the construction of new units along Annesley Avenue and Taaf's Place. The refurbishment of blocks 2 and 3 comprised general internal and external improvements including the provision of additional stairwells and pitched roofs and the amalgamation of one bedroom flats to form 2 bedroom units. 69 new dwellings were also constructed comprising 7 one bedroom units, 47 two bedroom units, 13 three bedroom units and 2 four bed units. Part of the site was left vacant for the development of a community centre at a later date.

Procurement Route

Phase 1 of the project consisted of 2 five storey apartment blocks containing 27 and 25 apartments respectively. Phase 2 consisted of 4 five storey apartment blocks containing 122 apartments. The refurbishment and construction works at Poplar Row were carried out by Dublin City Council.

Community Response

The residents in attendance at the Poplar Row site visit responded well to the second phase regeneration of the estate and in particular the newly constructed units. It was recognised that the amount of green space provided was significantly reduced. However, the residents felt that the regeneration process undertaken carried forward the strong sense of community that had existed on the estate.

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Existing	c.3.7 acres (1.5 ha)	120 Social Housing Units	Flats	33 units per acre 80 units per hectare	TBC	TBC	Surface	Public Housing Programme
Proposed	c.3.7 acres (1.5 ha)	<ul style="list-style-type: none"> 131 Social Housing Units 100% Community Building 	<ul style="list-style-type: none"> Houses Duplexes Apartments 	35 units per acre 88 units per hectare	TBC	TBC	Surface	Public Housing Programme

3.4 Fatima Mansions

Background Context

The Fatima Mansions Estate was completed in 1951 and consisted of 14 four storey blocks and 363 residential flats, 2 two storey buildings used for community purposes and a playing field, all located on an 11 acre (4.45 hectares) site in Dublin's South West Inner City and within close proximity of Rialto and Dolphin's Barn. The estate fell into physical decay and despite extensive refurbishment of the blocks undertaken in the 1980's continued to decline there after.

Regeneration Process

The Fatima Mansions Regeneration Project comprises the demolition of the existing flats at Fatima and the construction of 150 public housing units for existing qualifying tenants, 70 affordable dwellings, 396 private apartments, a neighbourhood centre to accommodate community services and recreational facilities, an outdoor all weather pitch, a leisure centre to include a swimming pool, gym, aerobic studio and other facilities, and retail and enterprise units. The social and affordable housing generally comprises two storey houses with apartments or duplex units overhead. As a result, the social housing provided is segregated from private development located within the perimeter blocks.

Procurement Route

The regeneration of Fatima Mansions is being undertaken by means of a Public Private Partnership. This Partnership between Dublin City Council and a private developer allows the developer to construct the private apartments, retail units and a leisure centre on the site in exchange for the construction of social and affordable housing and community and enterprise facilities. Construction was proposed over two phases. Phase 1, which involved the construction of 110 public housing units, has been completed. Phase 2 is currently nearing completion.

Community Response

Responses to the questionnaire regarding the regeneration of Fatima Mansions indicate an approval of the regeneration development. The quality of new accommodation was cited as the main advantage of the regeneration process.

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Existing	11 acres (4.45 ha)	<ul style="list-style-type: none"> • 363 Social Housing Units • Community Building 	Deck Access Flats	33 units per acre 81.5 units per ha	Playing Field	2 to 4 storeys	Surface	Public Housing Programme
Proposed	11 acres (4.45 ha)	<ul style="list-style-type: none"> • 150 Social Housing Units 24.5% • 70 Affordable Housing Units 11.5% • 396 Private Housing Units 64% • 616 Total Housing Units 100% • Community Building • Leisure Centre • Retail & Enterprise Units 	Duplex Units Apartments	56 units per acre 138 units per ha	Outdoor Weather Pitch	2 to 8 storeys	Surface Basement	Public Private Partnership

3.5 St. Michael's Estate

Context

St. Michael's Estate was built in 1969 and comprised 14 blocks and 346 residential units on a 14 acre (5.6 hectares) estate at Inchicore in Dublin's South West Inner City. In the late 1970's and 1980's the social and living conditions on St. Michael's Estate began to decline. The community initially sought to have the estate refurbished but by the 1990's the estate continued to decline and residents subsequently sought the redevelopment of the estate. 10 blocks have been demolished to date. Of the four blocks and 48 units that remain, 19 flats are currently occupied. A family resource centre and after school service are also accommodated within one of the remaining blocks.

Regeneration Proposals

A mix of uses are being proposed including 165 social housing units, 75 affordable housing units and 480 private housing units, commercial and retail facilities, civic centre with library, parish centre, 3 crèches, youth café, family resource centre, healthcare centre, 2 football pitches, play areas, an urban square and village green. The first phase of this development has been granted planning permission and comprises 68 social housing units, 69 affordable housing units, a community building and a crèche, on a 4.2 acre site adjacent the canal.

Proposed Procurement

A Public Private Partnership similar to that arranged for the regeneration of the Fatima Mansions Estate is proposed. In 2004 six blocks were demolished and planning permission was granted for the development of four acres of the site. The proposed Public Private Partnership is currently under review.

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Existing	14 acres (5.6 ha)	346 Social Housing Units Family resource centre	Flats	25 units per acre 62 units per ha	TBC	2 to 8 storeys	Surface	Public Housing Programme
Proposed	14 acres (5.6 ha)	<ul style="list-style-type: none"> • 165 Social Housing Units 23% • 75 Affordable Housing Units 10.5% • 480 Private Housing Units 66.5% • 720 Total Housing Units 100% • Commercial and Retail Units • Civic Centre with Library 	TBC	51 units per ha 128 units per ha	<ul style="list-style-type: none"> • 2 Football Pitches • Play Areas • Urban Square • Village Green 	TBC	TBC	Public Private Partnership
Phase 1	4.2 acres (1.7 ha)	<ul style="list-style-type: none"> • 68 Social Housing Units 49.5% • 69 Affordable Housing Units 50.5% • 137 Total Housing Units 100% • Community Building & Crèche 	<ul style="list-style-type: none"> • Houses • Apartments 	33 units per acre 80 units per ha	Playground	2 to 8 storeys	89 Surface 48 Basement (1 space per unit)	Public Private Partnership

3.6 Grove Village

Context

Grove Village is a housing regeneration project designed to regenerate an inner-city council estate in Ardwick, Manchester. The estate was originally constructed in the 1970's in the radburn style and suffered from rundown housing, public spaces and facilities, and high levels of crime and fear.

Regeneration Process

The key elements of the regeneration process involved transforming existing social housing on the estate through the following interventions:

- *Refurbishing 660 homes to a high standard*
- *Building approximately 650 high quality new homes for sale to encourage new residents to move to the area*
- *Demolishing over 430 of the worst properties on the estate*
- *Improving the estate layout and environment*
- *Addressing entrenched problems such as vandalism and crime including*
- *Creating a new local village centre with space for new shops and a community centre*
- *Launching a comprehensive training and job creation programme*
- *Managing and maintaining the rejuvenated estate for 30 years*

Proposed Procurement

The regeneration of Grove Village was delivered by means of a government backed Private Finance Initiative (PFI) scheme and at a cost of £100 million. The government has committed £40 million in credit to the project which will be paid to Manchester City Council on a monthly basis. The programme is being delivered on behalf of Manchester City Council by a special purpose vehicle called Grove Village Limited. This group comprises developers (MJ Gleeson Group), non-profit housing associations (Harvest Group) and financiers (Nationwide Building Society).

3.7 Conclusion

The case study analysis raised several important issues worthy of consideration in the regeneration of the Dolphin Estate. These issues include:

- The negative impact of large scale de-tenanting on existing communities
- Potential problems arising from the refurbishment of existing buildings e.g. limited capacity to increase unit sizes, difficulties associated with older building stock and infrastructure
- Provision of traditional housing typologies in accordance with community aspirations can lead to segregation of tenures within a development
- Public Private Partnership proposals provide for greater levels of social gain in terms of community facilities
- Public Private Partnerships are reliant upon increased residential densities and a greater intensity of development in order to finance social aspects of the project
- Potential exists for regeneration partnerships which provide for on-going involvement of community representatives in the regeneration process

Summary	Site Area	Mix of Uses	Unit Types	Density	Open Space	Building Height	Car Parking	Procurement
Existing	TBC	TBC	TBC	TBC	TBC	TBC	TBC	Public Housing
Proposed	TBC	TBC	TBC	TBC	TBC	TBC	TBC	Joint Partnership / PFI

4. Funding & Procurement

4.0 Introduction

The purpose of this section is to examine the various funding and procurement options available for the regeneration of the Dolphin Estate. As indicated by the case study analysis, the public housing programme and public private partnerships are currently the principal methods being employed in the provision / refurbishment of public housing in Dublin City. In addition to these procurement routes, voluntary and co-operative housing models have also been actively promoted in Ireland over the last decade. This section examines current the current investment and policy context for the provision of social housing in Ireland and the procurement options available for the regeneration of the Dolphin Estate.

4.1 Policy Context

4.1.1 National Development Plan 2007-2013

The National Development Plan is a framework plan for government investment over the next seven years. Over this time period, it was proposed that €184 billion would be spent on economic and social infrastructure, the enterprise, science and agriculture sectors, the education, training and skills base of people, environmental services and in the social fabric of Irish society, all of which is intended to deliver a better quality of life for all. The five Investment Priorities of the Plan are:

	€Billion Investment
Economic Infrastructure	54.7
Enterprise, Science and Innovation	20.0
Human Capital	25.8
Social Infrastructure	33.6
Social Inclusion	49.6
Total	183.7

Investment under the Social Infrastructure Priority of NDP 2007-2013 is indicatively estimated at just over €33.6 billion. This investment will be spread across the following Programme areas:

- *Housing*
- *Health Infrastructure*
- *Justice*
- *Sports, Culture, Heritage and Community Infrastructure*
- *Unallocated Capital Reserve*

Investment under the Housing Programme will total some €21.2 billion over the period of the Plan and will be delivered through two Sub-Programmes:

- *Social Housing Provision and Renewal (€17 billion)*
- *Affordable Housing and Targeted Private Housing Supports (€4 billion)*

SOCIAL HOUSING PROVISION & RENEWAL

A total of €17.1 billion (including a provision for rent supplement) will be invested under this Sub-Programme over the period of the Plan. This investment is being targeted at the provision of an expanded range of tailored social housing support and an accelerated programme of renewal and improvement of the existing stock.

The aim of this Sub-Programme is to deliver a greater quantity of social housing options and at the same time to improve the overall quality of this tenure. This will involve a commitment to delivering high quality development in mixed community settings with proper attention to the planning and design of new housing to ensure that developments do not contribute to or reinforce social segregation.

Investment under this Sub-Programme will be used to intensify efforts to rejuvenate and, where necessary, regenerate existing social housing communities. It will allow for the completion of the current phase of the regeneration of Ballymun under the Master Plan for that area. Further renewal schemes will be rolled out nationwide, part-funded by the resources made available through the sale of dwellings.

AFFORDABLE HOUSING AND TARGETED PRIVATE HOUSING SUPPORTS

A total of €4.2 billion will be invested under this Sub-Programme from Exchequer and other sources over the period of the Plan. The objective is to provide support for people seeking accommodation in the owner occupied sector through the provision of affordable housing.

Exchequer funding is focussed on the provision of subsidies to make homes affordable, while other expenditure relates to funding of mortgages by means of loans raised through the Housing Finance Agency (HFA). In many cases, local authorities will act as enablers of affordable housing provision and will be in a position to offer homes on their own lands, State lands or under arrangements with private developers at discounted prices without the need for financial subvention. In these instances the beneficiaries can access mortgage finance for their homes through a number of financial institutions.

In addition to Exchequer expenditure, it was intended a number of PPP type projects would be progressed over the period of the Plan under the Sustaining Progress Affordable Housing Initiative. This Initiative involves the making available of surplus State lands and property to private developers, thereby enabling the latter to provide private housing at more affordable prices.

4.1.2 Dublin City Housing Strategy 2005-2011

Dublin City will continue to be a major provider of housing in the city during the period of this housing strategy. In relation to social housing, Dublin City Council seeks to explore and implement options to meet social housing need. The following sections outline policies and practices, which will be pursued in this regard.

SUPPLY OF SOCIAL, VOLUNTARY & AFFORDABLE HOUSING INCLUDING PART V

Dublin City Council seeks to provide Social, Voluntary and Affordable including Part V housing by means of the following mechanisms:

- *The construction of new housing on existing or future lands in their ownership*
- *The purchase of previously occupied houses*
- *Accommodation being returned to Dublin City Council for reletting, (casual vacancies)*
- *Proactive involvement of the Voluntary/Co-operative Housing*
- *Sector*
- *Provision of Affordable Housing -non Part V*
- *Agreements under Part V of the Planning and Development*
- *Acts 2000-2002*
- *Shared Ownership Scheme*

NEW CONSTRUCTION / PURCHASE PROGRAMME

The provision of new build social housing will become more difficult during the period 2005-2011 due to a shortage of sites, however a programme of new construction will be maintained during the period of the strategy. The purchase programme has been pivotal in the delivery of social housing to date. It is envisaged that this programme will continue to deliver a significant number of houses over the period of the strategy.

VOLUNTARY HOUSING SECTOR

It is government policy to increase the volume of housing units provided by the voluntary and co-operative sector. Dublin City Council's policy is to support the voluntary housing sector to the greatest possible extent. The principal condition that Dublin City Council attaches to this support is that 75% of the resulting residential units are let to applicants on Dublin City Council's Assessment of Housing Need. In recent years, the reality has been that 100% of those housed by the voluntary and co-operative sector have been drawn from Dublin City Council's Assessment of Housing Need.

As a general principle, it is the intention of Dublin City Council to continue to engage with the voluntary and cooperative housing sector as fully as possible in responding to the ongoing provision of social housing including social housing provided under Part V.

NON-PART V AFFORDABLE HOUSING

Since the adoption of the 2001 housing strategy, the affordable housing unit has been set up. The role of this unit is to progress the design, planning and provision of affordable housing on sites currently in the ownership of Dublin City Council or through joint venture agreements with private developers and the voluntary and co-operative housing sector. A scheme of priorities for the provision of affordable housing (non-Part V) has been approved by Dublin City Council.

There are a limited number of sites in the ownership of Dublin City Council that are suitable for affordable housing. The majority of these sites are infill sites in areas that were originally developed for social housing. The 'Sustaining Progress Affordable Housing Initiative' has the potential to release significant lands to Dublin City Council for the development of affordable housing. During the lifetime of the Development Plan, Dublin City Council will proactively seek to involve private developers and the voluntary and co-operative housing sector in exploring and developing innovative methods of ensuring an ongoing supply of affordable housing into the future as these lands and other sites in our ownership are developed.

4.2 Voluntary & Co-Operative Housing

Voluntary housing associations provide housing to four broad categories of need:

- *Elderly*
- *Families*
- *Homeless*
- *People with disabilities*

The provision of housing for families seeks to relieve social housing need in required areas. Some of the larger housing associations such as Cluid, Respond! and The Iveagh Trust provide a large amount of general need housing which is very similar to standard local authority housing.

There are two capital funding schemes currently in operation under which Approved Housing Bodies (also known as voluntary housing associations) can apply for capital funding i.e. the Capital Assistance Scheme and the Capital Loan and Subsidy Scheme.

Only those organisations who have secured approved status from the Department of the Environment, Heritage and Local Government are eligible to apply for capital funding.

Housing associations or approved housing bodies must demonstrate to the relevant local authority that there is a need for the housing project proposed. The local authority itself should usually be in a position to determine the housing need and therefore approve the project. In certain circumstances the housing association may be in a position to assist the local authority in determining the housing need.

In general, a housing association project should impact positively on the local authority waiting list or those deemed eligible for the local authority waiting list. In addition to the local authority approving the need for a housing project, the housing association must also have obtained planning permission, full plans and costings proposed and proper title of the site.

CAPITAL ASSISTANCE SCHEME

First introduced in 1984, the Capital Assistance Scheme (CAS) has generally been used by housing associations who provide accommodation in the form of one and two bedroom units/houses for those with specialist housing needs such as the elderly, people with disabilities or the homeless. It can also be used to fund general needs / family type housing, though this is quite uncommon.

The Capital Assistance Scheme provides 95% funding towards the capital (building) costs of a project subject to maximum limits as outlined below. As of 1st November 2007, housing associations also have the option of receiving 100% funding towards the capital costs of a housing project. The capital funding is administered in the form of a mortgage loan. Repayments of the loan and interest payments are fully waived subject to compliance of the housing association with the terms and conditions of the scheme. For example the housing association must continue to house those in housing need as approved by the local authority.

Funding is provided by the Department of the Environment, Heritage and Local Government and drawn down through the local authority. The funding is sourced from the exchequer. Funding through CAS can be used for new build, turn key, design and build and refurbishment and renovation.

CAPITAL LOAN AND SUBSIDY SCHEME

This capital funding scheme, which was introduced in 1991, has been used by housing associations primarily for housing low income families who are eligible for social housing.

Like CAS, this scheme is also a mortgage loan where the capital repayments and interest charges are waived so long as the housing association complies with the terms of the scheme. It provides for 100% capital funding for a housing project and has mainly been used to house low income families. A management and maintenance allowance is paid to the housing association on a yearly basis under this scheme.

4.3 Public Private Partnerships

The National Framework agreed with the relevant social partners in 2001 defines PPPs as “*an arrangement between the public and the private sectors (consistent with a broad range of partnership structures) with clear agreement on shared objectives for the delivery of public infrastructure and / or public service by the private sector that would otherwise have been provided through traditional public sector procurement.*”

PPPs should not be viewed as a generic class. The statutory definition of PPPs in Ireland is broad and envisages a number of arrangements with the private sector, providing for both privately financed and non-privately financed PPPs.

The main types of PPP arrangements that have been used in Ireland to date include:

DESIGN, BUILD, OPERATE, MAINTAIN AND FINANCE (DBFOM)

These projects are financed by the private sector and in turn, the private sector is remunerated by deferred annual payments, referred to as “unitary payments” from the Exchequer;

DBFOM WITH A CONCESSION TO LEVY USER CHARGES FOR A PERIOD

These projects are partly or fully financed by the private sector and in turn the private sector is remunerated by collecting user charges (for example, toll roads).

DESIGN, BUILD, OPERATE

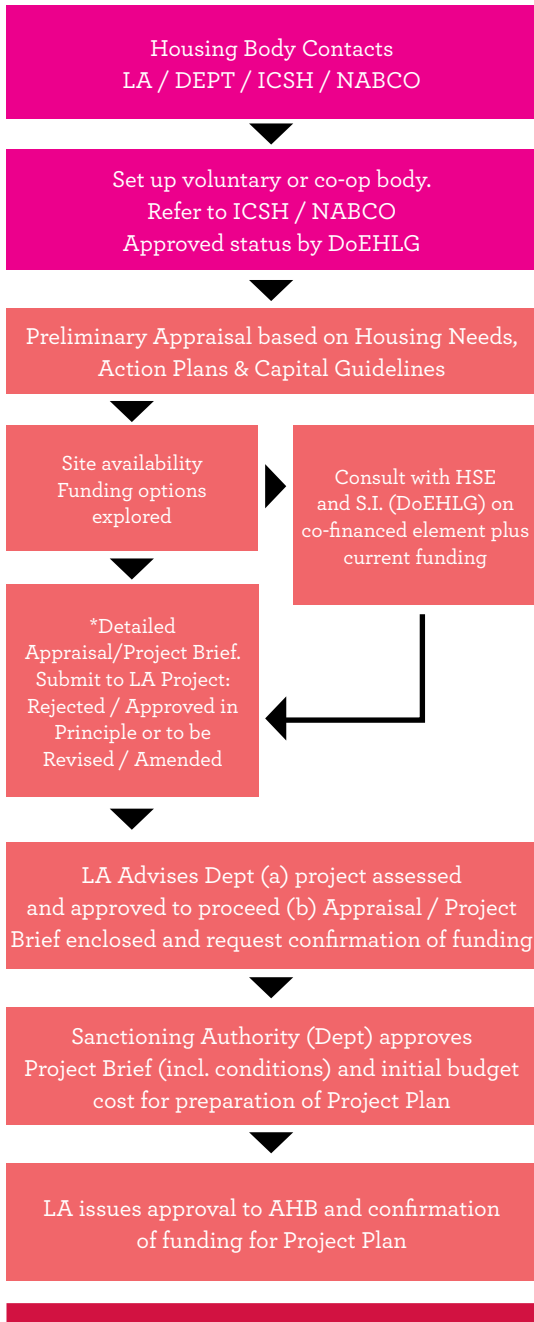
These projects do not involve private finance and are remunerated directly by the Exchequer. This model is primarily being used in the local government sector for the provision of Water and Waste Water projects;

ATYPICAL PROJECTS BASED ON LAND SWAPS

These projects include those concerned with the provision of social housing projects such as that being proposed for the regeneration of the Dolphin Estate by Dublin City Council.

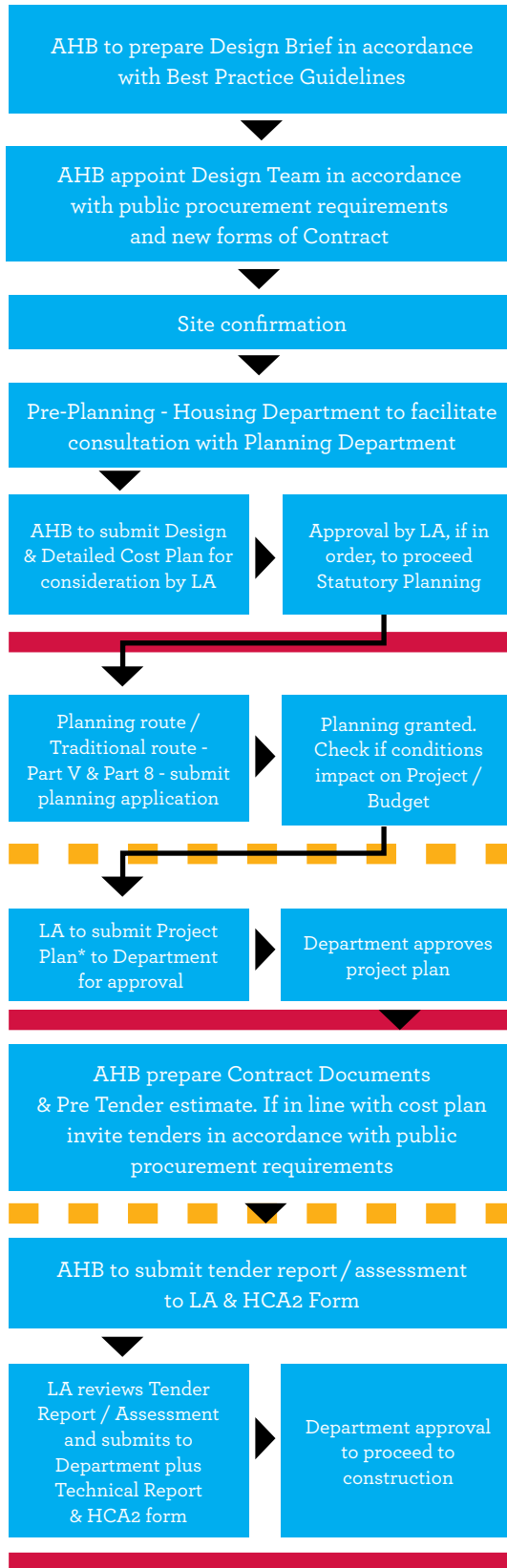
CAPITAL FUNDING SCHEMES
Voluntary and Co-operative Housing
Assessment and Proposal Procedures for
Projects Costing Between €5M and €20M

APPRAISAL



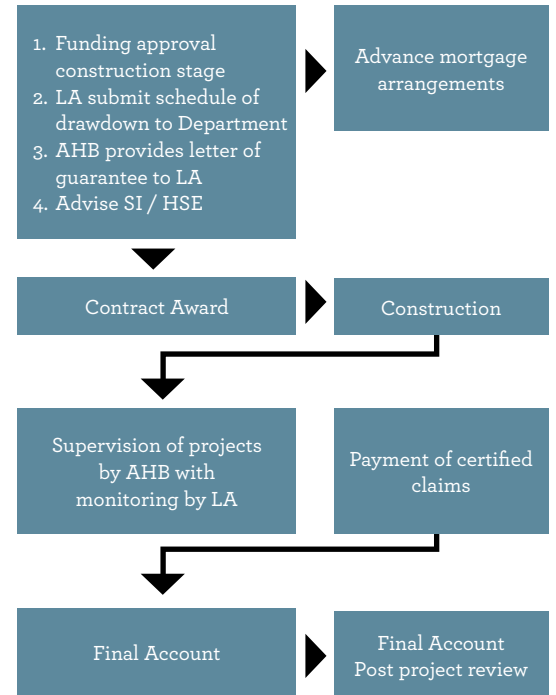
***Detailed Appraisal / Project Brief**
 Identify Need - How Project addresses need - Identify options including preferred option - Initial all-in cost estimate - Procurement Strategy - VFM assessment - Timescale

PLANNING & PROCUREMENT



***Project Plan to include**
 Detailed Planning & Design - Financial Profile - Timeframe for Implementation - Project Management Plan - Any significant changes from Project Brief.

IMPLEMENTATION STAGE



REVIEW

Four Stages

- Appraisal Reject, amend or advance Project Plan.
- Planning / Procurement Full public procurement of services and construction contracts. Approve Project Plan.
- Implementation Funding approval contract award. Manage construction.
- Review Project objectives met? VFM achieved? Lessons learned?

4.4 Procurement Options

4.4.1 Conventional Route

To procure the regeneration of the Dolphin Estate through the conventional route the whole project would be undertaken by Dublin City Council. Dublin City Council would design the project, seek planning approval, tender and construct the project. Dublin City Council would also be responsible for the disposal or operation of all the elements of the project on completion. All procurement and disposal would be carried out in accordance with public sector guidelines. The funding of the development would be the responsibility of the local authority. The ownership of the site and the development would remain with the Local authority unless they dispose of the different elements of the project. This procurement route would also apply to the provision of housing by voluntary housing associations.

FUNDING

Potential sources of funding include:

- Capital Allocations
- Shared Ownership / Affordable Housing
- Capital Assistance Scheme
- Capital Loan and Subsidy Scheme
- Sale of private units (unprecedented) or sale of lands for private development

ADVANTAGES

- Local Authority / Voluntary Housing Association would retain full control over the all aspects of the development
- The aspirations of the local Authority and community could take precedent over the commercial aspects
- Local Authority / Voluntary Housing Association would have a high level of quality control
- The scheme could be more easily modified as the project progresses
- Clear standard forms of contract and procurement are available which are accepted by the market.
- Under current market conditions the Local Authority / Voluntary Housing Association would get value for money from the construction market on construction tenders

The PPP approach has the potential to offer value for money and timely delivery of infrastructure when applied to projects of the right scale, risk and operational profile.

For appropriate projects, the advantages associated with the “classic” DBFOM PPP arrangement include:

- Payments linked to performance over the lifetime of the project
- Long term contracts whereby bidders focus on the whole life-cycle cost of projects and not just on the upfront capital costs
- Construction times post contract close tend to be faster as the private sector is incentivised to complete the project in order to begin to receive the ongoing regular payments
- Private sector innovation and commercial and management expertise
- A contractual framework to allocate risk to the party that can manage it best
- The PPP approach allows for a number of appropriate projects to be developed simultaneously as the capital costs can be spread over the longer term

PPPs should be viewed as just one approach to the financing of infrastructure to be used alongside traditional approaches. PPPs do not offer a solution to all of the challenges presented by largescale capital projects and can be subject to the factors that can cause delays on other, traditionally-procured projects – including planning and legal challenges.

In this regard we note that the feasibility of the PPP procurement route with respect to the provision of cost neutral social housing is relative to market conditions and property values. The recent collapse of PPP projects which sought to regenerate local authority housing estates in Dublin’s inner city reflect this aspect of the process.

We also note that in order to incentivise private partners to participate in a PPP, the project must be financially viable. Where cost neutral projects based on land swaps are proposed, the criteria for development will be based on quantitative objectives in the first instance, followed by qualitative objectives.

DISADVANTAGES

- Limited involvement of the private sector would reduce commercial return on the project
- All project risk would be carried by the Local authority / Voluntary Housing Association. (Some of the construction risks may be carried by the contractor under the new GCCC contracts)
- The market risk of not being able to dispose of the commercial elements of the project would be carried by the Local authority / Voluntary Housing Association if not disposed of
- The full funding of the project would be carried by the Local Authority / Voluntary Housing Association
- The long term operations of a large mixed use development would be the responsibility of the Local Authority / Voluntary Housing Association
- The Local Authority / Voluntary Housing Association would effectively be a government subsidised competitor for local developers in the commercial and private retail sectors
- The project may lack the capability and market efficiency which would be available in the private sector
- Potential to harness the perceived innovation within the private sector is reduced
- Sale of lands for private development would generate social segregation within the development
- The sale of lands under current market conditions would generate a poor return

TIME

The capital allocations available to Dublin City Council are limited. Depending on Dublin City Council’s priorities, the regeneration of the Dolphin Estate may not occur for a considerable length of time. This procurement option would be most efficient with respect to the refurbishment of the estate whereby the sale of lands could be used to fund the proposed refurbishment works where capital allocations cannot cover the full cost.

4.4.2 Design and Build

This option follows a similar process to the conventional route, with the only differences being that the detailed designs are carried by the developer instead of the Local Authority / Voluntary Housing Association. The Local Authority / Voluntary Housing Association would provide a performance specification to which the builder would be required to conform. The advantages and disadvantages of this process are similar to the conventional route with the exception of those outlined below.

FUNDING

- Capital Allocations
- Shared Ownership / Affordable Housing
- Capital Assistance Scheme
- Capital Loan and Subsidy Scheme
- Sale of private units (unprecedented) or sale of lands for private development

ADVANTAGES

- A higher degree of design and construction risk is carried by the contractor
- Lower design costs in light of new form of contract and public sector procurement
- Potential to harness perceived innovation within the private sector, and the associated economies, is achieved

DISADVANTAGES

- The degree of control that the Local Authority / Voluntary Housing Association has over the design and construction process is reduced
- Changes at the post contract stage can be difficult and expensive
- Sale of lands for private development would generate social segregation within the development
- The sale of lands under current market conditions would result in a poor return

TIME

The capital allocations available to Dublin City Council are limited. Depending on Dublin City Council's priorities, the regeneration of Dolphin House may not occur for a considerable length of time. Dublin City Council could seek to sell lands on the site to fund the social element. However, this approach would be unlikely to generate the returns required, particularly in the current economic climate, and would in any event generate social segregation of the site.

4.4.3 Design, Build and Finance

This is a potential Public Private Partnership (PPP) route. The Local Authority defines their requirements through an output specification. The private partner designs, builds and finances the development. The finance may incorporate the site value and elements of public funding for elements required by the Local Authority, with the balance of funding being provided through private funding. Typically banks and funding institutions will provide development funding.

The source of long term funding will depend on the private partners approach to disposal/lease of the commercial property. With the DB&F route the private partner is under no obligation once the development is complete. The social aspects may be handed back to the Local Authority. The private elements of the project may be sold or leased at the discretion of the private partner. At this stage, beyond the normal planning and other statutory requirements the Local Authority has no influence or control over the commercial elements.

FUNDING

- Sale of Private Units
- Sale / Lease of Retail and Commercial Units
- Potential Public Funding for Community Elements e.g. Community Facilities Grant

ADVANTAGES

- The burden of the financing the capital project is removed from the Local Authority and can be cash flowed to suit requirements
- There is one private partner responsible for the design, construction and marketing and sales of the full development
- The innovation and efficiency of the private sector may achieve cost savings
- The involvement of a private partner should maximise the commercial returns on the commercial elements
- A degree of flexibility in how the private element may be delivered allows for a maximum return on the private element
- Higher degree of risk transferred to the private sector

DISADVANTAGES

- PPP is not as attractive as it once was for the private sector due to falling house prices and the credit crunch
- The scale and complexity of the development may limit the number of potential developers
- Significant up front commitment of time and management from the Local Authority required
- The Local Authority has less control over the design and construction of the social elements than with the traditional procurement process
- The development of the site is determined by the market / economic context
- The Local Authority has no control of the on-going operation of the elements of the project which are not handed back to the Local Authority e.g. commercial

TIME

The time-scale for this procurement option will depend on the market and the financial feasibility of the project.

4.4.4 Design, Build, Finance and Operate

This option is similar to the design, build and finance model but with the addition of the long term management and maintenance of the development. This is part of the bid and is the responsibility of the developer.

FUNDING

- Sale of Private Units
- Sale / Lease of Retail and Commercial Units
- Potential Public Funding for Community Elements e.g. Community Facilities Grant

ADVANTAGES

The advantages are similar to those outlined under the Design, Build and Finance option with the exception that:

- The responsibility for the day to day management is removed freeing resources in the Local Authority and while also achieving private sector efficiencies

DISADVANTAGES

- Limited experience of implementation of PPP projects in Ireland
- Limited market of possible bidders for maintenance and management for social housing areas.
- Requirement for consultation with stakeholders including existing Local Authority employees involved in maintenance and management
- Current market conditions do not make PPP as attractive as it once was

TIME

The time-scale for this procurement option will depend on the market and the financial feasibility of the project.

4.5 English Housing Policy

Social housing in England consists of two basic types of housing:

- Property rented from a local authority, commonly known as council housing
- Housing rented from what are now termed Registered Social Landlords (RSLs) - social landlords who are independent of local authorities

Since 1988 more than 400,000 homes in England have been transferred from local authorities to RSLs in order to harness private investment for the maintenance and repair of social housing.

RSLs are usually Housing Associations. Most are small and own fewer than 250 homes. They provide homes to rent and also run low-cost home ownership schemes which allows people to buy or part buy their homes at less than market cost. RSLs in England had been regulated by the Housing Corporation which has now been split into the Homes and Community Agency and the Tenant Services Authority. The former has a national role as the investment vehicle for affordable housing and regeneration whilst the latter performs a regulatory function over RSLs.

4.5.1 Housing Policy

HOUSING GREEN PAPER, HOMES FOR THE FUTURE: MORE AFFORDABLE, MORE SUSTAINABLE (2007)

This paper recognised the vital need to provide more homes for an ageing and growing population and set out a long-term ambition to deliver 240,000 additional homes per year by 2016.

With respect to social and affordable housing, the paper included objectives to:

- Invest over £8 billion in affordable housing, delivering at least 70,000 more affordable homes a year by 2010-11
- Deliver at least 45,000 new social homes a year by 2010-11, and over 25,000 shared ownership and shared equity homes a year

The government invests around £6 billion per year in housing and regeneration programmes. Currently, government priorities for these investments seek to:

- Provide greater help for first time buyers
- Help existing homeowners facing difficulties due to problems in the international mortgage markets
- Keep housing supply, particularly affordable housing supply, as high as possible during the current difficulties in order to keep on track in meeting targets
- Maintain capacity and create the right conditions for recovery and longer-term growth

It is an objective of the government to expand the role played by local authorities, housing associations and the community sector in developing sites.

It is recognised that local authorities have available to them a range of ways of working together with other local stakeholders, in order to improve the prospects and pace of housing delivery. These ways of working together are broadly termed as 'Local Delivery Vehicles' and include the following:

LOCAL AUTHORITY-OWNED COMPANY

A wholly-owned local authority company could build and own new affordable housing. Councils looking at this model have focused on delivery of additional social rented or shared ownership housing using land held in the Housing Revenue Account (HRA) to support the development. Where LAs have Arms Length Management Organisations (ALMO) these could fulfill the same role.

COMMUNITY LAND TRUST

A Community Land Trust (CLT) is an independent non-profit trust which owns or controls land and housing in perpetuity for the benefit of the community. A wide range of corporate structures are possible including housing association models. CLTs already operate in some areas.

LOCAL HOUSING COMPANY

Joint venture Local Housing Companies could act as the master developer for new communities within an area, working in partnerships with builders and funders. Local Housing Companies would develop new homes and meet specific needs such as affordable and family housing.

LIMITED LIABILITY PARTNERSHIP

A limited liability partnership (LLP) is a form of legal structure which could be established between housing associations and private developers for the purpose of developing and providing new housing supply: market sale, low cost homeownership/equity share and social rented housing. There is potential for local authority involvement in LLPs as partners with a view to the development of local authority land.

SINGLE ESTATE TRANSFORMATION MODEL

The purpose of an estate transformation venture would be the creation of a sustainable mixed community. This would be likely to involve selective demolition; provision of new housing supply for home-ownership, market sale and low-cost home ownership; social rented and possibly council housing. Provision of new local infrastructure would also be likely, such as a community centre, health centre, recreational facilities and open space.

STRATEGIC HOUSING AND REGENERATION PARTNERSHIPS

A flexible Public Private Partnership joint venture vehicle could focus on housing and regeneration. This could also deliver PFI funded housing development. Such partnerships would provide all types of new housing, and attract wider social infrastructure investment together with the physical, social and economic regeneration of an estate or wider local authority area.

4.5.2 Funding Social and Affordable Housing

The 'Local Delivery Vehicles' described largely rely on government funding for the provision / refurbishment of social housing. The Homes and Communities Agency is the national housing and regeneration delivery agency for England. As previously noted, the Homes and Community Agency will invest over £8 billion in affordable housing through the National Affordable Housing Programme.

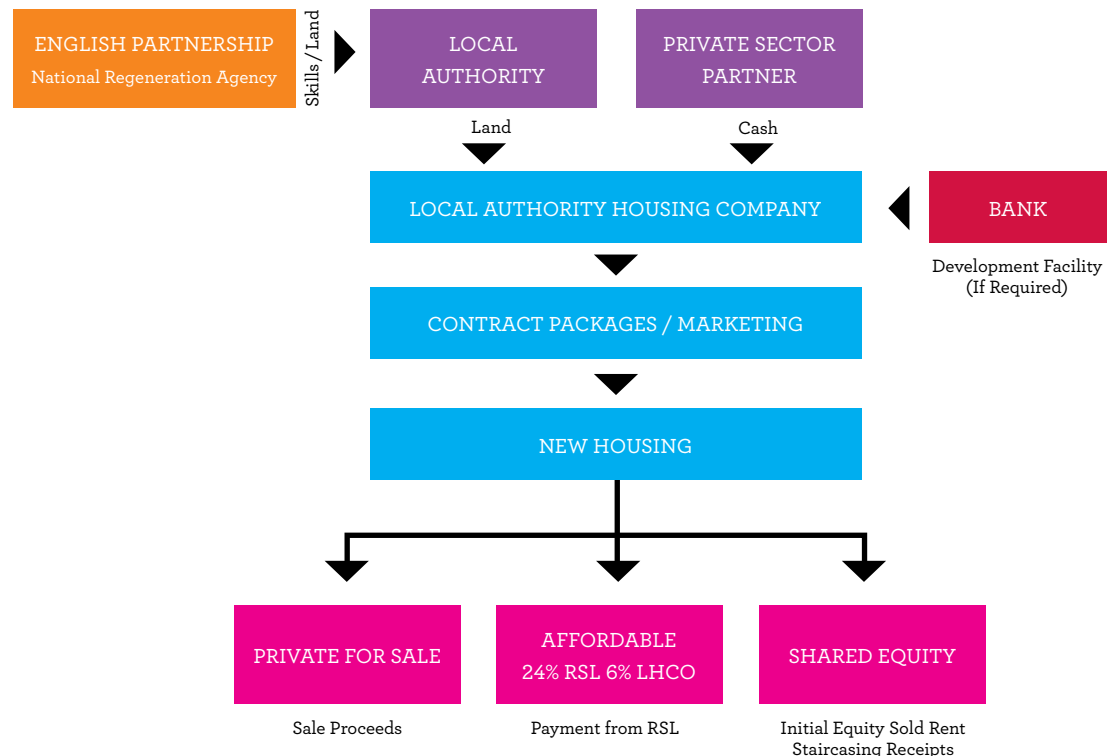
The application process for funding in England is not dissimilar to that in Ireland. Before applying for funding, housing providers must first be awarded investment partner status through the prequalification process. Investment Partners and organisations that meet specialist provision requirements can bid for funding through the investment management system. Bids must meet an established set of assessment criteria including investment priorities.

4.5.3 Private Finance Initiatives

The Private Finance Initiative (PFI) is a method developed by the United Kingdom government to provide financial support for 'public-private partnerships' (PPPs) between the public and private sectors. Where projects are aimed at creating public goods, such as infrastructure, the government may provide a capital subsidy in the form of a one-time grant, so as to make it more attractive to private investors.

PFI is used in both central and local government. In the case of local government projects, the capital element of the funding which enables the local authority to pay the private sector for these projects is given by central government in the form of what are known as PFI "credits". The local authority then selects a private company to perform the work, and transfers detailed control of the project, and in theory the risk, to the company.

LOCAL AUTHORITY HOUSING COMPANY Illustrative Example - Other Models Possible



In the course of a PFI agreement, the public sector authority signs a contract with a private sector Special Purpose Vehicle (SPV). The SPV is a company formed for the specific purpose of providing the PFI. It is owned by a number of private sector investors, usually a construction company, a service provider, and a bank. PFI contracts are for long terms, typically 30-60 years. During the period of the contract the SPV will provide certain services, which were previously provided by the public sector. The SPV is paid for the work over the course of the contract on a “no service no fee” performance basis. The authority will design an “output specification” which is a document setting out what the SPV is expected to achieve. If the SPV fails to meet any of the agreed standards it should lose an element of its payment until standards improve.

The Grove Village project described in Section 3.0 was the U.K.’s first PFI housing project. In the case of Grove Village, the SPV comprised MJ Gleeson Group (developers), Harvest Housing Group and Nationwide Building Society.

4.5.4 Local Housing Companies

Local Housing Companies are one of the joint venture models outlined in the Housing Green Paper and currently under consideration by Communities and Local Government (CLG).

The Local Housing Company model is also a joint venture between the public and private sectors, with local authorities ‘investing’ land in the development process and private developers and other investors providing funding to an equivalent amount. The joint venture will be jointly owned with a 50:50 split, or 51% by the private sector and 49% by the public. Both organisations will share the risks and benefits (such as an uplift in land values) of the development process.

The Local Housing Company approach is intended to strengthen the local authorities’ position at the centre of the development process, and provide a range of opportunities for investors and development partners. In doing so, Local Housing Companies will also increase the supply and range of new homes available.

Around 50% of all new homes built by Local Housing Companies will be for affordable sale and rent. Local Housing Companies will seek to:

- Increase the supply of a range of homes, including affordable homes
- Allow local authorities to invest land in housing development to capture a share of increasing land values
- Position local authorities at a stronger point in the centre of the development process
- Provide opportunities for a range of investment and development players to become partners of local authorities
- Create quality schemes with wider consumer choice and tenure options

The Local Housing Companies route is currently being piloted by 14 local authorities and it is hoped that the first Local Housing Companies will be in place in 2008 and that development activity on the first projects will commence during 2009/2010.

4.6 Conclusion

This section has given an overview of some of the various funding and procurement routes currently being employed in Ireland and the U.K. In Ireland, social housing is generally provided by local authorities via the traditional route of designing, building, financing and managing the project, by voluntary housing associations, through public private partnership agreements or by means of Part V housing units. With the exception of public private partnership agreements, funding for social housing primarily comes from the exchequer and local authority finances.

In England, the situation is not dissimilar although the level of responsibility carried by local authorities in terms of managing social housing schemes is frequently transferred to Rented Social Landlords such as housing associations. However, the cost of developing social housing will require government funding. Whilst in England there is a greater diversity of local delivery routes on the ground, like Ireland, many of these routes rely upon government funding.

Whilst the attractiveness of a cost neutral public private partnership is understandable, it must be noted that compromises will inevitably be made in terms of the overall quality of the housing provided. Indeed, in the course of the collapse of several PPP projects in Dublin’s inner city, new apartment standards were cited as one of the reasons the projects were no longer feasible. In reality, the viability of these projects was primarily affected by a drop in property values. As such, the number of units achieved by the proposed schemes would not justify the costs, including the agreed social gain.

The lesson here is that PPP projects should not be designed on the basis of cost neutrality as compromises in the quality of a development will be made to reflect current property market values during periods of economic decline. A more sustainable approach to development would be to establish appropriate housing typologies, urban form, mix of uses, tenures etc. with respect to the community it is intended to accommodate in both the short and longer term. Where the costs of this development cannot be made by the sale of private elements, the development should be subsidised by the state in the interest of developing sustainable communities.

5. Vision Statements

5.0 Introduction

Vision Statements for the Dolphin Estate have been identified by Sheridan Woods Architects in conjunction with the Dolphin House Community Development Association and arising from a SWOT analysis of the estate and community consultation. The purpose of the Vision Statements is to set out objectives which will facilitate the identification of appropriate development options for the estate and to identify criteria for the assessment of these options.

5.1 Methodology

The preparation of the Dolphin Estate Vision Statements comprised two principal elements. A SWOT analysis of the estate was initially carried out by Sheridan Woods Architects and Urban Planners and with respect to the Baseline Study undertaken.

Community consultation in the form of a workshop was subsequently undertaken whereby residents of the Dolphin Estate were invited to formulate Vision Statements for the estate with respect to the Social, Economic and Environmental aspirations of the community. A community questionnaire was also distributed throughout the estate and contained a Vision section asking residents whether they would like to remain living on the estate, would they like the existing buildings to be demolished or refurbished, what their hopes for the future of the estate are and what should be done to make the estate a better place to live.

The SWOT analysis and Vision Statements also informed the identification of criteria for the assessment of development options. This criteria seeks to assess the development options identified in terms of their ability to address the weaknesses and threats identified in the SWOT analysis and their capacity to secure the objectives of the Vision Statements.

Community Workshop

This workshop took place on the 16th of July 2008 and was attended by approximately 50 residents. The workshop was facilitated by Community Action Networks and key facilitators including Sheridan Woods Architects and Urban Planners. The workshop commenced with a presentation by the latter outlining their survey and analysis of the estate and the findings of the case study analysis. A workshop was subsequently undertaken whereby residents were divided into groups and assigned a facilitator. The purpose of the workshop was to identify social, economic and environmental vision statements for the Dolphin Estate. This process involved three principal tasks including the identification of the existing context, how it should be and how that could be achieved. The outcome of these tasks subsequently informed the identification of Vision Statements.

Community Questionnaire

A community questionnaire was distributed throughout the Dolphin Estate following the public workshop. 132 households responded to the community questionnaire. 420 households are recorded on the Dublin City Council registry of tenants on the Dolphin Estate. Accordingly, the response rate to the community questionnaire was 31%.

As previously noted, the community questionnaire contained a Vision section which also informed the identification of Vision statements for the estate.

5.2 SWOT Analysis

The strengths, weaknesses, opportunities and threats identified for the Dolphin Estate with respect to the social, economic and environmental profile of the estate are tabulated below. These have been derived from the baseline study undertaken.

Social

Strengths	Weaknesses	Opportunities	Threats
Community Spirit	Anti-Social Behaviour	Maintain and Build Upon Existing Community Spirit	Increasing levels of Anti-Social Behaviour
Young Population	Lack of Activities / Facilities Drugs Related Activities	Provide Additional Community Services and Amenities	Increase in Criminal Activity
Settled/ Non-Transient Population	Poor Mix of Tenure	Integrate with the Wider Neighbourhood / Diversify Mix of Tenure	Affordability / Gentrification
Access to Local Medical Services	Overcrowded and Inappropriate Living Conditions	Improve Living Conditions Consolidate voluntary services infrastructure	Privatisation of Health Services and Exclusion of Lower Income Groups Continued Decline of Living Conditions
Access to Local Primary and Secondary Education	Low take-up of Third Level Education	Provide appropriate Further Education / Training Facilities	Low level of education attainment
Proximity of Services	Cost of Local Services / Low Population Density	Provide for Larger / Affordable Retail Services	Viability of Small Retail Service Providers
Provision of Voluntary / Community Services	Poor Facilities	Consolidate and Enhance Community Services	Lack of Funding
	High Lone Parent Population	Provide additional Creche Facilities	Increase in Lone Parent Population Increased Poverty levels
	High Single Population	Provide Support Facilities for Lone Parents and the Elderly	Marginalisation of Minority Groups
Local Community / Sporting Facilities	Current Provision of Recreation / Play Facilities	Diversify and Intensify current provision of Play Facilities	Inadequate Funding

Economic

Strengths	Weaknesses	Opportunities	Threats
Central Location	Low Income Population	Provide Local Employment Opportunities Establish a Buoyant Local Economy	Rising Commercial Value of Site
Access to Employment	Proximity to Local and City Centre Employment Opportunities	Provision of Local Employment Opportunities	Decline in Local Industries
Young Labour Force	High Rate of Early School Leavers	Provide Local Training and Employment Opportunities Secure Employment Opportunities for Local Labour Market as part of Regeneration Process	Mismatch of skills and employment opportunities Low levels of education attainment
Further Education Services	Poor take up / awareness of further education services	Consolidate and promote existing and potential further education services Improve further education facilities	Funding Down sizing of physical infrastructure
Community Employment Scheme	Poor take up by males Long term employment not guaranteed	Provide appropriate training and employment opportunities for males	Limited Employment Opportunities becoming available

Environmental

NEIGHBOURHOOD			
Strengths	Weaknesses	Opportunities	Threats
Identifiable Distinctive Character	Poor Integration Connections to Surrounding Urban Fabric/ South Circular Road	Potential to Integrate Dolphin Estate with wider Context	Loss of Identity Negative Identity
Accessible from Adjoining Neighbourhoods: Crumlin, Rialto, Dolphins Barn, Fatima	Poor Connections from Estate to Neighbourhood Single Vehicular Access	Potential to develop new Connections More Permeable Boundaries	Security, NIMBYISM
Accessible to Public Transport / LUAS and Dublin Bus Services	Poor physical connections from neighbourhood to Public Transport	Potential to make more connections Enhance accessibility	Goods related vehicular traffic through the estate
Proximity to Significant Areas of Open Space: Boys Brigade, Brickfields, Iveagh Grounds, Eamonn Ceannt Park, Canal Bank	Limited Uses of Open Space Poor access Anti-Social Behaviour	Enhance Access and Security along Canal	Inappropriate Development Security
Relationship to Canal	Poor accessibility to Canal Canal underdeveloped Anti-Social Behaviour	Opportunity to Develop and provide Access to Canal Potential contribution to Biodiversity	Inappropriate Development Continued Anti-Social Behaviour
Retail / Commercial Shopping in Crumlin, Rialto, Dolphins Barn	Shopping facilities inadequate at Crumlin Limited and Expensive Retail Services in Rialto	Additional facilities at Fatima Enhanced facilities at Crumlin Potential at Dolphin House	No enhancement of existing facilities Inappropriate Development
DOLPHIN ESTATE			
Strengths	Weaknesses	Opportunities	Threats
Legible Urban Structure	Poor Delineation between Horseshoe Blocks	Potential to make blocks distinctive	Loss of Identity
Open Character	Poor delineation of Hierarchy of Space Unsupervised areas	Potential To Enclose Spaces	Loss of sense of openness
Spine Road	Poorly defined / Windswept / Lack of centre Poorly defined Public Realm Poor access from Spine Road to Dolphin's Barn and Rialto	Enhance connections Definition of Spine Road Create sense of neighbourhood / Focus	
Extensive areas of Open Space	Poorly supervised space Anti Social Behaviour on Pitch Playground poorly supervised	Provide Localised play areas Passive supervision	Inappropriate development
Connection to Public Waste Water Infrastructure and Water Supply	Infrastructural problems with waste water and sewerage	Address existing infrastructural deficits and provide for new and improved infrastructure	Continued decline of infrastructure
South orientation facing canal Blocks orientated in east west direction benefiting from morning and evening light Blocks building height appropriate proportion/ courtyard benefiting from natural light	Poorly defined spaces facing canal Poorly defined courtyards/ open at northern end Poor sense of security	Definition and enhancement of courtyard spaces	Over intensification of site
Flat topography allowing ease of access within estate	Poor levels of Permeability	Provide for improved connections and increased footfall through the estate	Continued isolation of the site and subsequent increase in anti-social behaviour
Single Management Company (Dublin City Council)	Poor maintenance Anti-Social Behaviour/ Vandalism	Community Participation Residences Association	Continued decline of Estate

BLOCKS			
Strengths	Weaknesses	Opportunities	Threats
Low-Medium Rise Building Height	Poorly defined Public Realm	Increased building height at appropriate locations	Overdevelopment of site Overshadowing
Limited number of units per block	Poor access to residential units	Provide controlled and disabled access to residential units	Continued anti-social behaviour in communal areas
Semi private open space	Poorly defined function	Provide designated functions	Loss of open space amenity
Ample surface car parking opportunities	Poorly defined car parking areas Car spaces not visible from units	Provide designated, safe and secure car parking	Loss of car parking Continued consumption of open space for car parking purposes
UNITS			
Strengths	Weaknesses	Opportunities	Threats
Mix of Unit Types	Mismatch of households and unit types	Address mismatch of unit types and households To provide incentives for small households to downsize	Poor quality of life due to overcrowding
Dual / Triple aspect units	Substandard unit sizes	Reconfigure / extend existing units to meet standards Provide new accommodation to meet current standards	Continued decline of existing accommodation
Good visual connections to open space	No provision of private open space at Dolphin House	Provide for high quality private open space	Increase of anti-social behaviour in existing public open spaces

5.3 Community Workshop and Questionnaire

As previously noted a community workshop was undertaken with the residents of the Dolphin Estate on the 16th of July 2008. The purpose of this workshop was to inform the preparation of vision statements for the estate by establishing community aspirations with regard to the social, economic and environmental development of the Dolphin Estate. Residents were asked to define the existing context of the estate, their aspirations for same and how this could be achieved. The findings of the workshop are summarised below.

Social Aspirations

PERCEPTION OF EXISTING CONTEXT:

- Good community spirit
- Safe
- Unsafe
- Poor recreation amenities
- No social services for elderly at the weekend

ASPIRATIONS:

- Good Community Spirit
- Improved living conditions
- Safe
- Children's Facilities
- Community Centre
- Weekend services for the elderly

APPROACH:

- Retain community spirit
- Improve living accommodation
- Provide recreation facilities/activities
- Introduce security measures
- A Community Centre

Economic Aspirations

PERCEPTION OF EXISTING CONTEXT:

- No further education facilities
- Good provision of schools
- Local industry gone
- Community Employment Scheme main source of employment
- Limited training opportunities
- FÁS training opportunities not being used
- No local jobs in the area

ASPIRATIONS:

- High levels of education and long term employment
- Improved quality of life
- Generation of local employment through regeneration process
- Creche facilities for working mothers
- A Dolphin Enterprise Centre
- Additional Shops
- Employment services

APPROACH:

- Local Job Centre
- Back to school support
- Enterprise units
- Promotion of Dolphin House as an area
- A community centre with training facilities
- Library and Public Internet Access

Environmental Aspirations

PERCEPTION OF EXISTING CONTEXT:

- Well located
- Unsafe
- Poorly maintained
- Unattractive
- Poor communal areas
- Low standard of accommodation
- Inadequate provision of car parking
- Poorly defined open space
- Poor sewerage infrastructure
- Poor fire escape facilities

ASPIRATIONS:

- Regenerated/Redeveloped
- Attractive
- Larger living accommodation
- Private open space
- Improved accessibility
- Safe
- Energy efficient
- Well maintained
- Low rise
- Private parking

APPROACH:

- Retain community spirit
- Community Agreement on Regeneration
- Energy efficient technologies
- Non-Public Private Partnership process
- Government funding

In addition to the community consultation workshop, a Vision section was included in a community questionnaire distributed on the estate. 132 households responded to the questionnaire. The findings of this section are outlined below.

Would you like to remain living on the estate?

- 69% of responses stated they would like to remain living on the estate.
- 23 % of responses stated they would not like to remain living on the estate.
- 8% of residents did not answer or could not decide at this point in time.

Should the existing flats on the estate be demolished or refurbished?

- 70% of responses stated the existing buildings on the estate should be demolished.
- 24% of responses stated the existing buildings should be refurbished.
- 5% of responses did not answer or could not decide at this point in time.

What are your hopes for the Dolphin Estate?

The principal responses to this question included:

- Safe 13%
- Demolished and rebuilt 13%
- Good Housing 11%
- Good Community 11%
- Larger Accommodation 6%
- Well Maintained 5%
- Drugs Free 4%
- Children's Activities 4%
- Community Facilities 4%
- Houses with Gardens 4%
- Improvement 4%
- Attractive 3%
- Private Open Space 3%
- Other 15%

What should be done to make the Dolphin Estate a better place? The principal responses to this question included:

- Increase Safety 16%
- Address Drugs Problem 16%
- Demolish and rebuild 13%
- Address Anti-Social Behaviour 8%
- Improve Maintenance 8%
- Children's Activities 6%
- Establish Community Agreement 4%
- Provide Good Housing 4%
- Maintain/Improve Community Spirit 3%
- Refurbishment 3%
- Increased Garda Presence 3%
- Other 16%

What changes would you make to your home? The principal responses to this question included:

- Increase Accommodation Size 49%
- Provide Private Open Space 12%
- Provide Bedrooms (Dolphin Park) 6%
- Improve Maintenance 4%
- Improve Access 4%
- Improve Sewerage Infrastructure 4%
- Increase Privacy 3%
- Improve Finishes 3%
- Other 15%

In this regard, we note the principal aspiration for the regeneration of the estate is a safe environment. The community survey indicates that despite unsatisfactory standards of living accommodation, the majority of households would prefer see the drugs and anti-social behaviour problems on the estate addressed rather than their specific accommodation needs being addressed.

5.4 Vision Statements

Three Vision Statements were derived from the community workshop and questionnaires which sought to encapsulate the community's aspirations with respect to the social, economic and environmental development of the Dolphin Estate. These statements will be central to the assessment of the development options identified.

Social Vision Statement

*'A safe, inclusive and active Dolphin Community, with a broad range of local recreational facilities and activities designed for all ages.
A Dolphin Estate that allows for the evolution and growth of an integrated, healthy, and vibrant community'*

Economic Vision Statement

'A diverse and buoyant local economy sustained by a locally educated and trained workforce'

Environmental Vision Statement

'A regenerated Dolphin Estate, that is safe, attractive, well maintained and environmentally friendly. A Dolphin Estate that provides high-quality housing and community facilities for the residents that they serve'

5.5 Criteria for Development Options

Criteria have been identified for the assessment of development options in order to ensure the objectives of the vision statements can be achieved. These criteria and the reasons for their selection are outlined below.

Social Criteria	Reason
<ul style="list-style-type: none"> Maintain existing population 	<ul style="list-style-type: none"> To retain and enhance the existing sense of community spirit
<ul style="list-style-type: none"> Provide accommodation that matches the housing requirements of the existing population 	<ul style="list-style-type: none"> To improve the quality of life of existing residents
<ul style="list-style-type: none"> Provide for a mix of tenures 	<ul style="list-style-type: none"> To promote social inclusion and mixed communities To address low income imbalance on the estate and in the area Improve life chances for residents Provide for a social mix of children in local schools Improve provision of public or private services
<ul style="list-style-type: none"> Mix of unit types 	<ul style="list-style-type: none"> To provide for a variety of household types and sizes
<ul style="list-style-type: none"> Establish a critical mass of population capable of supporting a range of local services and facilities 	<ul style="list-style-type: none"> To provide for a sustainable and self-sufficient community
<ul style="list-style-type: none"> Provide for hard social infrastructure e.g. community centre, play/sports areas and equipment, crèche facilities and communal dining facilities 	<ul style="list-style-type: none"> To provide for the consolidation and augmentation of existing social services in the area To improve accessibility to and awareness of social services To provide basic facilities for local residents groups and organisations To provide for accessible recreational activities for children and teenagers To provide for a family friendly living environment To enable parents to enter the workforce To facilitate the provision of home help services
<ul style="list-style-type: none"> Establish overlooked, active and well lit streets and spaces 	<ul style="list-style-type: none"> To provide for passive surveillance and an increased sense of security on the estate
<ul style="list-style-type: none"> Maximise pedestrian and cycle connections to public transport 	<ul style="list-style-type: none"> To provide for high levels of accessibility to social and community facilities outside the estate
Economic Criteria	Reason
Provide education and training facilities	<ul style="list-style-type: none"> To consolidate and enhance existing education and training opportunities To improve access to education and training opportunities
Provide for retail and commercial uses	<ul style="list-style-type: none"> To generate local employment opportunities on the estate and enhance employment opportunities in the area To provide for a mix of uses which provide opportunities to live and work in the area To ensure local employment uses do not interfere with the residential function of the estate
Environmental Criteria	Reason
<ul style="list-style-type: none"> Establish an attractive and distinctive character 	<ul style="list-style-type: none"> To improve the identity of the estate and increase levels of civic pride
<ul style="list-style-type: none"> Provide well defined, overlooked and multi-purpose streets and spaces 	<ul style="list-style-type: none"> To provide for a variety of safe and inclusive passive and active recreation opportunities
<ul style="list-style-type: none"> Provide for universal accessibility within the public realm and individual buildings 	<ul style="list-style-type: none"> To provide access to all members of society
<ul style="list-style-type: none"> Ensure high levels of natural lighting within private and open space 	<ul style="list-style-type: none"> To provide for a high quality of life
<ul style="list-style-type: none"> Provide residential units including private open space which meets current standards of development 	<ul style="list-style-type: none"> To provide for a high quality of life
<ul style="list-style-type: none"> Provide for development that is environmentally sensitive with respect to issues such as energy and water conservation, rain water harvesting, micro-climates etc. 	<ul style="list-style-type: none"> To provide for sustainable development
<ul style="list-style-type: none"> Provide 10% of the overall site for open space including passive and active recreation areas and equipment 	<ul style="list-style-type: none"> To provide for adequate and family friendly local recreational facilities
<ul style="list-style-type: none"> Appropriate building heights with respect to the estate's local and city context 	<ul style="list-style-type: none"> To provide for sustainable development
<ul style="list-style-type: none"> Provide for effective maintenance and management of the estate 	<ul style="list-style-type: none"> To facilitate the long term sustainability of the regeneration process

Criteria have also been identified with respect to the procurement aspects the development options and are outlined below.

Social Criteria	Reason
<ul style="list-style-type: none"> Phasing of the regeneration process 	<ul style="list-style-type: none"> To preclude unnecessary and large scale de-tenanting processes
Economic Criteria	Reason
<ul style="list-style-type: none"> Secure local employment opportunities as part of the regeneration process 	<ul style="list-style-type: none"> To provide local training and employment opportunities To address high levels of unemployment on the estate
Environmental Criteria	Reason
<ul style="list-style-type: none"> Limit the extent of areas being redeveloped as part of any one phase 	<ul style="list-style-type: none"> To protect the quality of life of existing residents

5.6 Conclusion

The findings of the SWOT analysis indicates that the Dolphin Estate as existing does not suffer from the same level of social, economic and environmental problems typical of other social housing estates within the city and in fact benefits from a strong community spirit, a young population and access to a high level of services and amenities. Notwithstanding this, increasing levels of anti-social behaviour, a high lone parent population and a high rate of early school leavers are a significant threat to the socio-economic stability of the estate. Many of these issues will require social rather than physical interventions. However, opportunities to improve the physical environment of the estate including accommodation, mix of tenure, and the provision of community facilities would make a significant contribution to the socio-economic regeneration of the estate.

In identifying the community aspirations and vision statements for the regeneration of the estate the main issues which continuously emerged were safety, drugs related problems, regeneration of the built environment and larger unit sizes. These issues have informed both the vision statements and the criteria identified for assessing development options which seek to ensure that community aspirations will be met by future development.

6. Dolphin Estate Development Options

6.0 Introduction

This section outlines and assesses three development options for the Dolphin Estate. These options have been derived from a baseline study and SWOT analysis studies undertaken, Vision Statements formulated and the principles of proper planning and sustainable development with particular regard to the Dublin City Development Plan 2005-2011. These options comprise the following:

- REFURBISHMENT OF THE ESTATE AS EXISTING
- PARTIAL REFURBISHMENT AND INTENSIFICATION OF THE ESTATE
- COMPLETE REDEVELOPMENT OF THE ESTATE

In addition to the options identified, the Dublin City Council feasibility study prepared by MCO will also be assessed. This study proposes the complete redevelopment of the estate but has not been derived from the studies/consultation undertaken by Sheridan Woods Architects and Urban Planners. The assessment of this study was undertaken with respect to the Vision Statements and criteria identified.

This report forms part of an overall study including the baseline study, case study analysis and vision statements previously referred to and should be read in conjunction with same.

6.1 Methodology

Three development options have been identified by Sheridan Woods Architects and Urban Planners for the regeneration of the Dolphin Estate. These options seek to respond to the issues identified in the baselines study and satisfy to the best of their ability the objectives of the vision statements prepared in consultation with the residents of the estate. These options, concern themselves with physical/hard infrastructure for the social, economic and environmental regeneration of the estate. However, it is noted that the social and economic regeneration of the estate is contingent upon the enhancement and augmentation of soft social infrastructure such as those being provided primarily on a voluntary basis by various community organisations in the area.

The options identified are based on good practice urban design principles as well as the standards set out in the Dublin City Development Plan. In identifying the development potential of each option with respect to the provision of residential accommodation, the following standards were applied:

- A maximum of 20% 1 bedroom units to be provided
- A minimum of 15% 3 bedroom units to be provided
- 1 bedroom apartment floor area min. 55sqm
- 2 bedroom apartment floor area 80-90sqm
- 3 bedroom apartment floor area 100sqm min
- A maximum of 15% single aspect units
- A target of two apartments per lift core
- A minimum of 10% public open space

The economic feasibility of each option was also broadly assessed based on the construction cost parameters identified by PKS consultants (Appendix K) and the current market value of residential and commercial units in the area. This analysis is included in Appendix (Appendix L). The purpose of the economic feasibility assessment is to estimate the development costs of the proposed developments and potential sources of funding.

6.2 Development Options

6.2.1 Refurbishment (See Masterplan_Appendix G)

The option to refurbish the Dolphin Estate represents the least amount of intervention in terms of the physical regeneration of the estate. The main objective of this development option is to alleviate anti-social behaviour problems by means of design and to provide a certain amount of control in terms of access to communal areas. However, we note in this regard that anti-social behaviour is a social problem which reflects the socio-economic make-up of the estate and as such a physical solution in itself cannot address this problem in its entirety. Notwithstanding this, we identify here several measures which would serve to discourage the level of anti-social behaviour occurring within individual blocks and groups of blocks i.e. the horse shoe blocks. We also identify minor interventions which seek to improve the recreational value of semi-private spaces and the living standards of individual units. These interventions are listed below.

- Provide lift access to all blocks
- Provide a controlled access system to communal staircases
- Provide private balcony spaces to all units at Dolphin House
- Remove car parking from the courtyard spaces of the horse shoe blocks
- Provide controlled access to courtyard spaces
- Provide children's play facilities and landscaped courtyard/communal spaces
- Provide designated children's playground and multi purpose playing pitches
- Provide new portacabin buildings for community uses
- Provide a new community room at Dolphin Park
- Provide on street car parking between the horse shoe blocks and along the spine road
- Provide for remedial improvements to existing wastewater infrastructure

6.2.2 Partial Refurbishment and Intensification

(See Masterplan_Appendix H)

This development option proposes the demolition of the existing accommodation at Dolphin Park, the horse shoe block adjacent Herberton Road and the long blocks in order to facilitate the intensification of the site. It is proposed that the refurbishment works proposed in the refurbishment option are carried out on the remaining horseshoe blocks. In addition it is proposed that new blocks are constructed immediately north of the remaining horse shoe blocks in order to create a closed perimeter block. It is also proposed to convert the existing three bedroom units within the horseshoe blocks to two bedroom units in order to bring the existing accommodation up to current standards where possible.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail / Commercial Uses
Parcel A	0.2134ha / 0.5273acre	3 storeys	<ul style="list-style-type: none"> • 3 bed townhouse x 14 • 4 bed apartment x 2 • 3 bed apartment x 2 • 1 bed apartment x 12 • Total no. units 30 	46% 7% 7% 40%	48%	1.9	150/ha 57/acre	n/a
Parcel B	0.3225ha / 0.8acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 4 bed apartment x 3 • 3 bed apartment x 8 • 2 bed apartment x 40 • 1 bed apartment x 13 • Total no. units 70 	9% 4% 11% 57% 19%	66%	3.1	217/ha 88/acre	770sqm
Parcel C	0.5408ha / 1.3acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 3 bed apartment x 21 • 2 bed apartment x 1 • 2 bed flat (converted 3 bed) x 16 • 2 bed flat (substandard) x 22 • 1 bed flat x 22 • Total no. units 88 	7% 24% 1% 18% 25% 25%	77%	2.0	163/ha 68/acre	n/a
Parcel D	0.5408ha / 1.3acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 3 bed apartment x 21 • 2 bed apartment x 1 • 2 bed flat (converted 3 bed) x 16 • 2 bed flat (substandard) x 22 • 1 bed flat x 22 • Total no. units 88 	7% 24% 1% 18% 25% 25%	77%	2.0	163/ha 68/acre	n/a
Parcel E	0.5408ha / 1.3acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 3 bed apartment x 21 • 2 bed apartment x 1 • 2 bed flat (converted 3 bed) x 16 • 2 bed flat (substandard) x 22 • 1 bed flat x 22 • Total no. units 88 	7% 24% 1% 18% 25% 25%	77%	2.0	163/ha 68/acre	n/a
Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail / Commercial Uses

Parcel F	0.8350ha / 2acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 3 bed apartment x 25 • 2 bed apartment x 49 • 2 bed flat (converted 3 bed) x 16 • 2 bed flat (substandard) x 22 • 1 bed flat x 22 • Total no. units 140 	4% 18% 35% 11% 16% 16%	67%	2.4	168/ha 70/acre	1468sqm
Parcel G	0.4296ha / 1.1acre	6 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 9 • 3 bed apartment x 2 • 2 bed apartment x 58 • 1 bed apartment x 10 • Total no. units 79 	11% 3% 73% 13%	35%	2.3	184/ha 72/acre	5381sqm
Parcel H	0.4443ha / 1.1acre	4 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 9 • 3 bed apartment x 4 • 2 bed apartment x 59 • 1 bed apartment x 14 • Total no. units 86 	10% 6% 68% 16%	50%	2.4	187/ha 78/acre	1349sqm
Parcel I	0.0841ha / 0.2acre	3 storeys	<ul style="list-style-type: none"> • 3 bed townhouse x 6 • 3 bed apartment x 3 • 2 bed apartment x 2 • 1 bed apartment x 1 • Total no. units 12 	50% 25% 17% 8%	49%	1.5	143/ha 60/acre	n/a
Parcel J	0.2109ha / 0.5acres	3 storeys	<ul style="list-style-type: none"> • 3 bed townhouse x 10 • 3 bed apartment x 1 • 2 bed apartment x 2 • 1 bed apartment x 6 • Total no. units 19 	53% 5% 10% 32%	33%	0.9	90/ha 38/acre	n/a
Parcel K	0.2788ha / 0.7 acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed apartment x 4 • 2 bed apartment x 58 • 1 bed apartment x 14 • Total no. units 76 	5% 76% 19%	100%	4.3	273/ha 109/acre	2788sqm
Parcel L		5 storeys plus set back	n/a		100%	3.8	n/a	8108sqm
Parcel M		tbc	n/a		100%	tbc	n/a	n/a
Public Open Space	0.1168ha / 0.2acre	n/a	n/a		2%	n/a	n/a	n/a
Total	7.0ha / 17.3acre (Dolphin Estate) 0.1ha / 0.2acre (SC Motors Site) 0.3289ha / 0.8acre (Dolphin's Barn Site) Total 7.4ha / 18.2acre	3-6 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 39 • 3 bed townhouse x 30 • 4 bed apartment x 5 • 3 bed apartment x 110 • 2 bed apartment x 213 • 1 bed apartment x 55 • 2 bed flat (converted 3 bed) x 64 • 2 bed flat (substandard) x 88 • 1 bed flat x 88 • Total no. units 693* 	6% 4% 1% 16% 31% 7% 9% 13% 13%			94/ha 38/acre	n/a

*We note that the development potential of Parcel G has not been included in the totals calculated above.

This potential is contingent upon the amalgamation of 3 no. adjoining sites with DCC lands.

As such, the gains from this site have not been included.

We note that the development potential of Parcel I is also heavily contingent upon the inclusion of the South Dublin Autos site.

However, in the interest of balance, the development potential of this parcel has been included in our calculations.

6.2.3 Complete Redevelopment

(See Masterplan_Appendix I)

The complete redevelopment of the Dolphin Estate would comprise the demolition of all existing buildings on the estate and the construction of new buildings, streets and spaces. This option examines the feasibility of phasing the overall regeneration of the estate and limiting the extent to which the de-tenanting process would occur. As such, the proposed urban structure seeks to reconcile urban design considerations with the existing block structure and the overall phased development of the site.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail / Commercial Uses
Parcel A	0.2134ha / 0.5273acre	3 storeys	<ul style="list-style-type: none"> • 3 bed townhouse x 14 • 4 bed apartment x 2 • 3 bed apartment x 2 • 1 bed apartment x 12 • Total no. units 30 	46% 7% 7% 40%	48%	1.9	150/ha 57/acre	n/a
Parcel B	0.6718ha / 1.660acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 24 • 3 bed apartment x 12 • 2 bed apartment x 71 • 1 bed apartment x 21 • Total no. units 128 		51%	2.9	190/ha 77/acre	912sqm
Parcel C	0.4051ha/ 1.0acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 15 • 2 bed apartment x 78 • 1 bed apartment x 12 • Total no. units 105 		61%	3.5	259/ha 105/acre	n/a
Parcel D	0.4051ha / 1.0acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 15 • 2 bed apartment x 78 • 1 bed apartment x 12 • Total no. units 105 		61%	3.5	259/ha 105/acre	n/a
Parcel E	0.4051ha / 1.0acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 15 • 2 bed apartment x 78 • 1 bed apartment x 12 • Total no. units 105 		61%	3.5	259/ha 105/acre	n/a
Parcel F	0.3564ha / 0.8acre	5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 9 • 3 bed apartment x 12 • 2 bed apartment x 42 • 1 bed apartment x 10 • Total no. units 73 		65%	3.7	204/ha 91/acre	1468sqm
Parcel G	0.4893ha / 1.2acre	3 storeys 4 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 3 bed townhouse x 8 • 4 bed apartment x 1 • 3 bed apartment x 6 • 2 bed apartment x 53 • Total no. units 74 		52%	2.2	151/ha 62/acre	913sqm

Parcel H	0.2770ha / 0.7acre	3 storeys 4 storeys plus set back	<ul style="list-style-type: none"> • 3 bed townhouse x 9 • 3 bed apartment x 6 • 2 bed apartment x 30 • 1 bed apartment x 11 • Total no. units 56 	62%	2.6	202/ha 80/acre	n/a
Parcel I	0.4541ha / 1.1acre	3 storeys 4 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 6 • 2 bed apartment x 41 • 1 bed apartment x 34 • Total no. units 81 	43%	1.7		n/a
Parcel J	0.1131ha / 0.3acre	5 storeys plus set back	n/a	100%	4.8	n/a	5490sqm
Parcel K	0.1589ha / 0.4acre	5 storeys plus set back	n/a	100%	4.7	n/a	7433sqm
Parcel L	0.1490ha / 0.4acre	tbc	n/a	100%	tbc	n/a	n/a
Parcel M	0.2065ha / 0.5acre	6 storeys	n/a	100%	4.5	n/a	9302sqm
Public Open Space	0.8658ha / 2.1acre	n/a	n/a	12%	n/a	n/a	n/a
Total	7.0ha / 17.3acre (Dolphin Estate) 0.1ha / 0.2acre (SC Motors Site) Total 7.2ha / 17.5acre	3-5 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 90 • 3 bed townhouse x 31 • 4 bed apartment x 3 • 3 bed apartment x 38 • 2 bed apartment x 471 • 1 bed apartment x 124 • Total no. units 757* 	12% 4% 0.5% 5% 62% 16.5%	35%	105/ha 43/ acre	25,522sqm

We note that the development potential of Parcel I is heavily contingent upon the inclusion of the South Dublin Autos site as part of the developable lands. In this regard, we note that approximately 14 no. units should be discounted should be precluded from the overall development potential of the Dolphin Estate.

6.2.4 Dublin City Council Proposal

(See Masterplan_Appendix J)

This option was prepared by MCO Projects Ltd. on behalf of Dublin City Council. This option also comprised the demolition and redevelopment of the estate but has not been informed by the baseline study, vision statements and criteria prepared in the course of this study. The number of residential units generated by this option has been calculated by applying the same methodology used in the previous development options. However, we note that this option proposes the construction of 1036 units in total, comprising 436 social housing units and 600 private housing units. In this regard we note a discrepancy of approximately 100 units between the estimated and proposed number of units that can be achieved by this development option.

Parcel	Parcel Area	Building Height	Unit Types	Mix	Site Coverage	Plot Ratio	Residential Density	Retail / Commercial / Community Uses
Parcel A	0.3612ha / 0.9acre	5 storeys plus setback	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 18 • 2 bed apartment x 47 • 1 bed apartment x 12 • Total no. units 77 		47%	2.7	213/ha 86/acre	n/a
Parcel B	0.4625ha / 1.1acre	5 storeys plus set back 7 storeys plus set back 8 storeys	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 18 • 3 bed apartment x 11 • 2 bed apartment x 72 • 1 bed apartment x 8 • Total no. units 109 		66%	4.5	236/ha 115/acre	7,401sqm (education)
Parcel C	0.5955ha / 1.5acre	5 storeys plus set back 7 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 27 • 3 bed apartment x 19 • 2 bed apartment x 100 • 1 bed apartment x 33 • Total no. units 179 		52%	3.6	300/ha 119/acre	n/a
Parcel D	0.3907ha / 0.9acre	6 storeys plus set back 7 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 12 • 3 bed apartment x 13 • 2 bed apartment x 85 • 1 bed apartment x 26 • Total no. units 136 		63%	4.6	348/ha 151/acre	437sqm (community)
Parcel E	0.1693ha / 0.4acre	5 storeys 12 storeys	<ul style="list-style-type: none"> • 2 bed apartment x 14 • 1 bed apartment x 14 • Total no. units 28 		100%	6.8	165/ha 70/acre	8,465sqm (commercial)
Parcel F	0.1683ha / 0.4acre	5 storeys 12 storeys	n/a		100%	6.8	n/a	11,516sqm (commercial)
Parcel G	0.4026ha / 1acre	6 storeys plus set back 7 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 12 • 3 bed apartment x 1 • 2 bed apartment x 115 • 1 bed apartment x 19 • Total no. units 147 		63%	4.5	365/ha 147/acre	628sqm (community) 623sqm (commercial)

Parcel H	0.5669 / 1.4acre	6 storeys plus set back 7 storeys plus set back	<ul style="list-style-type: none"> • 3 bed duplex / live work unit x 24 • 3 bed apartment x 1 • 2 bed apartment x 117 • 1 bed apartment x 28 • Total no. units 170 	56%	4.0	300/ha 121/acre	692sqm (education)
Parcel I	0.0613ha / 0.1acre	3 storeys	3 bed apartment x 4 Total no. units 4	58%	1.7	65/ha 40/acre	613sqm (commercial)
Parcel J	0.1095ha / 0.270acre	5 storeys	3 bed apartment x 5 2 bed apartment x 10 1 bed apartment x 5 Total no. units 20	43%	2.1	183/ha 74/acre	n/a
Parcel K	0.2695ha / 0.7acre	5 storeys plus set back 7 storeys plus set back 8 storeys	3 bed duplex / live work unit x 9 3 bed apartment x 14 2 bed apartment x 32 1 bed apartment x 9 Total no. units 64	55%	3.6	237/ha 91/acre	235sqm (commercial)
Public Open Space	1.1577ha / 2.9acre	n/a	n/a	16.5%	n/a	n/a	n/a
Total	7.0ha / 17.3acre	3-12 storeys	3 bed duplex/live work unit x 120 3 bed apartment x 68 2 bed apartment x 592 1 bed apartment x 154 Total no. units 934	13% 7% 63% 17%		133/ha 54/acre	8,093sqm (education) 1,065sqm (community) 21,452sqm (commercial)

6.3 Assessment of Development Options

The development options are assessed below with respect to the criteria identified in the vision statements paper.

6.3.1 Development Option No. 1 Refurbishment

MAINTAIN EXISTING POPULATION

All existing households remain on the estate. However, given issues of overcrowding and substandard accommodation households may continue to transfer out of the estate.

PROVIDE ACCOMMODATION THAT MATCHES THE HOUSING REQUIREMENTS OF THE EXISTING POPULATION

Current issues of overcrowding would persist. There is a mismatch of accommodation types and household sizes which would suggest that there is an overall deficit of only 15 no. two bedroom flats, 11 no. four bedroom units and 2 no. 5 bedroom units. However, in order to address this mismatch, residents which may have lived in a particular unit for a period as long as 50 years would be required to move to a smaller unit.

PROVIDE FOR A MIX OF TENURES

Social housing remains the only form of tenure on the estate. There is potential for the sale of flats as part of an affordable housing scheme. However, there may be management issues in this regard.

ESTABLISH A CRITICAL MASS OF POPULATION CAPABLE OF SUPPORTING A RANGE OF LOCAL SERVICES AND FACILITIES

The population of the estate would remain the same and as such a critical mass capable of supporting basic facilities and services would not be established.

PROVIDE FOR HARD SOCIAL INFRASTRUCTURE SUCH AS COMMUNITY CENTRE, PLAY/SPORTS AREAS AND EQUIPMENT

A new low budget community building is proposed. Whilst this building would not be a purpose built structure, the standard of accommodation would be significantly improved. It is proposed that multi-purpose playing pitches and additional children's play equipment are provided on the site of the existing playing pitch. New children's play spaces are proposed within the courtyard spaces of the horseshoe blocks and to the rear of the long block.

ESTABLISH OVERLOOKED, ACTIVE AND WELL LIT STREETS AND SPACES

The public realm would remain untouched. The removal of car parking from the courtyard spaces to the green spaces between the horseshoe blocks would provide for improved passive surveillance within both the courtyard and the green spaces. The main spine route through the estate would remain poorly overlooked.

MAXIMISE PEDESTRIAN AND CYCLE CONNECTIONS TO PUBLIC TRANSPORT

The existing network of streets and spaces would remain in its current condition. Connections to surrounding areas would not be enhanced. The quality of existing connections is poor and as such the access point from the South Circular Road would remain the principal connection to surrounding areas.

PROVIDE EDUCATION AND TRAINING FACILITIES

The existing education and training facilities provided would remain the single source of education and training on the estate. We note that these services are constrained by funding and are currently provided within a converted flat.

PROVIDE FOR RETAIL AND COMMERCIAL USES

No retail and commercial uses are proposed on the estate. As such, access to local services and facilities will continue to rely on those provided outside the estate. Opportunities to live and work on the estate will be confined to employment generated by community employment schemes.

ESTABLISH AN ATTRACTIVE AND DISTINCTIVE CHARACTER

The character of the estate would largely remain the same as the estate layout and building typologies would be retained. The provision of balconies, the landscaping of courtyard spaces and the creation of streets between the blocks would enhance the image of the estate. However, the overall character of the estate would remain identifiable as mid 20th century social housing.

PROVIDE FOR UNIVERSAL ACCESSIBILITY WITHIN THE PUBLIC REALM AND INDIVIDUAL BUILDINGS

No improvements to footpaths, pedestrian crossings and access points are proposed. Universal access to individual flats will be enhanced though the provision of the proposed lifts. The layout of flats will not be modified and as such do not provide for universal accessibility.

ENSURE HIGH LEVELS OF NATURAL LIGHTING WITHIN PRIVATE AND OPEN SPACE

The existing orientation and configuration of buildings and spaces provides for high levels of direct sunlight. No new buildings are proposed. As such, the existing levels of natural lighting within private and open space will be retained. Furthermore, all existing units benefit from a dual or triple aspect, thereby maximising on the orientation and configuration of buildings.

PROVIDE RESIDENTIAL UNITS INCLUDING PRIVATE OPEN SPACE WHICH MEETS CURRENT STANDARDS OF DEVELOPMENT

No modifications to the existing units are proposed and as such all units on the estate fail to comply with current standards. However, the provision of balconies will address the current deficit in the provision of private open space.

PROVIDE FOR DEVELOPMENT THAT IS ENVIRONMENTALLY SENSITIVE WITH RESPECT TO ISSUES SUCH AS ENERGY AND WATER CONSERVATION, RAIN WATER HARVESTING, MICRO-CLIMATES ETC.

No environmental technologies are proposed. The retention of existing buildings represents in itself the sustainable use of existing building stock. However, the energy efficiency of these buildings would be significantly less than that of new buildings constructed to current standards.

PROVIDE 10% OF THE OVERALL SITE FOR OPEN SPACE INCLUDING PASSIVE AND ACTIVE RECREATION AREAS AND EQUIPMENT

Improvements are proposed to existing open spaces including the playing pitch and courtyard spaces. However, the green spaces between the horse shoe blocks and the courtyard spaces will become semi-private open spaces in the sense that they will provide car parking and courtyard spaces for the sole use of residents of a particular block. Notwithstanding this, the new playing pitches and open space associated with the community buildings alone comprise over 10% of the overall site area and accordingly satisfy open space standards.

APPROPRIATE BUILDING HEIGHTS WITH RESPECT TO THE ESTATES LOCAL AND CITY CONTEXT

Building heights would remain between 2 and 4 storeys which are generally consistent with the heights of surrounding buildings. However, the poor configuration of existing buildings generates a perceived sense of increased height and poor integration with the surrounding context.

PROVIDE FOR EFFECTIVE MAINTENANCE AND MANAGEMENT OF THE ESTATE

The management of the estate would remain the function of Dublin City Council. No management proposals are made. However, we note that greater control of access to various courtyard spaces and blocks should provide for increased control over the use of spaces for anti-social behaviour.

6.3.2 Development Option No. 2 Refurbishment and Intensification

MAINTAIN EXISTING POPULATION

All existing households remain on the estate. An additional 257 private units are proposed which would improve the mix of tenure on the estate.

PROVIDE ACCOMMODATION THAT MATCHES THE HOUSING REQUIREMENTS OF THE EXISTING POPULATION

New accommodation including three bed apartments and duplex units constructed to current standards would be provided. Existing three bedroom apartments would also be converted to two bedroom units to meet current standards. Households accommodated within units which do not meet their current standards could be allocated appropriate units.

PROVIDE FOR A MIX OF TENURES

A mix of social and private housing would be achieved (approximately 60% to 40%). However, the new units within the estate and particularly those closing the horse shoe blocks would be unattractive to the private market and may result in the segregation of tenures on the estate.

ESTABLISH A CRITICAL MASS OF POPULATION CAPABLE OF SUPPORTING A RANGE OF LOCAL SERVICES AND FACILITIES

The population of the estate would increase by approximately 642 persons (based on an average household size of 2.5 in the Dublin City area_CS0 2006). The overall population would amount to approximately 1,532 persons which would significantly enhance the critical mass of the site.

PROVIDE FOR HARD SOCIAL INFRASTRUCTURE SUCH AS COMMUNITY CENTRE, PLAY / SPORTS AREAS AND EQUIPMENT

A new purpose built community building is proposed. This building would include basic community facilities and would provide for the consolidation and enhancement of existing services including crèche, sports, educational and training facilities. A small new public park incorporating small children's play equipment is also proposed.

ESTABLISH OVERLOOKED, ACTIVE AND WELL LIT STREETS AND SPACES

The intensification of the site provides for greater passive surveillance on all streets and spaces and in particular the existing principal spine streets through the site. The provision of retail and commercial functions will provide for active frontage at key locations within the estate. New connections to surrounding areas provide for greater movement through the site and a greater sense of security.

MAXIMISE PEDESTRIAN AND CYCLE CONNECTIONS TO PUBLIC TRANSPORT

Improved connections to the South Circular Road, Dolphin's Barn and Herberton Road are proposed. As such, greater levels of permeability are achieved and access to public transport nodes significantly improved.

PROVIDE EDUCATION AND TRAINING FACILITIES

The proposed new community building will include purpose built education and training facilities. We also note that a local labour clause would provide for the employment and training of local residents on the estate and within the area.

PROVIDE FOR RETAIL AND COMMERCIAL USES

Retail and commercial uses are proposed fronting onto the South Circular Road, Dolphin's Barn and adjacent Dolphin Park. These uses will provide for local service need and generate employment opportunities on the estate.

ESTABLISH AN ATTRACTIVE AND DISTINCTIVE CHARACTER

The character of the estate will be significantly enhanced through greater integration with surrounding buildings, the provision of attractive open spaces and the refurbishment of courtyard spaces. The retention of 4 no. horse shoe blocks will make a historical reference the former estate but will not dominate the overall character of the area.

PROVIDE FOR UNIVERSAL ACCESSIBILITY WITHIN THE PUBLIC REALM AND INDIVIDUAL BUILDINGS

Universal accessibility within the refurbished blocks will be enhanced by the provision of lifts. However, accessibility within existing and refurbished units will not be improved. All new building, streets and spaces will be constructed to meet current standards and as such will provide for greater accessibility throughout the remainder of the estate.

ENSURE HIGH LEVELS OF NATURAL LIGHTING WITHIN PRIVATE AND OPEN SPACE

The existing blocks will continue to enjoy a high level of direct sunlight. New buildings will not benefit from the same level of natural light as they will be more tightly organised. However, all new buildings would benefit from good levels of direct sunlight as provided for by dual aspect apartments, well proportioned street widths and appropriate building heights.

PROVIDE RESIDENTIAL UNITS INCLUDING PRIVATE OPEN SPACE WHICH MEETS CURRENT STANDARDS OF DEVELOPMENT

The proposed modifications to existing three bedroom units (conversion to 2 bed units) will significantly reduce the number of substandard units (with respect to size) on the estate. All new units would conform to current standards.

PROVIDE FOR DEVELOPMENT THAT IS ENVIRONMENTALLY SENSITIVE WITH RESPECT TO ISSUES SUCH AS ENERGY AND WATER CONSERVATION, RAIN WATER HARVESTING, MICRO-CLIMATES ETC.

All new buildings would be constructed to conform to energy performance standards. Sustainable technologies such as rain water harvesting, renewable energy and district heating could be employed.

PROVIDE 10% OF THE OVERALL SITE FOR OPEN SPACE INCLUDING PASSIVE AND ACTIVE RECREATION AREAS AND EQUIPMENT

Public open space amounts to approximately 2% of the overall site and is significantly less than the public open space standard identified in the Dublin City Development Plan. We note that the amenity of the canal is not included in this assessment. We also note that the semi-private courtyards are significantly larger than those normally provided within a perimeter block of this scale.

APPROPRIATE BUILDING HEIGHTS WITH RESPECT TO THE ESTATES LOCAL AND CITY CONTEXT

Building heights range from 3 storeys to 6 storeys. Buildings adjoining surrounding low rise builds reflect the transitional role of these blocks. The tallest buildings are located to the centre of the site and along the Dolphin's Barn road to mitigate the effects of overshadowing on existing properties.

PROVIDE FOR EFFECTIVE MAINTENANCE AND MANAGEMENT OF THE ESTATE

Dublin City Council would manage the social housing and public spaces within the estate. Private blocks would be managed by private management companies. Management difficulties may arise where private units share courtyard spaces with social units.

6.3.3 Development Option No. 3 Complete Redevelopment

MAINTAIN EXISTING POPULATION

All existing households remain on the estate. An additional 307 private units are proposed which would improve the mix of tenure on the estate.

PROVIDE ACCOMMODATION THAT MATCHES THE HOUSING REQUIREMENTS OF THE EXISTING POPULATION

All new accommodation would be constructed to meet current standards. Existing households living on the estate would be allocated accommodation which meets their current needs.

PROVIDE FOR A MIX OF TENURES

A mix of social and private housing would be achieved (approximately 60% to 40%). The development of new blocks would provide for the integration of social and private housing.

ESTABLISH A CRITICAL MASS OF POPULATION CAPABLE OF SUPPORTING A RANGE OF LOCAL SERVICES AND FACILITIES

The population of the estate would increase by approximately 768 persons (based on an average household size of 2.5 in the Dublin City area_CS0 2006). The overall population would amount to approximately 1,658 persons which would significantly enhance the critical mass of the site.

PROVIDE FOR HARD SOCIAL INFRASTRUCTURE SUCH AS COMMUNITY CENTRE, PLAY/SPORTS AREAS AND EQUIPMENT

A new purpose built community building is proposed. This building would include basic community facilities and would provide for the consolidation and enhancement of existing services including crèche, sports, educational and training facilities. A new public park incorporating a multi-purpose playing pitch and children's play areas is proposed. A pedestrian green route connecting Dolphin's Barn and a civic space in front of the new community building provide for passive recreation on the estate.

ESTABLISH OVERLOOKED, ACTIVE AND WELL LIT STREETS AND SPACES

All new streets and spaces would be well overlooked with active frontage at key locations throughout the estate. The provision of retail and commercial functions will provide for active frontage at key locations within the estate. New connections to surrounding areas provide for greater movement through the site and a greater sense of security.

MAXIMISE PEDESTRIAN AND CYCLE CONNECTIONS TO PUBLIC TRANSPORT

Improved connections to the South Circular Road, Dolphin's Barn and Herberton Road are proposed. As such, greater levels of permeability are achieved and access to public transport nodes significantly improved.

PROVIDE EDUCATION AND TRAINING FACILITIES

The proposed new community building will include purpose built education and training facilities. We also note that a local labour clause would provide for the employment and training of local residents on the estate and within the area.

PROVIDE FOR RETAIL AND COMMERCIAL USES

Retail and commercial uses are proposed fronting onto the South Circular Road, Dolphin's Barn and adjacent Dolphin Park. These uses will provide for local service need and generate employment opportunities on the estate.

ESTABLISH AN ATTRACTIVE AND DISTINCTIVE CHARACTER

The estate would have a strong urban character defined by new buildings and spaces. The new green route, public park and community buildings would provide for an identifiable neighbourhood centre. A variety of designs, materials and finishes would provide for diversity and interest. Social housing would not be differentiable from private housing.

PROVIDE FOR UNIVERSAL ACCESSIBILITY WITHIN THE PUBLIC REALM AND INDIVIDUAL BUILDINGS

All new buildings and public spaces would be designed to current standards and as such would provide for universal accessibility throughout the estate.

ENSURE HIGH LEVELS OF NATURAL LIGHTING WITHIN PRIVATE AND OPEN SPACE

New buildings would be significantly denser than existing buildings. As such, a reduction in the high levels of direct sunlight enjoyed by existing units on the estate would occur. Notwithstanding this, maximum building heights of 6 storeys are proposed. The southerly orientation of the site and generous street widths combined with the provision of dual aspect units would provide for good levels of direct sunlight with residential units.

PROVIDE RESIDENTIAL UNITS INCLUDING PRIVATE OPEN SPACE WHICH MEETS CURRENT STANDARDS OF DEVELOPMENT

All new residential units would be constructed to comply with current development standards.

PROVIDE FOR DEVELOPMENT THAT IS ENVIRONMENTALLY SENSITIVE WITH RESPECT TO ISSUES SUCH AS ENERGY AND WATER CONSERVATION, RAIN WATER HARVESTING, MICRO-CLIMATES ETC.

All new buildings would be constructed to conform to current energy performance standards. Sustainable technologies such as rain water harvesting, renewable energy and district heating could be employed.

PROVIDE 10% OF THE OVERALL SITE FOR OPEN SPACE INCLUDING PASSIVE AND ACTIVE RECREATION AREAS AND EQUIPMENT

Public open space is provided in the form of a public park, a civic space and a green route and amounts to 12% of the overall area of the site.

6.3.4 Development Option No. 4 Dublin City Council Proposal

APPROPRIATE BUILDING HEIGHTS WITH RESPECT TO THE ESTATES LOCAL AND CITY CONTEXT

Proposed building heights range from 3 to 6 storeys. Low rise buildings have been positioned around the perimeter of the site where the adjoining context comprises low rise buildings. The remaining buildings are 5 storeys in height with a set back storey. As such, the perceived height of these buildings is 5 storeys. These heights are typical of urban areas and provide for good levels of enclosure.

PROVIDE FOR EFFECTIVE MAINTENANCE AND MANAGEMENT OF THE ESTATE

The management of the estate could be divided into public and private functions. The management of building blocks could be handed over to a private company and the management of public spaces and the community centre taken over by Dublin City Council. Alternatively, Dublin City Council could continue to manage the social housing units. However, this approach may lend itself to segregation of tenures within the estate.

MAINTAIN EXISTING POPULATION

All existing households remain on the estate. An additional 600 private units are proposed which would improve the mix of tenure on the estate.

PROVIDE ACCOMMODATION THAT MATCHES THE HOUSING REQUIREMENTS OF THE EXISTING POPULATION

All new accommodation would be constructed to meet current standards. Existing households living on the estate would be allocated accommodation which meets their current needs.

PROVIDE FOR A MIX OF TENURES

A mix of social and private housing would be achieved (approximately 40% to 60%). The development of new blocks would provide for the integration of social and private housing.

ESTABLISH A CRITICAL MASS OF POPULATION CAPABLE OF SUPPORTING A RANGE OF LOCAL SERVICES AND FACILITIES

The population of the estate would increase by approximately 1,500 persons (based on an average household size of 2.5 in the Dublin City area_CS0 2006). The overall population would amount to approximately 2,390 persons which would significantly enhance the critical mass of the site (a population increase of over 2.5).

PROVIDE FOR HARD SOCIAL INFRASTRUCTURE SUCH AS COMMUNITY CENTRE, PLAY/SPORTS AREAS AND EQUIPMENT

2 no. ground floor community units and 1 no. education unit is proposed. Large public parks are proposed connecting the South Circular Road and the canal. A canal basin is also proposed adjacent the Dolphin's Barn Road.

ESTABLISH OVERLOOKED, ACTIVE AND WELL LIT STREETS AND SPACES

All new streets would be well overlooked. Passive surveillance over the proposed public park adjoining the South Circular Road is weak. New connections to surrounding areas provide for greater movement through the site and a greater sense of security.

MAXIMISE PEDESTRIAN AND CYCLE CONNECTIONS TO PUBLIC TRANSPORT

Improved connections to the South Circular Road, Dolphin's Barn and Herberton Road are proposed. As such, greater levels of permeability are achieved and access to public transport nodes significantly improved.

PROVIDE EDUCATION AND TRAINING FACILITIES

Units adjacent Herberton Road have been identified specifically for educational purposes. A local labour clause could be negotiated to provide for the employment and training of local residents on the estate and within the area.

PROVIDE FOR RETAIL AND COMMERCIAL USES

Retail and commercial uses are proposed fronting onto the Dolphin's Barn Road, the new canal basin and adjacent Dolphin Park. These uses will provide for local service need and generate employment opportunities on the estate.

ESTABLISH AN ATTRACTIVE AND DISTINCTIVE CHARACTER

The estate would have a strong urban character defined by new buildings and spaces. A cluster of retail and commercial functions are proposed surrounding the new canal basin which would be the most significant node within the estate. Large public parks would generate a sense of openness whilst a variety of designs, materials and finishes would provide for diversity and interest. Social housing would not be differentiable from private housing.

PROVIDE FOR UNIVERSAL ACCESSIBILITY WITHIN THE PUBLIC REALM AND INDIVIDUAL BUILDINGS

All new buildings and public spaces would be designed to current standards and as such would provide for universal accessibility throughout the estate.

ENSURE HIGH LEVELS OF NATURAL LIGHTING WITHIN PRIVATE AND OPEN SPACE

Loss of light due to increased building height is compensated for here through the provision of large areas of open space in the form of public parks. As such, residential units should expect to benefit from good levels of direct sunlight. However, where small courtyard spaces are proposed i.e. blocks B, D and G, we would express concern regarding the level of sunlight enjoyed by these spaces, particularly at ground level.

PROVIDE RESIDENTIAL UNITS INCLUDING PRIVATE OPEN SPACE WHICH MEETS CURRENT STANDARDS OF DEVELOPMENT

All new residential units would be constructed to comply with current development standards.

PROVIDE FOR DEVELOPMENT THAT IS ENVIRONMENTALLY SENSITIVE WITH RESPECT TO ISSUES SUCH AS ENERGY AND WATER CONSERVATION, RAIN WATER HARVESTING, MICRO-CLIMATES ETC.

All new buildings would be constructed to conform to current energy performance standards. Sustainable technologies such as rain water harvesting, renewable energy and district heating could be employed.

PROVIDE 10% OF THE OVERALL SITE FOR OPEN SPACE INCLUDING PASSIVE AND ACTIVE RECREATION AREAS AND EQUIPMENT

Public open space is provided in the form of public parks and a new canal basin, and amounts to 16.5% of the overall area of the site.

APPROPRIATE BUILDING HEIGHTS WITH RESPECT TO THE ESTATES LOCAL AND CITY CONTEXT

The proposed building heights range from 3 to 12 storeys. These building heights relate poorly to the surrounding context. 5 storey buildings are proposed adjacent 2 storey housing at Herberton Road. Building heights of 8 storeys within the estate are considered to be excessive within the context of low-rise areas such as Rialto, the South Circular Road and Crumlin, and with respect to more recent medium rise development along Cork Street. The proposed 12 storey towers at the Dolphin's Barn Road are also considered excessive within the context of an existing 12 storey landmark building at the Reuben/Cork Street junction.

PROVIDE FOR EFFECTIVE MAINTENANCE AND MANAGEMENT OF THE ESTATE

The management of the estate could be divided into public and private functions. The management of building blocks could be handed over to a private company and the management of public spaces and the community centre taken over by Dublin City Council. Alternatively, Dublin City Council could continue to manage the social housing units. However, this approach may lend itself to segregation of tenures within the estate.

6.4 Economic Assessment

An economic assessment of the procurement costs of each option has been undertaken in order to establish the feasibility of each option. Whilst the criteria hereto described has sought to assess the proposed options with respect to the sustainable social and environmental regeneration of the Dolphin Estate, the economic assessments seek to integrate the economic criteria of Dublin City Council with respect to the procurement of the proposed development options i.e. to provide for cost neutral development options. The findings of these assessments are described below.

Development Option No. 1 Refurbishment

It is estimated that the construction costs of this option will range between €13 million and €18 million. As this option does not involve the construction of any private units no capital will be generated to fund this option. Parcels of land such as those at Dolphin Park could be sold with a condition that suitable accommodation is provided for displaced tenants. However, the market value of these lands would be affected by the current economic climate and the proximity of the lands to the existing social housing. Government funding for improvement works could be used to fund this option. However, we note that this funding is limited and subject to the priorities of Dublin City Council housing action plans.

Development Option No. 2 Partial Refurbishment and Intensification

The construction costs of this option are estimated between €120 million and €160 million. This limited number of private residential, retail and commercial units provided would not generate adequate capital to fund the refurbishment and construction of social housing. It is estimated that this option would require €60 to €110million of government funding in order to address the deficit in capital generated. This option represents the least value for money.

Development Option No.3 Complete Redevelopment

The estimated construction costs of this option range from €130 million to €180 million.

Taking into account additional costs such as professional fees, disposal of units etc. (20% of the construction costs), the capital generated by the sale of private units would cover the costs of this development option at the lower end of construction costs. At the upper end of construction costs, this development option would require approximately €20 million in government funding.

Development Option No. 4 Dublin City Council Proposal

Based on current market conditions this development option would generate a profit at both the lower and upper end of the cost range of between €117 million and €45million. Within the context of declining market values this profit would decrease accordingly.

6.5 Conclusion

The social and environmental assessment of the development options reveals that the greatest social and environmental gain can be derived from development option no. 3. Integrated development is achieved with respect to urban form, streets and spaces. An identifiable neighbourhood centre is proposed comprising a community centre and public park. Building heights range from 3 to 6 storeys and as such generate appropriate public and semi-private open spaces. Furthermore, the proposed layout has been designed to be phased over the regeneration process and could potentially occur in 7 phases, providing for continuous review of the master plan and improvement of design standards throughout the development process.

The economic assessment of the development proposals reveals that development option no. 4 is the most advantageous generating a potential profit under current market conditions. However, the environmental assessment of this option is not as positive as development option no. 3 given the significant building heights and the resulting injury to open space, particularly within courtyard spaces, poor integration with surrounding buildings, and the limited potential to phase the development over any more than 4 phases.

Potential to maximise the economic viability of option no. 3 could be provided for by increasing the number of private units achieved through more efficient design solutions which do not require significant increases in building height or a reduction in open space. In this regard we note that where the provision of 2 no. units per stair core and lift shaft has been proposed in accordance with current standards, this standard could be reviewed to provide for the more efficient use of circulation cores, thereby increasing the floor area available for residential and commercial use. We also note that the addition of 1 no. storey to perimeter blocks along the canal would generate approximately 100 additional units without seriously injuring the quality of the spaces proposed. We also note that any increase in the number of private units on the estate would improve the overall mix of tenure achieved and as such would have a positive social impact.

As such, option no. 3 subject to possible variations represents the most appropriate development option for the regeneration of the Dolphin Estate. This option would benefit from the establishment of a partnership comprising voluntary housing associations, community representatives, representatives from Dublin City Council, a private developer and financial backers. By fixing the private developers profits, excess profits could be reinvested in the community through the sale of social housing units to residents by means of affordable housing schemes or by means of a social programme. Furthermore, a partnership could provide for the joint preparation of detailed design briefs for individual phases thereby ensuring a greater input from community representatives throughout the regeneration process.

Development Criteria	Option 1 Refurbishment	Option 2 Partial Refurbishment and Intensification	Option 3 Complete Redevelopment	Option 4 Dublin City Council Proposal
Maintain existing population	No Improvement	Some Improvement	Significant Improvement	Significant Improvement
Provide accommodation that matches the housing requirements of the existing population	No Improvement	Moderate Improvement	Significant Improvement	Significant Improvement
Provide for a mix of tenures	No Improvement	Some Improvement	Moderate Improvement	Significant Improvement
Establish a critical mass of population capable of supporting a range of local services and facilities	No Improvement	Some Improvement	Moderate Improvement	Significant Improvement
Provide for hard social infrastructure such as a community centre, play / sports areas and equipment	Some Improvement	Moderate Improvement	Significant Improvement	Moderate Improvement
Establish overlooked, active and well lit streets and spaces	Some Improvement	Significant Improvement	Significant Improvement	Moderate Improvement
Provide Education and Training Facilities	No Improvement	Moderate Improvement	Moderate Improvement	Significant Improvement
Provide for Retail and Commercial Uses	No Improvement	Significant Improvement	Significant Improvement	Significant Improvement
Establish an attractive and distinctive character	No Improvement	Moderate Improvement	Significant Improvement	Significant Improvement
Provide for universal accessibility within the public realm and individual buildings	Some Improvement	Moderate Improvement	Significant Improvement	Significant Improvement
Ensure high levels of natural lighting within private and open space	No Injury	Some Injury	Some Injury	Significant Injury
Provide residential units including private open space which meets current standards of development	Some Improvement	Moderate Improvement	Significant Improvement	Significant Improvement
Provide for development that is environmentally sensitive with respect to issues such as energy and water conservation, rain water harvesting, micro-climates etc.	No Improvement	Moderate Improvement	Significant Improvement	Significant Improvement
Provide 10% of the overall site for open space including passive and active recreation areas and equipment	No Improvement	Significant Injury	Moderate Improvement	Significant Improvement
Provide appropriate building heights with respect to the estates local and city context	No Improvement	Moderate Improvement	Significant Improvement	Significant Injury
Provide for effective maintenance and management of the estate	No Improvement	No Improvement	Moderate Improvement	Moderate Improvement
Provide for phasing of the regeneration process	Significant Potential	Significant Potential	Significant Potential	Moderate Potential
Secure local employment opportunities as part of the regeneration process	Moderate Potential	Significant Potential	Significant Potential	Significant Potential
Limit the extent of areas being redeveloped as part of any one phase	Significant Potential	Significant Potential	Significant Potential	Moderate Potential
Provide for cost neutral development	No Potential	No Potential	Moderate Potential	Significant Potential

7. Lessons Learned

This section outlines the lessons learned in the course of the preparation of this report including the research, meetings, workshops etc. undertaken. The purpose of this section is to inform the preparation of similar studies, the problems encountered and the lessons learned.

Lesson 1. Build a Strong and Diverse Team

This study benefited enormously from both the skills and experience of professional team members and the on the ground information and experience provided by grass routes representatives. In particular we note the input of the Dolphin Estate regeneration worker, public consultation facilitators CAN and PCC, representatives from voluntary organisations such as the Rialto Community Drugs Team as well as other key community workers. We also note the invaluable input of residents representing the estate. Throughout the study, the variety of expertise and knowledge brought to the table provided for lively debate and the formation of well rounded development options.

Lesson 2. Establish the Facts

One of the key objectives of this project was to establish hard facts about the estate, including the social and economic profile of the community, before looking at how the estate might develop. This process included the collation of data from a variety of sources including statistical information, people working on the ground and most importantly the residents themselves. This information provided for informed decisions when identifying development options.

One of the greatest challenges in this task was the collection of reliable data other than anecdotal evidence. In some study areas such as the environmental analysis, this data was easily established from site visits and flat surveys. However, in less tangible areas such as the social profile of the estate hard facts could not be established on issues such as anti-social behaviour and as such anecdotal evidence had to be relied upon. Equally, when examining issues such as overcrowding, the statistical data available is likely to have been skewed where inaccurate information may have been provided e.g. where a parent is claiming lone parent benefits but continues to live with a partner.

Lesson 3. Understand the Process

For many the regeneration process is perceived as being one concerned with physical renewal and is frequently understood as meaning new housing. Regeneration could potentially occur without any physical interventions. An important aspect of the methodology undertaken by Sheridan Woods Architects and Urban Planners was to ensure that social and economic considerations were taken into account and that the community understood that sustainable regeneration is not simply concerned with housing but also seeks to secure adequate levels of education, healthcare, services, recreational facilities and amenities, employment etc. are integral to the regeneration process in order to secure healthy and vibrant communities.

Lesson 4. Be Realistic

From the onset of this project, it was understood that identifying alternative development options would be a futile process if these options were not realistic in economic / procurement terms. In this regard, the development of two-storey houses with front and back gardens was not considered as an option despite the strong preference amongst the community for this form of housing. The options explored largely reflect models of regeneration undertaken elsewhere in the city and for this reason were subjected to further examination.

The advantage of this methodology is that community aspirations were not unrealistically high and given the precedence of similar projects elsewhere in the city the realisation of these options is not inconceivable.

Lesson 5 Undertake Meaningful Consultation

In conducting consultation with the residents of the estate it was critical that the process was undertaken from the outset of the study and the community was constantly engaged. In this regard the services of CAN and PCC were paramount. Educating residents was integral to the consultation process in order to ensure that residents were fully informed as to the implications of their decisions. In this regard, the presentation given prior to the community workshop was extremely useful.

It was very much apparent during community consultation workshops female residents were the main attendants. Men living on the estate were not well represented and as such many of

the issues raised during consultation related to housing standards, facilities for children etc. Whilst the community questionnaire distributed on the estate afforded male residents the opportunity to participate in the process there was notably less male input in the overall consultation process.

Lesson 6 Recognise Diversity

In undertaking this study it became apparent at an early stage that the need and aspirations of residents varied considerably and a one size fits all approach would be completely inappropriate. In particular we note that the requirements of those living in Dolphin Park are considerably different to those in the remainder of the estate. Even within Dolphin House, the aspirations of residents from different blocks varied e.g. certain blocks suffered from significantly higher levels of anti-social behaviour and as such favoured demolition and redevelopment of the estate.

Lesson 7 Seeing is Believing

The case study visits were an extremely useful way of opening residents eyes to the regeneration process and the positive and negative impacts it can have. Meeting with residents who live on these estates gave residents an insight into other peoples experiences of the process. Whilst on one side of the city the residents of Fatima Mansions demonstrated how one particular process transformed their estate, on the other side of the city the residents of O' Devaney Gardens told a different story. Equally, the visit to Marmion Court and Ballybough, two estates which had both been refurbished and intensified, revealed conflicting outcomes.

Lesson 8 Nothing is Written in Stone

During the course of this study significant changes occurred which dramatically changed the perspectives of those involved in the regeneration process. The collapse of several major public private partnerships which had been negotiated over an extensive period was of particular significance. Equally, since the commencement of the report there is anecdotal evidence of increased anti-social behaviour on the estate, particularly with respect to drugs related problem. Already, there is a growing number of people who want to transfer out of the estate.

Appendix A Community Questionnaire

Dolphin Decides Resident Survey

HAVE YOUR SAY- FILL OUT THE SURVEY AND DROP IT BACK TO US

Please complete this survey. The information will be used in confidence to help inform the work being done for the community by the Dolphin House Community Development Association architects. Please drop the completed survey into the Administrator Ann Marie in the Portacabins (01 4544682) or at the survey box during the festival.

Completed surveys will be entered into a draw for a meal for two in McCauley's Pub

Your Profile

What is your name? _____

What block do you live in? _____

How many bedrooms in your flat? _____

How many adults live in your flat? _____

How many children live in your flat and what are their ages? _____

How long have you lived at Dolphin House? _____

Your Views

1. TICK THE BOX UNDER THE HEADING THAT BEST DESCRIBES THE FOLLOWING ASPECTS OF YOUR NEIGHBOURHOOD

	Poor	Average	Good	Very Good
Your Neighbourhood				
Access to Schools				
Variety of Shops & Services				
Local Shopping Centre				
Access to Medical Facilities				
Public Transport				
Community Services				
Facilities for the Elderly				
Activities for Teenagers				
Activities for Children				
Attractiveness				
Safety				
The Canal				
What is missing in your neighbourhood? _____				

2. TICK THE BOX UNDER THE HEADING THAT BEST DESCRIBES THE FOLLOWING ASPECTS OF YOUR ESTATE

	Poor	Average	Good	Very Good
Dolphin House Estate				
Layout				
Open Space				
Sense of Community				
Community Buildings				
Play Facilities				
Sports Facilities				
Safety				
Estate Management				
Traffic Control / Car Parking				
What are the best things about living on the Dolphin House Estate? _____				

What are the worst things about living on the Dolphin House Estate? _____				

3. TICK THE BOX UNDER THE HEADING THAT BEST DESCRIBES THE FOLLOWING ASPECTS OF YOUR BLOCK

	Poor	Average	Good	Very Good
Access to your Flat				
Stairs and Balconies				
Courtyard				
Car Parking				
Neighbourliness				
Bin Storage				
Sewerage				
Water Pressure				
Security				
Fire Escapes				
What do you like about your block? _____ _____				
What do you dislike about your block? _____ _____				

4. TICK THE BOX UNDER THE HEADING THAT BEST DESCRIBES THE FOLLOWING ASPECTS OF YOUR HOME

	Poor	Average	Good	Very Good
Kitchen Size				
Living Room Size				
Number of Bedrooms				
Size of Bedrooms				
Storage				
Bathroom				
Private Outdoor Space				
Natural Light				
Overlooking				
Heating				
Soundproofing				
Finishes				
Maintenance				
What changes would you like to make to your home? _____ _____				

Your Vision

TICK THE BOX

Would you like to remain living in Dolphin House?

Yes No

Should the existing flats on the estate be demolished or refurbished?

Yes No

What are your hopes for the future of Dolphin House?

What is the first thing you would do to make Dolphin House a better place to live?

Appendix B

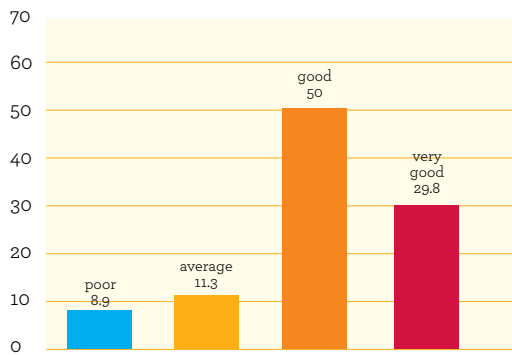
Responses to Community Questionnaire

Your Views

1. Tick the box under the heading that best describes the following aspects of your neighbourhood (Dolphin's Barn, Rialto, Crumlin etc.).

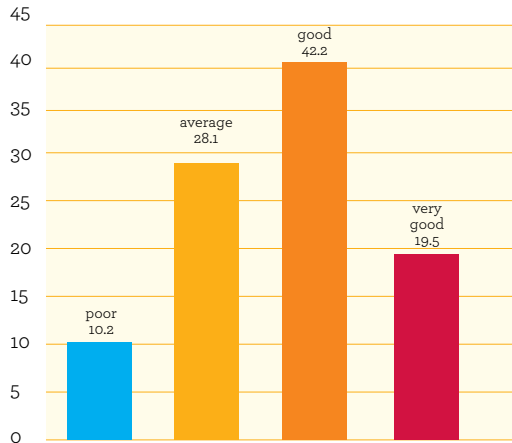
ACCESS TO SCHOOLS

(% of responses)



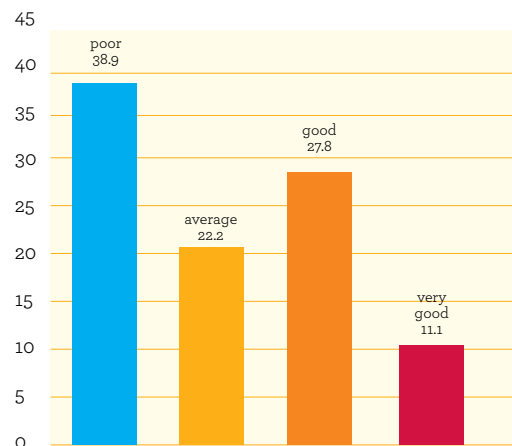
VARIETY OF SHOPS AND SERVICES

(% of responses)



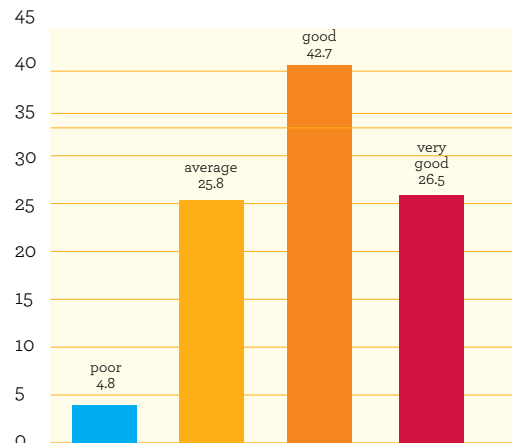
LOCAL SHOPPING CENTRE

(% of responses)



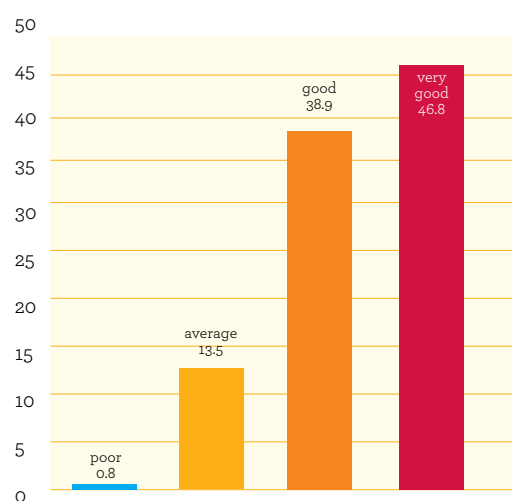
ACCESS TO MEDICAL FACILITIES

(% of responses)



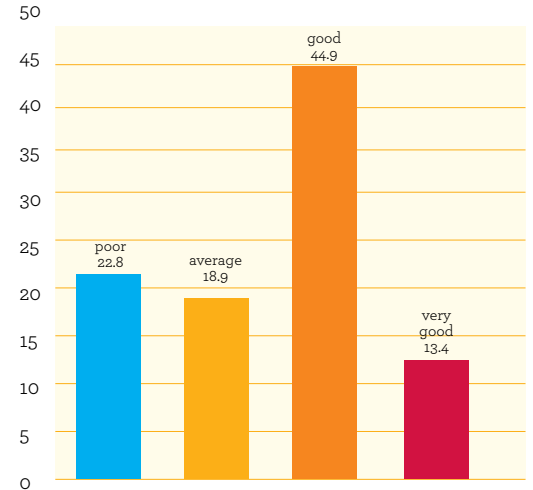
PUBLIC TRANSPORT

(% of responses)



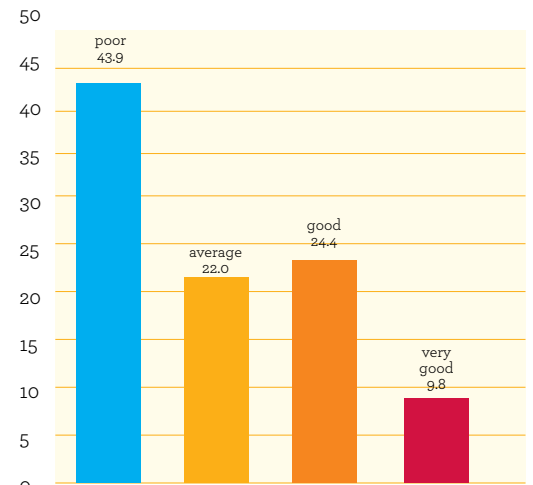
COMMUNITY SERVICES

(% of responses)



FACILITIES FOR THE ELDERLY

(% of responses)



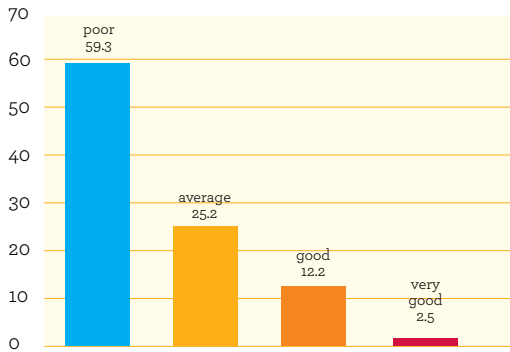
ACTIVITIES FOR TEENAGERS

(% of responses)



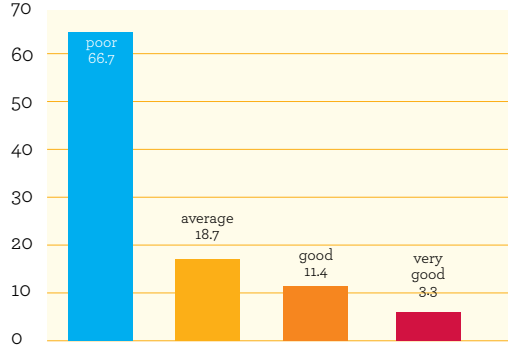
ACTIVITIES FOR CHILDREN

(% of responses)



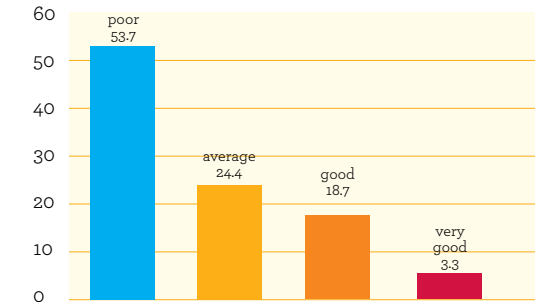
THE CANAL

(% of responses)



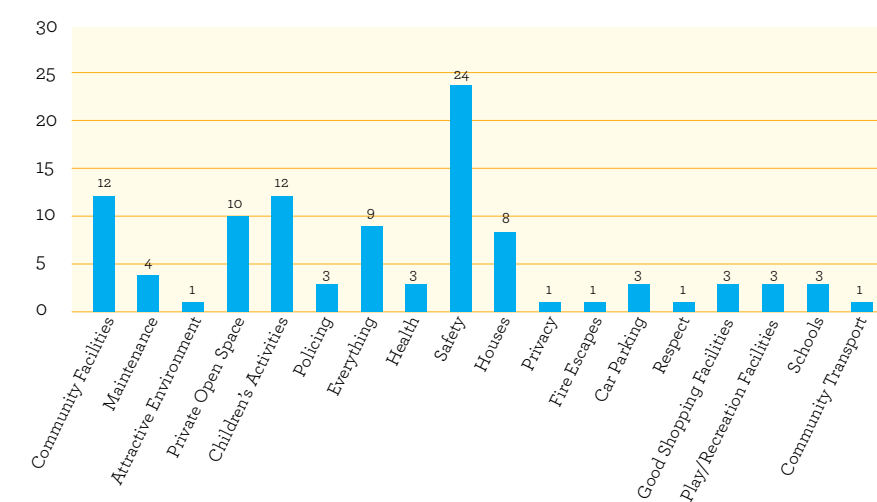
ATTRACTIVENESS

(% of responses)



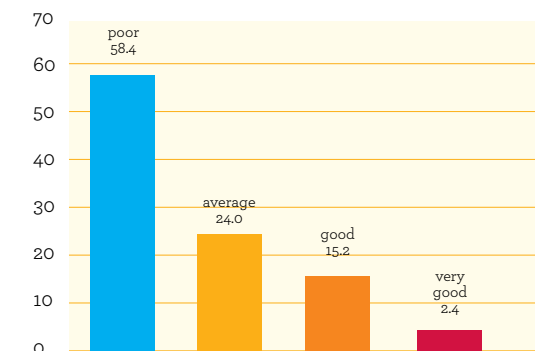
WHAT IS MISSING IN YOUR NEIGHBOURHOOD?

(% of responses)



SAFETY

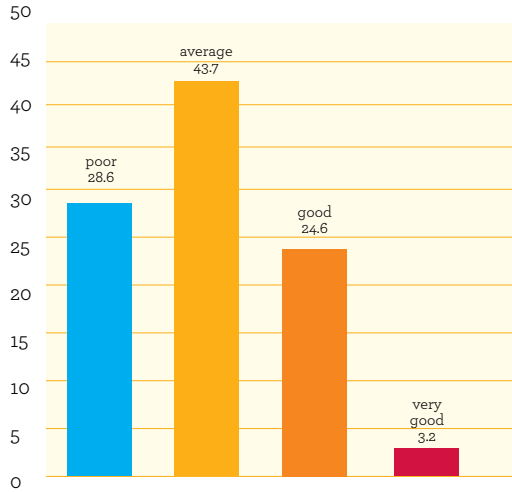
(% of responses)



2. Tick the box under the heading that best describes the following aspects of your estate.

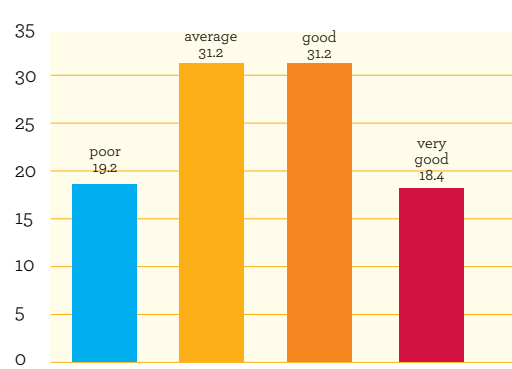
LAYOUT

(% of responses)



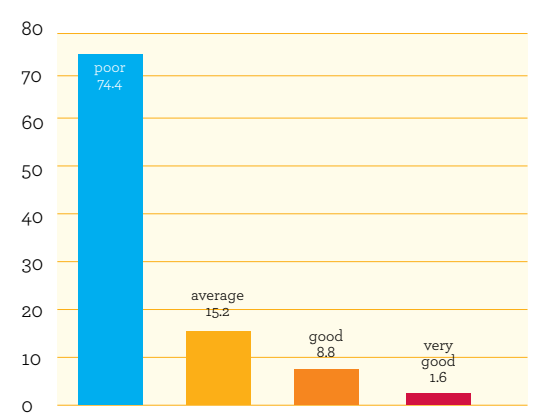
SENSE OF COMMUNITY

(% of responses)



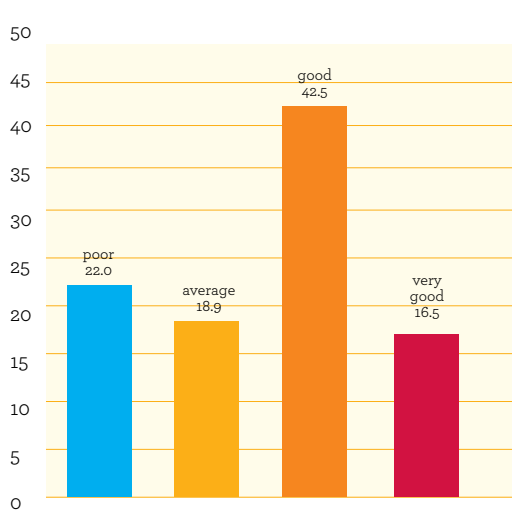
SPORTS FACILITIES

(% of responses)



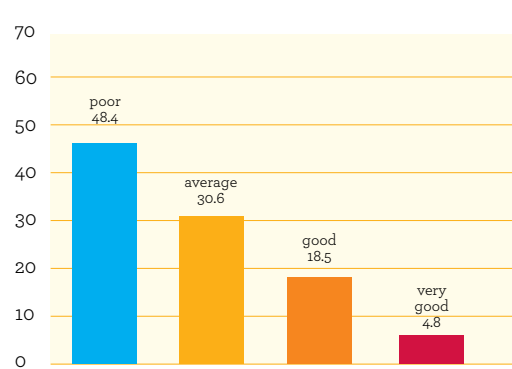
OPEN SPACE

(% of responses)



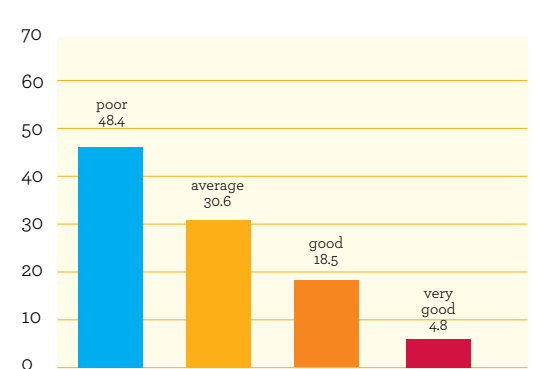
COMMUNITY BUILDINGS

(% of responses)



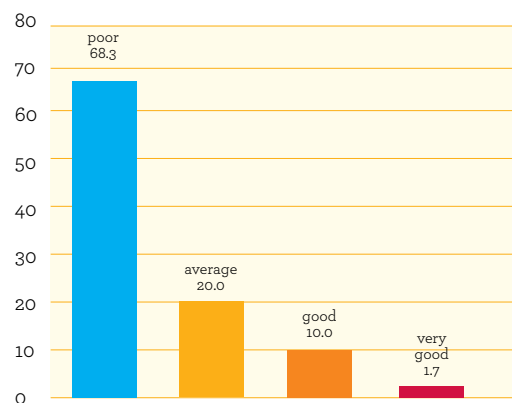
SAFETY

(% of responses)



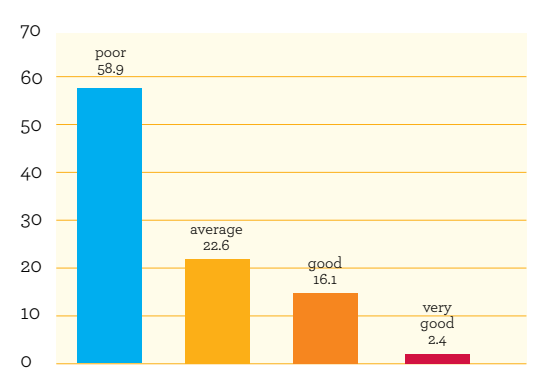
PLAY FACILITIES

(% of responses)



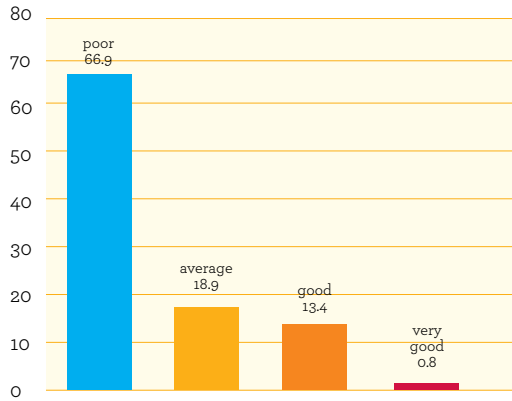
ESTATE MANAGEMENT

(% of responses)



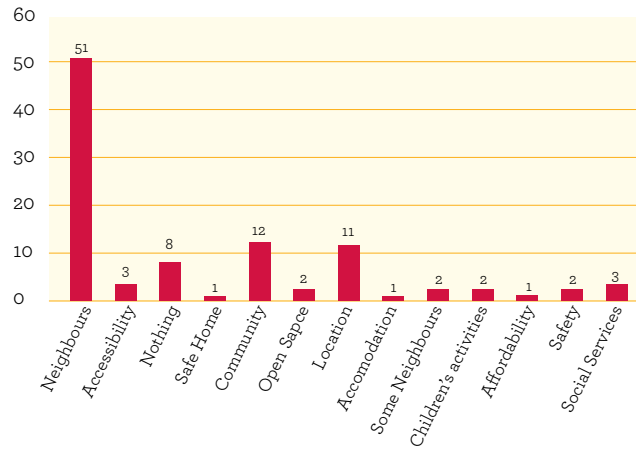
TRAFFIC CONTROL / CAR PARKING

(% of responses)



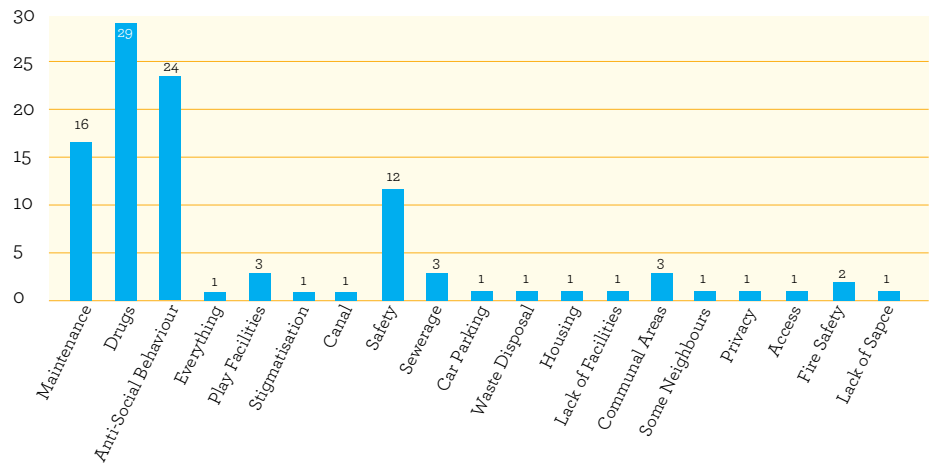
WHAT ARE THE BEST THINGS ABOUT LIVING ON THE DOLPHIN ESTATE?

(% of responses)



WHAT ARE THE WORST THINGS ABOUT LIVING ON THE DOLPHIN ESTATE?

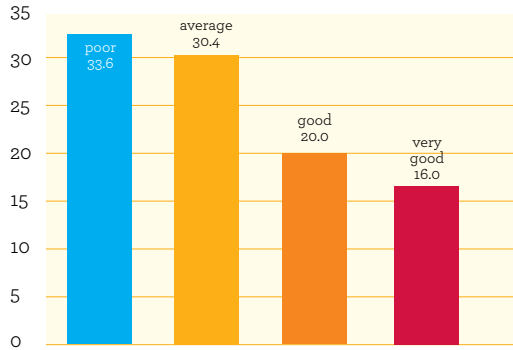
(% of responses)



3. Tick the box that best describes the following aspects of your block.

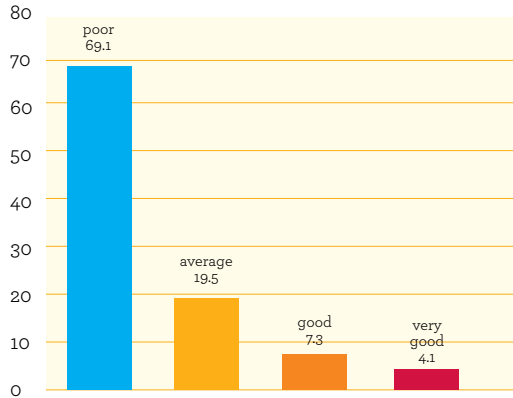
ACCESS TO YOUR FLAT

(% of responses)



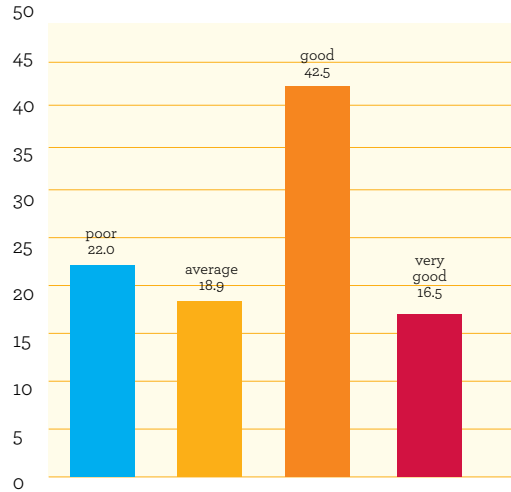
STAIRS AND BALCONIES

(% of responses)



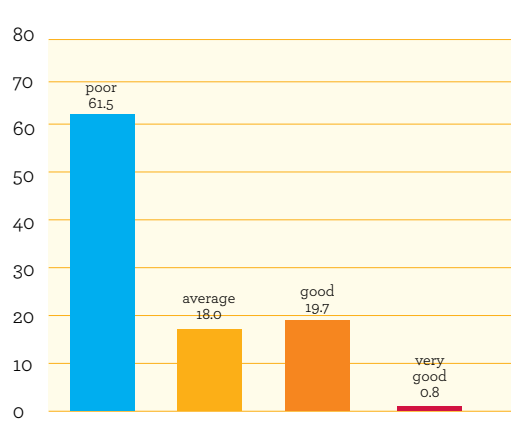
COURTYARD

(% of responses)



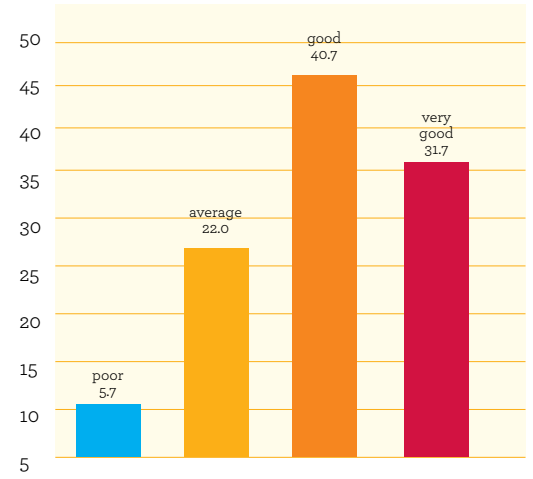
CAR PARKING

(% of responses)



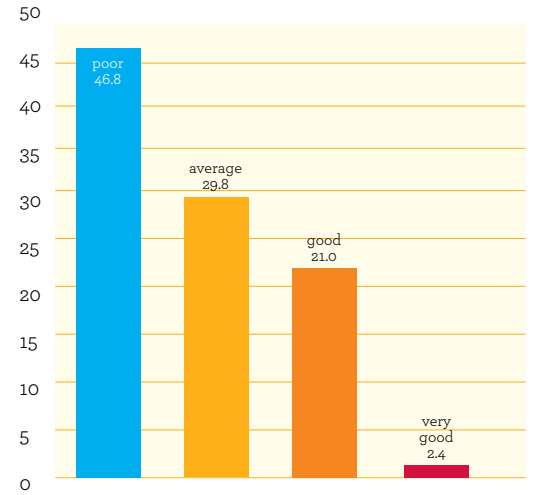
NEIGHBOURLINESS

(% of responses)



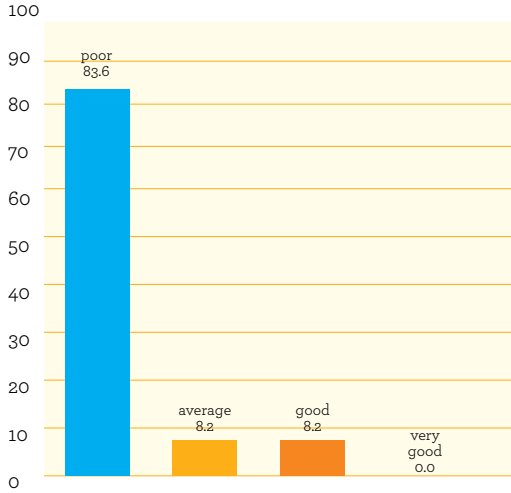
BIN STORAGE

(% of responses)



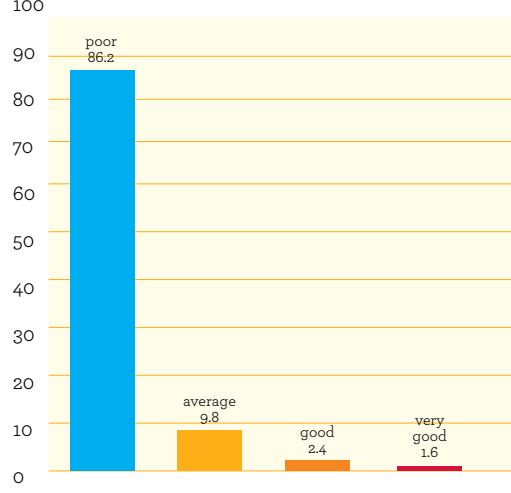
SEWERAGE

(% of responses)



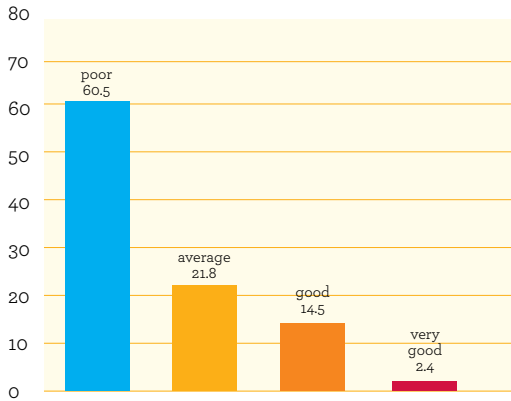
FIRE ESCAPES

(% of responses)



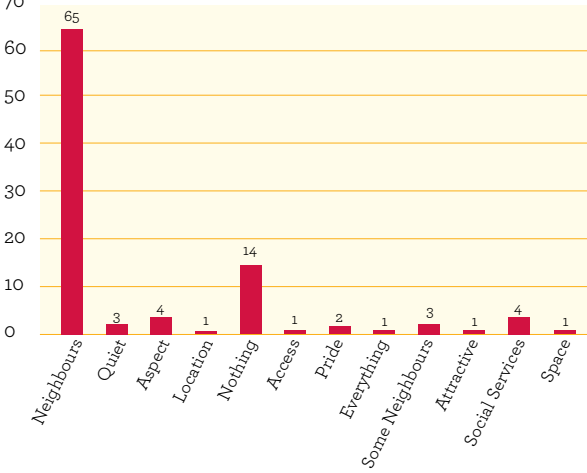
WATER PRESSURE

(% of responses)



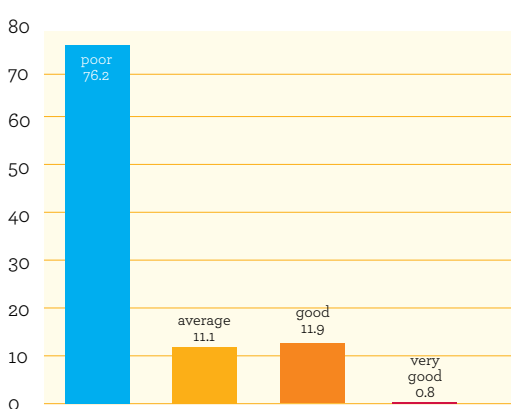
WHAT DO YOU LIKE ABOUT YOUR BLOCK?

(% of responses)



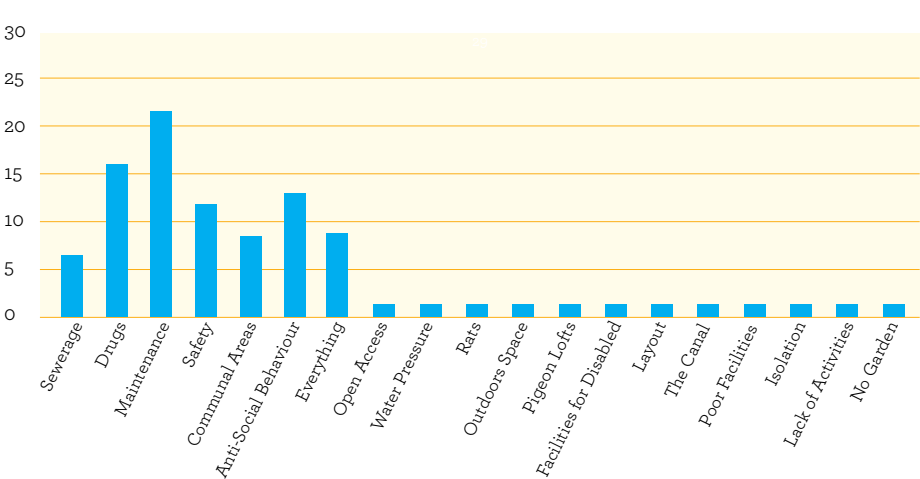
SECURITY

(% of responses)



WHAT DO YOU DISLIKE ABOUT YOUR BLOCK?

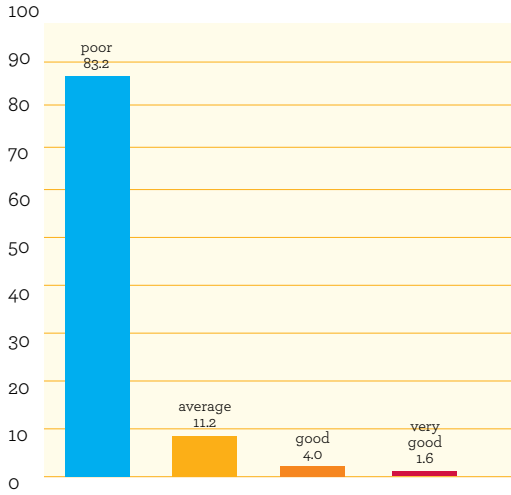
(% of responses)



4. Tick the box under the heading that best describes the following aspects of your home (your flat).

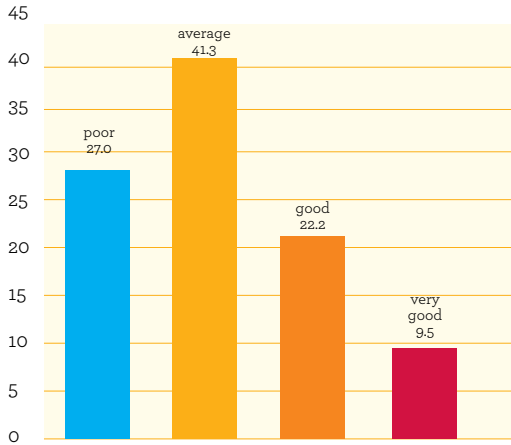
KITCHEN SIZE

(% of responses)



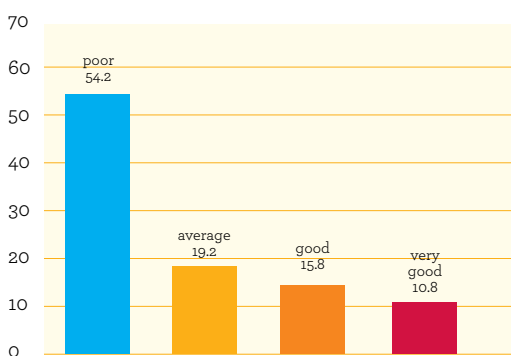
LIVING ROOM SIZE

(% of responses)



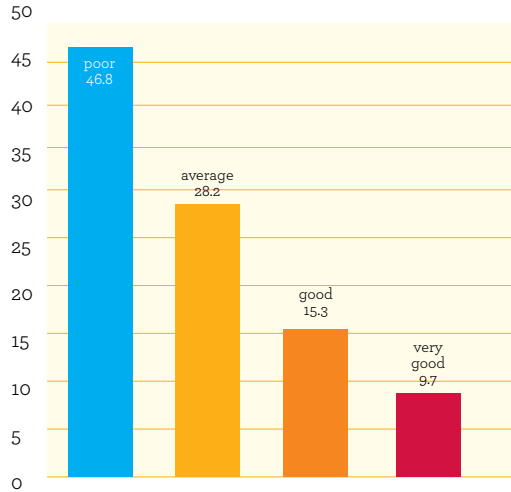
NUMBER OF BEDROOMS

(% of responses)



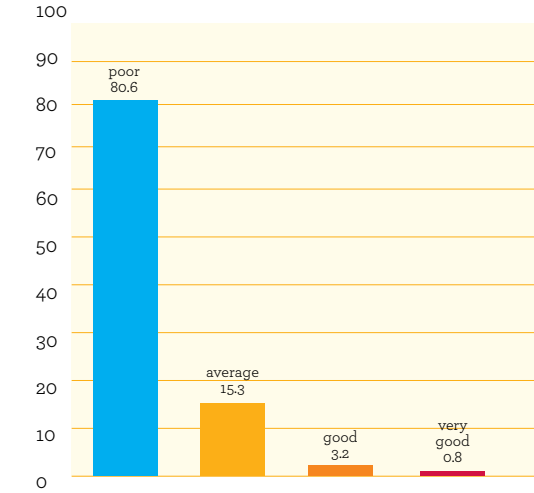
SIZE OF BEDROOMS

(% of responses)



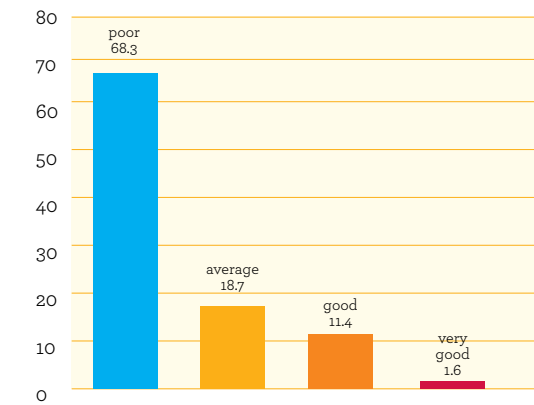
STORAGE

(% of responses)



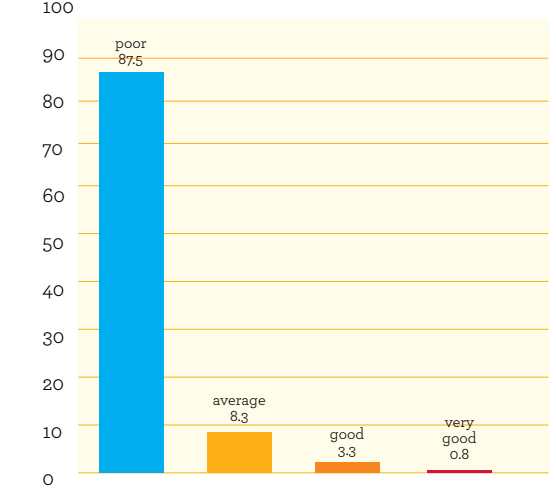
BATHROOM

(% of responses)



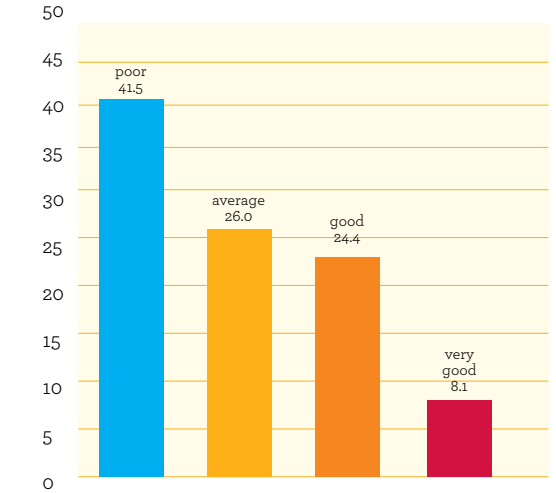
PRIVATE OUTDOOR SPACE

(% of responses)



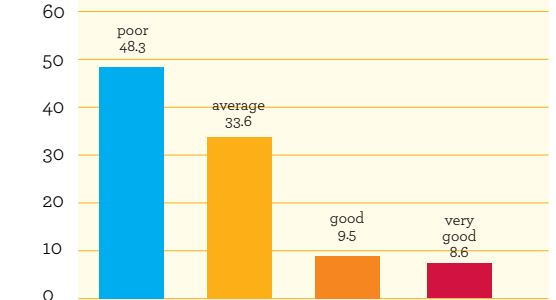
NATURAL LIGHT

(% of responses)



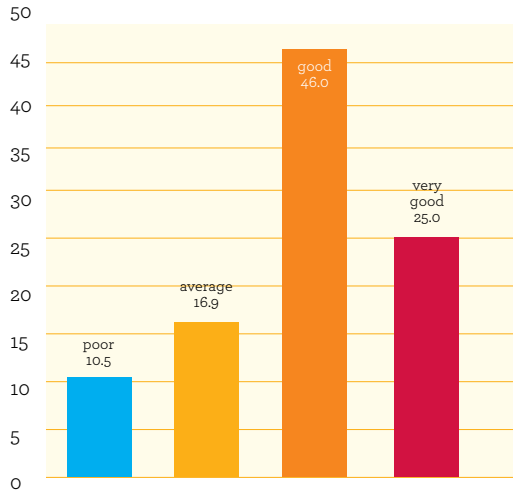
OVERLOOKING

(% of responses)



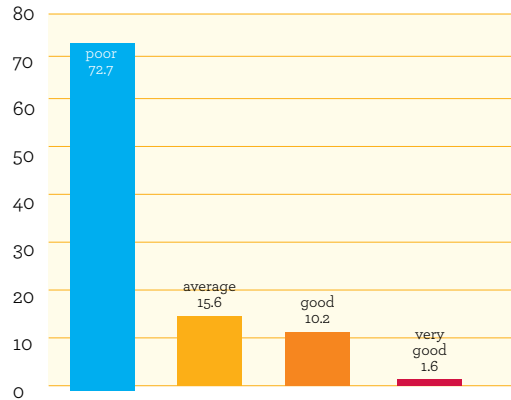
HEATING

(% of responses)



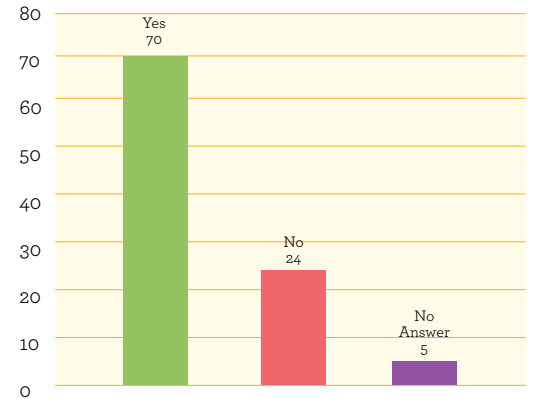
MAINTENANCE

(% of responses)



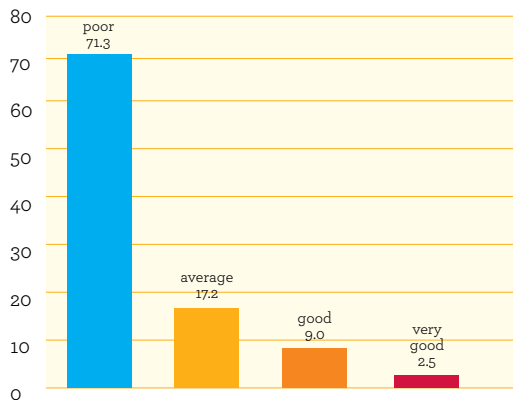
SHOULD THE EXISTING FLATS BE DEMOLISHED OR REFURBISHED?

(% of responses)

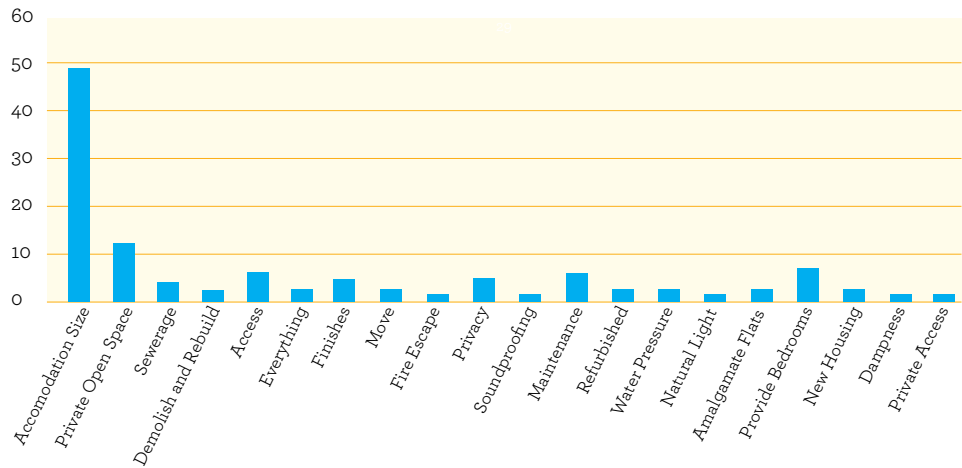


SOUNDPROOFING

(% of responses)

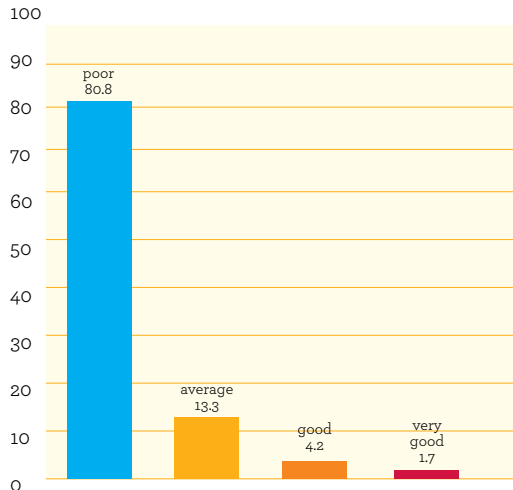


WHAT CHANGES WOULD YOU MAKE TO YOUR HOME? (% of responses)

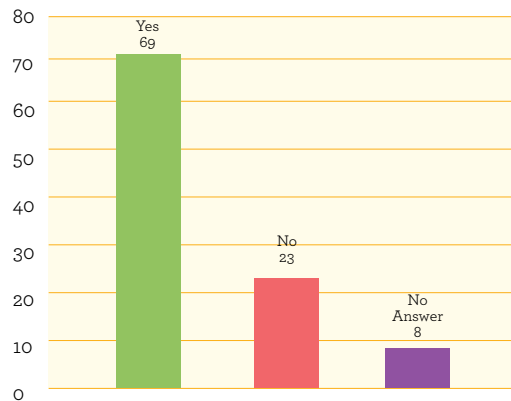


FINISHES

(% of responses)

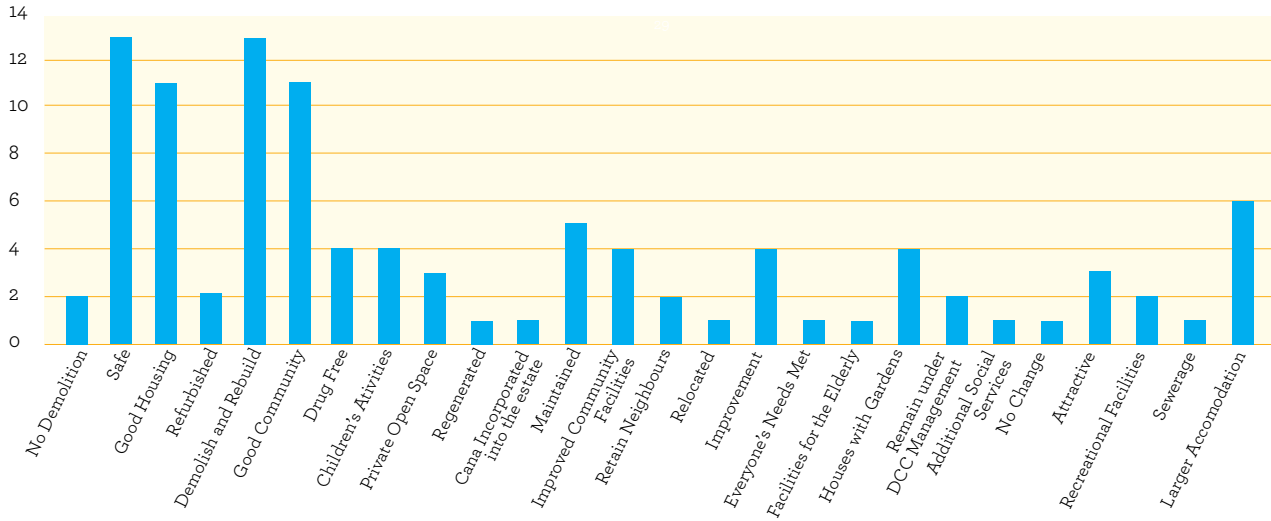


WOULD YOU LIKE TO REMAIN LIVING ON THE DOLPHIN ESTATE? (% of responses)



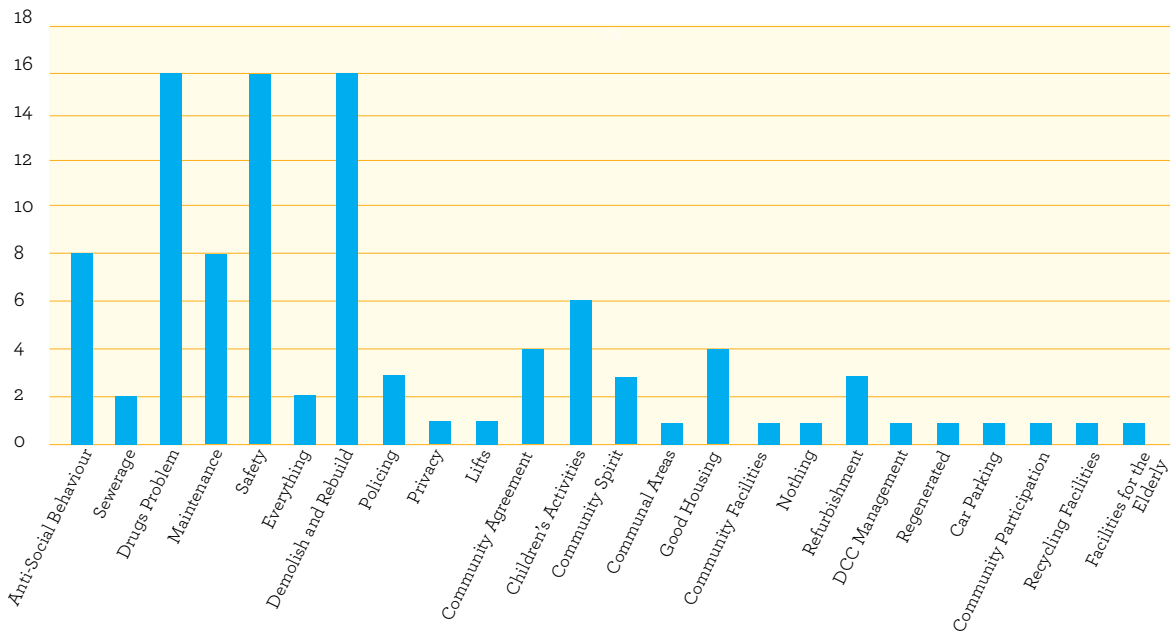
WHAT ARE YOUR HOPES FOR THE FUTURE OF THE DOLPHIN ESTATE?

(% of responses)



WHAT SHOULD BE DONE TO MAKE THE DOLPHIN ESTATE A BETTER PLACE TO LIVE?

(% of responses)



Appendix C

Responses to Case Study Questionnaires

J408_Dolphin House Case Study Questionnaire Fatima Mansions 08 July 2008

No. of questionnaires completed: 11

DO YOU THINK THE NEW BUILDINGS ARE PUBLIC SPACES ARE SUCCESSFUL AND WHY?

- A. Yes, more modern and clean
- B. No comment
- C. Yes, very spacious and environmentally friendly
- D. Yes, more modern
- E. Yes, more modern, clean, more facilities
- F. Yes, very successful. They are doing their best to improve the area, with all the new things that are planned for Fatima for the future
- G. Yes
- H. Yes, a lot more for the community
- I. Not a lot
- J. Yes, more modern and clean
- K. Look well but don't know enough as I don't live here

DO YOU THINK THE REGENERATION HAS A POSITIVE IMPACT ON THE COMMUNITY THAT ORIGINALLY LIVED THERE AND WHY?

- A. Yes, good community spirit
- B. Yes, the regeneration is a great achievement and hard work. It is up to the residents to stick with it and work together and looking at Fatima they have done a great job
- C. Yes, they still have a community (very strong)
- D. Yes, good
- E. Yes, they seem to be happy with what they have but they worked hard for it
- F. Yes, the people have Fatima have said so
- G. Yes, it is a lot better for families and [they] have more of a say in what happens in the community
- H. Yes, there seems to be a good community spirit now
- I. Can't say
- J. Yes, they seemed to [be] more happy and [have] more space to live in
- K. No comment

WHAT DO YOU THINK ARE THE MAIN ADVANTAGES AND DISADVANTAGES OF THE REGENERATION?

- A. Bigger spaces for people to live
- B. Waiting
- C. Better housing and they've looked forward to the future regarding youth [and] housing them as they get older
- D. More room, bigger spaces, back and front gardens
- E. More space in home, more facilities, gardens
- F. Still waiting
- G. No comment
- H. Getting rid of anti-social behaviour
- I. Employment
- J. Back gardens and front gardens
- K. No comment

J408_Dolphin House Case Study Questionnaire Marmion Court 10 July 2008

No. of questionnaires completed_8

DO YOU THINK THE NEW BUILDINGS ARE PUBLIC SPACES ARE SUCCESSFUL AND WHY?

- A. No
- B. No. No facilities, no water, steel stairwells, top flats leaking. Visible anti-social, general sense of bleakness.
- C. No, no parking, no waste water, no facilities. Roofs leaking. Anti-social. Dull and dark.
- D. No, not [at] all.
- E. No it was horrible. Very dark. No play area for children.
- F. No, it looked dreadful. Dark with no open spaces. It was very dark and depressing. It had no community Centre or community spirit.
- G. They were very unsuitable accommodation. No play area, no water.
- H. No, no space, very depressing, looked like a prison.

DO YOU THINK THE REGENERATION HAS A POSITIVE IMPACT ON THE COMMUNITY THAT ORIGINALLY LIVED THERE AND WHY?

- A. No
- B. No. The guy showing us around couldn't wait to transfer out.
- C. No, residents wanting to leave.
- D. No, not [at] all.
- E. No, no, no. Everyone went distant with one another. No community spirit.
- F. No. No. No. No. To me there was a dreadful impact on the community and some of the people that were born and reared [there] had to move out
- G. No
- H. How are we meant to know as there was no community spirit, one man standing on his own. It just seemed nobody cared.

**J408_Dolphin House
Case Study Questionnaire
Poplar Row
10 July 2008**

No. of questionnaires completed_8

WHAT DO YOU THINK ARE THE MAIN ADVANTAGES AND DISADVANTAGES OF THE REGENERATION?

- A. No advantages
- B. Advantage: bigger units.
Disadvantages: No facilities, no water, steel stairwells, top flats leaking. Visible anti-social, general sense of bleakness.
- C. Bigger living room. No facilities after 5pm.
- D. Did not feel there were any advantages, sense of people were robbed or given a bad deal. Look very like an institution, lack of space, looks closed up/trapped in.
- E. The advantages for people and children are not great. Nothing for children to do. They were just hanging around the area with nothing to do.
- F. The main advantages are that the regeneration will give us brand new dwelling and nice clean and living environment to live in. The disadvantages are that the community spirit would die and not come back.
- G. A complete disadvantage.
- H. There were no advantages.

DO YOU THINK THE NEW BUILDINGS ARE PUBLIC SPACES ARE SUCCESSFUL AND WHY?

- A. Yes, people kept together, one developer, look[s] nice
- B. 1st phase [is a] disaster. 2nd phase [has] nice units but very little play areas in most of the project
- C. Yes and no. First phase cut off from second.
- D. Yes, because the community stuck together when plans were in process and stood their ground
- E. Yes, building work very good but no proper play area for children, very small
- F. I thought the new buildings were fabulous, the houses looked really well, the area was clean and tidy. There was very little public spaces.
- G. Excellent
- H. It was just beautiful. They could have done with a bit more space, but [it was] very well done. Great spirit and everyone stuck together to the what they wanted

DO YOU THINK THE REGENERATION HAS A POSITIVE IMPACT ON THE COMMUNITY THAT ORIGINALLY LIVED THERE AND WHY?

- A. Yes and no
- B. Positive for 2nd phase residents because of good quality units, but they regret not planning for increase in family size
- C. Yes
- D. Yes and no. Some feel segregated although [the] Community Centre (which will be open soon) might ease this. They are attractive.
- E. Yes because people all stuck together
- F. Very much so! There still was a good sense of community. They had a lovely community Centre and they looked out for their neighbours
- G. Yes
- H. Yes. The people we met were very happy and looking forward to the community centre opening.

WHAT DO YOU THINK ARE THE MAIN ADVANTAGES AND DISADVANTAGES OF THE REGENERATION?

- A. Kept together. Looks nice (advantages).
No play space and poor parking
- B. Some parts of the second phase were really nice but generally residents felt cheated (1st phase)
- C. New homes [and] no play areas
- D. Kept together as a community but lack of play facilities [and] given up space
- E. No comment
- F. The advantages were a good clean environment. The disadvantage was very little green space.
- G. They got a new community centre. Got magnificent buildings with all facilities.
- H. The main advantages were they were built lovely. The disadvantages were they were mostly 2 bedroom. Families need three bedrooms. Needed more space for children and a park.

Appendix D

Procurement Options and Outline Order of Costs

DLPKS/208207

Dolphin House Development
07 November 2008

Davis Langdon

PKS

Contents

1. Procurement

1.1. Conventional Route

1.2. Design and Build (DB)

1.3. Design, Build and Finance (DBF)

1.4. Design, Build, Finance & Operate (DBFO)

2. Order of Magnitude Costs

2.1. Option 1

2.2. Option 2

2.3. Option 3

2.4. Option 4

3. Conclusion

3.1. Recommendations

1. Procurement Methods Available

In terms of the master plan of the project 4 main options are being considered for the development;

Option 1: Enhancement of existing public spaces and minor works to blocks

This option proposes the installation of lifts into each block as well as the provision of private balconies. The option also proposes to improve communal and community spaces

Option 2: Partial Refurbishment and Intensification

This option proposes partial redevelopment of the site with retention of some block and the demolition of others. The blocks retained would be refurbished as in option one but with residential units also being refurbished.

Option 3: Complete Redevelopment

This option proposes the complete redevelopment of the site into residential and retail areas on a phased basis.

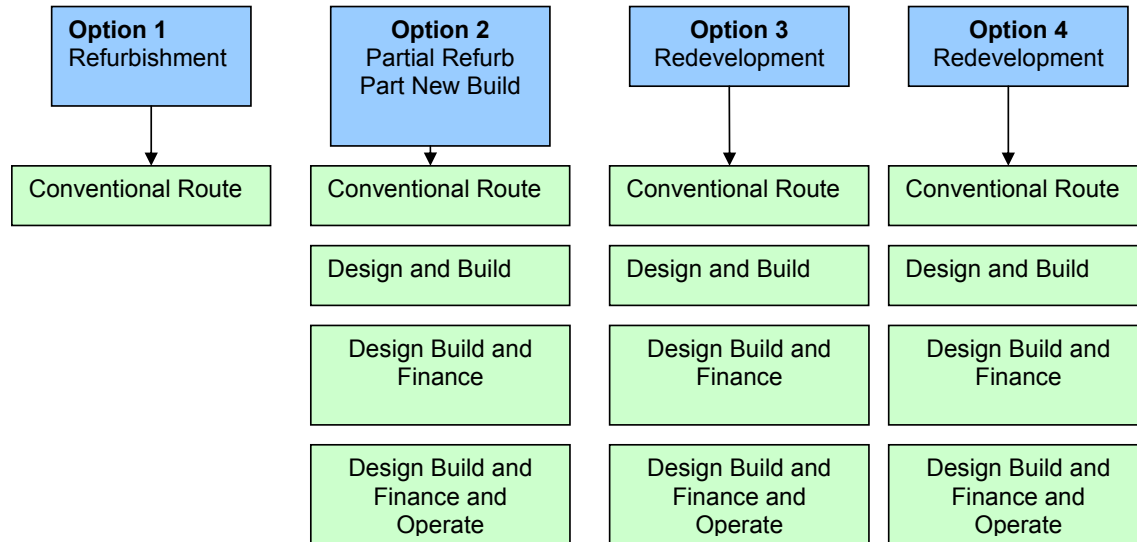
Option 4: Complete Redevelopment - Dublin City Council Feasibility Study

This option also proposes the complete redevelopment of the site as per the Dublin City Council plan as prepared by MCO.

There are 4 main potential procurement methods to be considered for the project at this stage

1. Conventional Route
2. Design and Build (DB)
3. Design, Build and Finance (DBF)
4. Design, Build, Finance & Operate (DBFO)

An initial review of the four options proposed by the master plan for the Dolphin House Development provides four possible procurement methods for the project. However particularly in Option 2, 3 & 4 of the master plan these procurement methods could be used together and phased over time to arrive at the most advantageous procurement solution. Deliverables could also be separated and phased and a combination of procurement methods used.



A summary of the methods and their advantages and disadvantages is listed below.

1.1. Conventional Route

1.1.1. Definition

To procure the project through the conventional route the whole project would be undertaken by the Dublin City Council.

Dublin City Council would design the project, seek planning approval, tender and construct the project. Dublin City Council would also be responsible for the disposal or operation of all the elements of the project on completion.

All procurement and disposal would be carried out in accordance with public sector guidelines. The funding of the development would be the responsibility of the local authority.

The ownership of the site and the development would remain with the Local authority unless they dispose of the different elements of the project.

1.1.2. Advantages

- Local Authority would retain full control over the all aspects of the development.
- The aspirations of the local Authority and community could take precedent over the commercial aspects.
- The scheme could be more easily modified as the project progresses.
- Clear standard forms of contract and procurement are available which are accepted by the market.

- Under current market conditions the local authority would get value for money from the construction market on construction tenders.

1.1.3. Disadvantages

- Limited involvement of the private sector would reduce commercial return on the project.
- All project risk would be carried by the Local authority. (some of the construction risks may be carried by the contractor under the new GCCC contracts).
- The market risk of not being able to dispose of the commercial elements of the project would be carried by the Local authority if not disposed of.
- The full funding of the project would be carried by the Local Authority.
- The long term operations of the large mixed use development would be the responsibility of the Local Authority.
- The Local Authority would effectively be a government subsidised competitor for local developers in the commercial and private retails sectors.
- The project may lack the capability and market efficiency which would be available in the private sector.
- Potential to harness the perceived innovation within the private sector is reduced.

1.2. Design and Build (DB)

1.2.1. Definition

This option follows a similar process to the conventional route, with the only differences being that the detailed designs are carried by the Developer instead of the Local Authority. The Local Authority would provide a performance specification to which the builder would be required to conform.

The advantages and disadvantages of this process are similar to the conventional route with the following exceptions

1.2.2. Advantages

- A higher degree of design and construction risk is carried by the contractor.
- Lower design costs in light of new form of contract and public sector procurement.
- Potential to harness perceived innovation within the private sector, and the associated economies, is achieved.

1.2.3. Disadvantages

- The degree of control that the Local Authority has over the design and construction process is reduced.
- Changes at the post contract stage can be difficult and expensive.

1.3. Design, Build and finance Route (D,B,F)

1.3.1. Definition

This is a potential Public Private Partnership (PPP) route. The Local Authority defines their requirements through an output specification. The private partner designs, builds and finances the development. The finance may incorporate the site value and elements of public funding for elements required by the Local Authority, the balance of funding is provided through private funding. Typically banks and funding institutions will provide development funding. The source of long term funding will depend on the private partners approach to disposal / lease of the commercial property.

With the DBF route the private partner is under no obligation once the development is complete. The social aspects may be handed back to the Local Authority. The private elements of the project may be sold or leased at the discretion of the private partner. At this stage, beyond the normal planning and other statutory requirements the Local Authority has no influence or control over the commercial elements.

1.3.2. Advantages

- The burden of the financing the capital project is removed from the Local Authority and can be cash flowed to suit requirements.
- There is one private partner responsible for the design, construction and marketing and sales of the full development.
- The innovation and efficiency of the private sector may achieve cost savings.
- The involvement of a private partner should maximise the commercial returns on the commercial elements.
- A degree of flexibility in how the private element may be delivered allows for a maximum return on the private element.
- Higher degree of risk transferred to the private sector.

1.3.3. Disadvantages

- PPP is not as attractive as it once was for the private sector due to falling house prices and the credit crunch.
- The scale and complexity of the development may limit the number of potential developers.

- Significant up front commitment of time and management from the Local Authority.
- The Local Authority has less control over the design and construction of the social elements than with the traditional procurement process.
- The Local Authority has no control of the on-going operation of the elements of the project which are not handed back to the Local Authority. (e.g. commercial).

Design, Build, Operate and Finance (D,B,O,F)

1.4. Design Build Operate and Finance (DBOF)

1.4.1. Definition

This option is similar to the design, build and finance model but with the addition of the long term management and maintenance of the development. This is part of the bid and is the responsibility of the developer.

1.4.2. Advantages

- The responsibility for the day to day management is removed freeing resources in the Local Authority and while also achieving private sector efficiencies.
- See Design Build and finance advantages

1.4.3. Disadvantages

- Limited experience of implementation of PPP projects in Ireland.
- Limited market of possible bidders for maintenance and management for social housing areas.
- Requirement for consultation with stakeholders including existing Local Authority employees involved in maintenance and management.
- Current market conditions do not make PPP as attractive as it once was.

One variant to the DBOF route would be where you have the division of the elements of the project between the partners. This should play to the strengths of the partners of the PPP project.

- The Local authorities may be best placed to manage maintain the pedestrian, public, social and community areas.
- The private sector would be best placed to manage the commercial elements of the project

	Local Authority	PPP Company
Roads & footpaths	•	
Civic Space & Realm	•	
Private Residential		•
Commercial Development		•
Social housing and Community	•	

2. Order of Magnitude Cost Comparators

These order of magnitude costs are based on limited information and area schedules supplied by Sheridan Woods Architects.

The costs ranges are intended to provide:

- A broad range of possible costs for each option
- Relative costings to enable comparison of the options

If estimated costs are required to form the basis of strategic discussions or budget allocations additional design and more detailed costing are required.

The order of magnitude cost ranges relate to construction work only. The following are excluded

- Site acquisition
- Finance
- Planning and Local Authority fees and contributions
- VAT
- Professional fees
- Loose furniture and fit out of residential areas
- Fit out of retail and commercial areas
- Phasing and decanting / temporary accommodation

2.1. Cost for Option 1

It is estimated that Option 1 will cost in the range of **€13,000,000 - €18,000,000**

2.2. Cost for Option 2

It is estimated that Option 2 will cost in the range of **€120,000,000 - €160,000,000**

2.3. Cost for Option 3

It is estimated that Option 3 will cost in the range of **€130,000,000 - €180,000,000**

2.4. Cost for Option 4

It is estimated that Option 4 will cost in the range of **€160,000,000 - €220,000,000**

3. Conclusion

This is a preliminary outline of the master plan procurement options and order of costs. It is too early to tell at this stage which is the optimum procurement solution for the proposed Dolphin House Project. Much greater levels of consultation and market research would be required to give an indicative answer. However it may be worth exploring phasing the development and even dividing the commercial sections of the project into a different phase. In the current economic climate and property market it would also be worth considering selling the commercial sites directly to a developer and using the proceeds to fund the redevelopment of the social and community elements of the scheme.

3.1. Recommendations

The project should be considered in greater detail through a PPP assessment. This would engage all the stakeholders, take market soundings in relation to the specific project and complete an in depth assessment of the suitability of the project for Public Private Partnership.

Yours sincerely,



for DAVIS LANGDON PKS

Davis Langdon PKS - Construction Consultants, 24 Lower Hatch Street, Dublin 2
www.dlpks.ie

Appendix E

Economic Feasibility of Development Options

Option 2

Construction Cost	€120,000,000
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Residential								
		No. Units	DCC Units Required	Proposed Units Provided	Private Units	Sale Price	Value	
	1 Bed Apartment	55	0	55	0	€ 245,000	€ -	
	2 Bed Apartment	213	0	50	163	€ 325,000	€ 52,975,000	
	3 Bed Apartment	110	76	76	34	€ 385,000	€ 13,090,000	
	4 bed apartment	5	13	5	0	€ 400,000	€ -	
	3 bed duplex	39	0	2	37	€ 400,000	€14,800,000	
	3 Bed Town House	30	0	8	22	€ 400,000	€ 8,800,000	
Existing Refurb	2 bed apartment	64	16	64	0	€ 385,000	€ -	
Existing Refurb	2 bed apartment	88	138	88	0	€ 325,000	€ -	
Existing Refurb	1 bed apartment	88	193	88	0	€ 245,000	€ -	
		692	436	436	256		€ 23600000	
								Profit/Loss
							€23,600,000	- € 96,400,000

Commercial								
	Use	Sqm				Sale Price /sqm	Value	
Parcel B	Commercial	770				€ 3,700	€2,849,000	
Parcel F	Community	1468				€ -	0	
Parcel G	Commercial	5381				€ 3,700	€19,909,700	
Parcel H	Commercial	1349				€ 3,700	€4,991,300	
Parcel K	Community	2788				€ -	0	
Parcel L	Commercial	8108				€ 3,700	€29,999,600	
		19864					57,749,600	

TOTAL								Profit/Loss
							€ 81,349,600	- € 38,650,400
	Fees @ 20% const. cost							€ 24,000,000
								- € 62,650,400

Option 3

Construction Cost							€ 130,000,000	€ 180,000,000	
Residential									
	No. Units	DCC Units Required	Proposed Units Provided	Private Units	Sale Price	Value			
5 bed apartment	0	2	-	0	-	-			
4 bed apartment	0	11	-	0	-	-			
3 bed duplex	90	0	48	42	€ 400,000	€ 16,800,000			
3 bed town house	31	0	-	31	€ 400,000	€ 12,400,000			
4 bed apartment	3	0	3	0	€ 400,000	€ 0			
3 bed apartment	38	76	38	0	€ 385,000	€ 0			
2 bed apartment	471	138	223	248	€ 325,000	€ 80,600,000			
1 bed apartment	124	193	124	0	€ 245,000	€ 0			
	757	420	436	321		€ 109,800,000			
EXCL Adjoining Site 2 bed units	14				€ 325,000	€ 4,550,000			
						€ 105,250,000	Profit/Loss		
						€ 23,600,000	- € 24,750,000	- € 74,750,000	
Commercial									
	Use	Sqm			Sale Price /sqm	Value			
Parcel B	Retail	912			€ 3,700	€ 3,374,400			
Parcel F	Office	1468			€ 3,700	€ 5,431,600			
Parcel G	Retail	913			€ 3,700	€ 3,378,100			
Parcel J	Office	5490			€ 3,700	€ 20,313,000			
Parcel K	Office	7433			€ 3,700	€ 27,502,100			
Parcel M	Office	9302			€ 3,700	€ 34,417,400			
		25518				€ 94,416,600			
EXCL Community	Community	1065			€ 3,700	€ 3,940,500			
						€ 90,476,100			
TOTAL								Profit/Loss	
						€ 195,726,100	€ 65,726,100	€ 15,726,100	
Fees @ 20% const. cost								€ 26,000,000	€ 36,000,000
							€ 39,726,100	- € 20,273,900	

Option 4

Construction Cost							€ 160,000,000	€ 220,000,000	
Residential									
	No. Units	DCC Units Required	Proposed Units Provided	Private Units	Sale Price	Value			
5 bed apartment	0	2	-	-	-	-			
4 bed apartment	0	11	-	-	-	-			
3 bed duplex	0	0	-	-	€ 400,000	€ 0			
3 bed town house	0	0	-	-	€ 400,000	€ 0			
4 bed apartment	0	0	-	-	€ 400,000	€ 0			
3 bed apartment	207	76	89	118	€ 385,000	€ 45,430,000			
2 bed apartment	674	138	223	451	€ 325,000	€ 146,575,000			
1 bed apartment	155	193	124	31	€ 245,000	€ 7,595,000			
	1036	420	436	600		€ 199,600,000			
							Profit/Loss		
						€ 199,600,000	€ 39,600,000	- € 20,400,000	
Commercial									
	Use	Sqm			Sale Price /sqm	Value			
Parcel B	Education	7,401			€ 3,700	€ 27,383,700			
Parcel F	Community	437			-	€ 0			
Parcel G	Commercial	8,465			€ 3,700	€ 31,320,500			
Parcel J	Commercial	11,516			€ 3,700	€ 42,609,200			
Parcel K	Community	628			-	€ 0			
	Commercial	623			€ 3,700	€ 2,305,100			
	Education	692			€ 3,700	€ 2,560,400			
	Commercial	613			€ 3,700	€ 2,268,100			
Parcel M	Commercial	235			€ 3,700	€ 869,500			
		30,610				€ 109,316,500			
TOTAL							Profit/Loss		
						€ 308,916,500	€ 148,916,500	€ 88,916,500	
Fees @ 20% const. cost								€ 32,000,000	€ 44,000,000
							€ 116,916,500	€ 44,916,500	

Appendix F

Photographic Survey







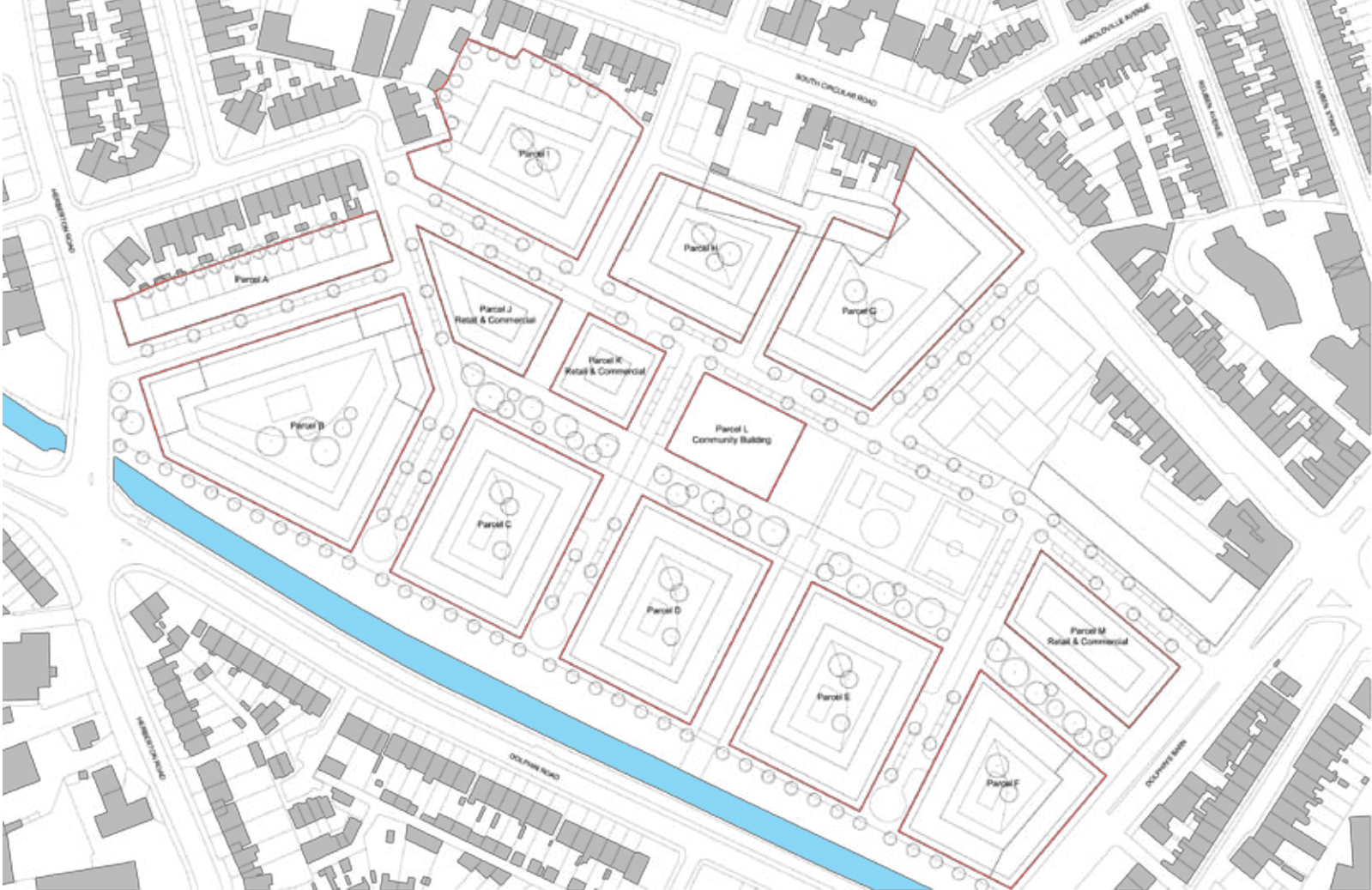
Appendix G Development Option Parcels

Development Option No. 2 Development Parcels



Development Option No. 2 Development Parcels

**Development Option No. 3
Development Parcels**



Development Option No. 3, Development Parcels

Appendix IV

Notes from
the Social
Regeneration
Session
Sept 2008

Towards a Social Agenda for the Regeneration of Dolphin

These notes are based on a meeting held on the 19th of September 2008 as part of the Dolphin Decides process and attended by 27 people who are involved in supporting the community work in Dolphin House.

This meeting was a gathering of those working in D.H. to;

1. *Begin to scope out a Social Agenda;*
2. *To consider the opportunities for progressing this agenda through the physical design of a regeneration.*

The meeting began with a presentation of fundamental human needs which were listed as follows;

The need for:

1. Food
2. Shelter
3. Health
4. Water
5. Fuel
6. Protection
7. Participation
8. Understanding
9. Leisure
10. Creativity
11. Freedom
12. Identity
13. Affection and Respect

In groups, the meeting considered;

In what ways is DH in an unequal position to the general population in the meeting of fundamental human needs?

Feedback included the following:

1. Poverty, poor local economy, high unemployment rates.
2. Anti social behaviour Drugs (there are new patterns of drug misuse with young dealers and violence), bullying, intimidation, unsafe public spaces, powerlessness, non-residents' ASB, fear, particularly for youth.
3. Health impoverishment due to poor access, isolation, low self esteem, few choices, poor literacy. Illnesses are more frequent, particularly cancer. Sewerage threatens health.
4. Exclusion due to lack of trust in state bodies, notably DCC. Few opportunities for genuine participation. Decision making removed from the community.
5. Poor access to leisure due to absence of community facilities, recreation opportunities, especially for youth and poor quality open spaces.
6. Inadequate housing, poor maintenance, sewerage and drainage water supply insulation etc.
7. Mental health especially depression and stress. Alcohol misuse.
8. Limited appropriate education opportunities. Low participation rates in schooling compared to national average. Only 3% go to third level.
9. Area suffers from a poor image in the eyes of the wider community. There is discrimination and barriers are put in peoples' way.

The group then considered;

What interventions might move the community into a more equal place?

Feedback included;

1. Effectively pressurising the state to;
2. Participate in meaningful decision-making structures with local people.
3. Provide resources to support a social agenda.
4. Deliver on basic services such as policing.
5. Challenge the current policy of privatisation.
6. Strengthen existing initiatives so they can develop sustainably. Strengthen DHCDA as a priority. (Build the DH Alliance.)
7. Develop initiatives for specific groups such as men and new communities.
8. Create opportunities and spaces for arts and cultural activities.
9. Create an integrated structure to facilitate joint planning.
10. Each organisation re-access its work in light of the needs.
11. Highlight the positive elements of DH.
12. Learn from the work of other communities on a social agenda.
13. Develop good quality adequate community facilities.
14. Develop educational responses such as womens' education, YEAH programmes for youth, Rialto Learning Community, one to one mentoring, projects for 10-11 year olds.
15. Address the fear of ASB. March through Dolphin and reclaim the public space.
16. Involve young people in decision making.
17. Develop a positive vision of Dolphin as something people can unite around; "The Great Estate!" Develop a comprehensive plan 21 years-21 steps from pregnant mother to 21 years old.

Next steps.

The meeting then considered three pertinent areas of concern.

- *How can we address the immediate ASB issues?*
- *How can we continue to develop the Social Agenda?*
- *What do we need to feed into the physical design regarding social agenda at this stage?*

Addressing fear.

The question was raised as to whether the current threats actually can be tackled by us, or can only the state agencies do it? However, a number of measures were suggested. They can be grouped under the following headings.

1. EMPOWERING RESIDENTS

- The spaces that are currently the sites of ASB can become the sites of more creative carnival, festival, (Clown Army) protest by residents.
- A programme of ongoing creative events could be designed for these spaces.
- Residents could be invited to come into a safe space to explore the issue of fear and how to respond to it. Perhaps outside experts could help in these sessions.

2. DESIGN

- Projects could be located in blocks to give services a presence among the residents.
- Refurbishment could be carried out to secure stairwells etc.

3. WORKERS' DEVELOPING STRATEGIES

- Those workers engaged in various for a on the issue are not meeting to plan and strategise. Workers need to work more as a team.
- Workers might need their own forum to look at how the intimidation is impacting on them.

4. POLITICAL ACTION.

- Residents and workers could engage in a public campaign on the issue to pressurise authorities to act.
- Workers need to build alliances with those in other communities on the issue.

Developing the Social Agenda.

The heads of the Social Agenda are emerging, but they need to be developed. Points made in relation to this include;

- The main difficulty is resources to develop the agenda. DHCDA is so stretched it is hard to see how existing personnel could do the work.
- One suggestion was that the voluntary groups could take it on as a piece. However, there was no volunteer to convene this.
- The development of the Dolphin Alliance is a key piece of infrastructure that is needed before there is progress. Plans to move on this are in train.
- The issue of how any social agenda could be paid for needs to be clarified before investing in a plan.
- The Social Agenda should be based around the principle of maintaining and sustaining the community and insisting on state support for that.
- Given all these issues, it is probably too early to put effort into developing the planning further at this stage. However, addressing the ASB stuff is a first step.

Design implications.

Again this may be premature, certainly for specifics. However, the following points were made;

- That the footprint of current spaces occupied by projects needs to be safeguarded.
- That public space needs to be retained to allow for the potential development of a community facility and outdoor leisure spaces.
- That the funding of facilities needs to be clarified. Is it advisable to build large community facilities with doubt hanging over the resources to run them?
- That a survey was done before by the Youth Service of facilities which may be of use.
- That the architects are going to meet with service providers individually to access need.



A photograph of a woman with glasses holding a baby, overlaid with a pink semi-transparent rectangle. The text is white and positioned on the left side of the rectangle.

Appendix V

UCD

Survey Form
(Nov 2008)

PURPOSE OF THE SURVEY

We are carrying out a survey to ask all the residents of Dolphin House whether they want regeneration or not. This will help the community negotiate with Dublin City Council in the future.

This survey is being undertaken for Dolphin House Community Development Association and is independent.

The information will be treated in strictest confidence

Checklist for interviewer	
Flat number	
Block number	
Floor	
Gender of respondent	1. Female <input type="checkbox"/> 2. Male <input type="checkbox"/>
Name of interviewer	
Date and time of interview	
Number of calls	
Interview Refused	
No answer at flat	
Reason for refusal	

1. The story so far

The development association has employed architects to come up with different options or possibilities for the regeneration of Dolphin.

However, there is no guarantee that regeneration will happen. This survey is only trying to find out whether residents want regeneration and if so in general terms what kind of regeneration they might want.

The overall process, even if it were to begin tomorrow may take many years (5-10).

I am here to explain those options to you (as well as an option produced by Dublin City Council) and to see what you think.

The Development Association will then have an idea of what people's preferences are.

We can then develop a plan that the whole community will be happy with and negotiate that with the council.

2. Overview of the four options

These are the four options which I will explain to you.

Option 1	External refurbishment
Option 2	External refurbishment, some demolition and some new apartments
Option 3 Preference 3A or Preference 3B	Complete demolition and phased redevelopment • Sheridan Woods • Dublin City Council
Option 4	Status Quo (Leave estate as is)

At the end of the survey I will ask you to pick the option which you prefer most.

I will now explain each of the options to you and then ask you some questions about what you think about each of the options.

Option 1: Refurbishment

Description

In this option the estate would be improved in relation to a number of areas.

- All 436 units would remain as social housing units

The Block

- Each of the courtyards would be landscaped or planted with children's play area provided.
- Only those living in the block would have access to the courtyard.
- Car parking would be removed and would only be allowed in a designated car park along new roads between horseshoe blocks.
- There would be a lift to each floor only people living in flats would have access into the lifts.
- There would be a private balcony or terrace on ground floor provided to the front of each of the flats.

The flats

- No work would be done on the flats
- Flat sizes remain the same

Estate

- There would be some improved facilities – upgraded portacabins, facilities for older people improved sewage and multiple playing pitches.

What do you like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

New balconies	1
Idea of lifts to flats	2
Idea for blocks - Courtyards, parking in car parks, access for people living in block only	3
Ideas for wider estate- better community facilities – upgrade portacabin more pitches.	4
Overall Height of the estate (i.e. no change to Height	5
Community stays the same (no new residents)	6
Other mentioned by respondent: Please fill in:	

What do you not like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Interior of the flats is not touched	1
Apartment sizes stay the same	2
Not as much green space	3
Estate still looks the same	4
No new employment opportunities	5
No new retail shops etc.	6
No new people	7
Small amount of new community facilities	8
No connection between Dolphin house and surrounding areas	9
Other mentioned by respondent: Please fill in:	

What is missing from this option that you would like to see included?

Overall what do you think of this option?

Tick the correct box

Very good	1
Good	2
Average	3
Poor	4
Very Poor	5

Option 2: Refurbishment, some new apartments and some demolition

In this option there would be:

436	Social housing units (which is the same as there is now)
256	Other units
692	In total

- This option involves refurbishing some of the existing blocks
- It would involve demolishing a number of blocks (Dolphin park, the long block and the end block at Herberton) and building new blocks of apartments which would be higher than the existing blocks – 6 storeys
- It would also contain new retail and community facilities.

The Blocks

Each of the courtyards would be landscaped or planted with perhaps children's play area provided. Only those living in the block would have access to the courtyard. Car parking would be removed and would only be allowed in a designated car park along new roads between horseshoe blocks.

- Blocks to be demolished – phased demolition of Dolphin Park, The long block and the End Block at Herberton road.
- New developments would be constructed – these would be built firstly on open space. The new blocks would be higher than the existing flats.
- Residents in the blocks being refurbished would move into new blocks while their housing was refurbished
- The new development would include new apartments, new community facilities, retail and commercial areas and new, but reduced areas of public open space

Individual units

Refurbishment: This would involve reducing the number of bedrooms from 3 to 2 and increasing the living room. There would be greater changes outside. There would be a lift to each floor and there would be a private balcony or terrace provided to the front of each of the flats. Only people living in flats would have access into the lifts.

What do you like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

New balconies	1
Idea of lifts to flats	2
Internal refurbishment –reduction in bedrooms	3
Idea for blocks - Courtyards, parking in car parks Access for people living in block only	4
Idea of demolishing 3 blocks	5
Idea of new residential development in what is now open space	6
Provision of new community facilities, new retail/commercial facilities	7
New but smaller open space	8
Overall Height of the estate increased (new buildings up to 6 storeys, increase in height)	9
Community changes somewhat (some new residents)	10
Other mentioned by respondent: Please fill in:	

What do you not like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Don't like some blocks demolished	1
Some apartments stay the same internally	2
Not as much green space as buildings will take over some of the space	3
Not enough new development	4
Increase of height up to six storeys	5
Other mentioned by respondent: Please fill in:	

What is missing from this option that you would like to see included?

Overall what do you think of this option?

Tick the correct box

Very good	1
Good	2
Average	3
Poor	4
Very Poor	5

Option 3a : Phased Demolition and Redevelopment

Description

In this option there would be:

436	Social housing units (which is the same as there is now)
316	Other units
752	In total

- Phased demolition of all of the existing buildings, and the development of new blocks, open space, and basement car parking.
- The demolition and development of new blocks would be phased, to ensure that existing residents can continue to live on the estate during construction.
- The new apartments would meet all current standards, and all would have a balcony for their own use.
- There would be semi private courtyards which would provide play areas for children
- Most of the new blocks would be 6 storeys.
- There would be some retail and employment uses provided on site, these would be provided in a neighbourhood center area in the middle of the site.

What do you like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Demolition of all of the blocks	1
Idea that demolition will be phased so community can stay	2
New units with own balcony and shared semi private space in courtyard	3
Idea of providing a central block that would have community retail and commercial development	4
Overall height of the estate increased (new buildings up to 6 storeys)	5
Community changes significantly (new residents)	6
The whole area is designed with safety in mind	7
Other mentioned by respondent: Please fill in:	

What do you not like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Interior of the flats is not touched	1
Apartment sizes stay the same	2
Not as much green space	3
Estate still looks the same	4
No new employment opportunities	5
No new retail shops etc.	6
No new people	7
Small amount of new community facilities	8
No connection between Dolphin house and surrounding areas	9
Other mentioned by respondent: Please fill in:	

What is missing from this option that you would like to see included?

Overall what do you think of this option?

Tick the correct box

Very good	1
Good	2
Average	3
Poor	4
Very Poor	5

Option 3b

Demolition and phased Redevelopment (Dublin City Council option)

Description:

In this plan there would be

436	Social housing units (which is the same as there is now)
512	Other units
948	In total

- The estate would be demolished and redeveloped
- The new apartments would meet all current standards,
- There would be 2 public parks
- There would be new shopping and commercial facilities, and new educational facilities
- Some of the new blocks would be higher than in the other options (e.g. 12 storey at Dolphin's barn and 7 and 8 storey blocks in the inner part of the estate).

What do you like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Demolition of all of the blocks	1
New units with shared semi private space in courtyard	2
Two new parks provided	3
New shopping and commercial facilities	4
New educational facilities	5
Overall height of the estate increased (new buildings up to 12 storeys)	6
Community changes significantly (new residents)	7
Other mentioned by respondent: Please fill in:	

What do you not like about this option?

DO NOT READ OUT THE FOLLOWING: Please tick any of the following which the respondent mentions and if they mention some other issue write it in, in the final box.

Not clear if residents can stay on site while redevelopment occurs	1
Too much green space (not supervised)	2
Significant Increase of height up to 12 storeys	3
Commercial development	4
No neighbourhood focus	5
Significant new population (private)	6
Other mentioned by respondent: Please fill in:	

What is missing from this option that you would like to see included?

Overall what do you think of this option?

Tick the correct box

Very good	1
Good	2
Average	3
Poor	4
Very Poor	5

Private Housing

In three of the options private housing would be included in the redeveloped Dolphin. Do you think this is a good idea?	
Yes	1
No	2
Don't know	3
Comments	

What percentage of private housing do you think would be acceptable in a redeveloped Dolphin?	
No private	1
35-40% private (or actual figure of 37%)	2
40-45% private (42%)	3
60-65% private (64%)	4
Don't Know	5
Comments:	

Preferred option

Thinking about the 4 different options please select which one you would prefer most.	
Option 1 External refurbishment	1
Option 2 External refurbishment, some demolition and some new apartments	2
Option 3 Complete demolition and redevelopment	3
If Option 3: Indicate Preference: Option 3A Complete demolition and redevelopment (Sheridan Woods)	3A
Option 3B Complete demolition and redevelopment (Dublin City Council)	3B
None of the above	5
Keep things as they are	6

Housing

If Dolphin is to be regenerated, what type of accommodation would you prefer?	Please rank these 1-3 with 1 being your 1 st preference, 2 your 2 nd and 3 your 3 rd preference	
	An apartment on ground floor	
An apartment over ground		
A house		
A Duplex		
A Duplex with 1 Apartment above		
A Duplex with 2 Apartments above		
A Duplex with 3 or more Apartments above		
Purpose-built senior citizen accommodation		

Regeneration Process Block meetings

Did you attend any of the Block meetings in October (Monday 20th and Thursday 23 rd October) about the regeneration?	
Yes	1
No	2

If yes, did you find the presentation by the architects helpful?	
Yes	1
No	2

If yes, did you find the discussion in the break out groups helpful?	
Yes	1
No	2

Have you attended any other meetings about regeneration in the past year?	
Yes	1
No	2

Regeneration Process Newsletter

Have you read the information on the regeneration contained in the recent community newsletter?	
Yes	1
No	2

If yes did you find the information contained in the newsletter helpful?	
Yes	1
No	2

Did the newsletter help you understand the different options?	
Yes	1
No	2

Do you feel that you have obtained enough information on each of the options?	
Yes	1
No	2

Background Information

How long have you been living in Dolphin House/Park?	
No of years	
Number of months	

How many bedrooms are in your flat?	Please tick the appropriate box
1 bedroom	1
2 bedrooms	2
3 bedrooms	3
Bed-sit	4

Thinking about your future needs in 5 years time, are you likely to need a bigger flat, a smaller flat or, a separate unit(s) for a family member (e.g. adult sons/daughters)		
	Please Tick	Ask how many bedrooms
Bigger Flat		
Smaller Flat		
	Please Tick	Ask how many other units
Another Unit		

Thank you for your help in completing the survey





Appendix VI

Summary of Survey Results

A total of 352 household surveys were completed. This is a response rate of 80 per cent, which is very high. We also got a good response rate from each of the blocks and from Dolphin Park – this means that no single block was over-represented in the survey. The survey thus provided an opportunity for the majority of households in Dolphin House and Dolphin Park to voice their opinion.

Options and Opinions

The survey asked peoples' opinions on each of the individual options separately to explore what people thought of each option.

(Not everyone who completed the survey answered each of these questions – in the questions on each of these four options, in or around 50 per cent of the residents surveyed answered the questions).

Option 1 External Refurbishment

KEY POINT: More negative than positive responses on this option.

Of those who gave their opinion on this option 56 per cent thought it either poor or very poor. Only 25 per cent thought it either good or very good. So in essence more negatives than positives.

When we looked at the opinions across the blocks there were some differences. For example, 70 per cent of respondents on block 1 thought it poor or very poor. However, and by contrast, 58 per cent of respondents in block 3 thought it good or very good.

Option 2 Refurbishment, Demolition and some new development.

KEY POINT: Varied responses on this option

Of those who gave their opinion on option 2, approximately 36 per cent of respondents thought it either good or very good. Twenty eight per cent thought it average while 37 per cent thought it either poor or very poor. Thus, there was less agreement on this option, perhaps reflecting the varied components.

Over half of those who answered this question in blocks 3 and 5 thought this option was either good or very good.

Option 3A Complete demolition and rebuild with the Sheridan Woods Layout

KEY POINT: More positive than negative responses to this option

Of those who gave their opinion on option 3A, approximately 72 per cent of respondents thought it either good or very good. Only ten per cent were of the view that it was poor or very poor. Thus there was much more positive than negative opinion on this particular option.

There was very little variation across blocks with regard to option 3a see the graph on the next page. However, there was most agreement in the long block with nearly 83 per cent of the respondents in the Long block saying this option was either good or very good.

Option 3(B) Complete demolition and rebuild Dublin City Council Layout

KEY POINT: Mostly Negative Response

Of those who gave their opinion on option 3b, approximately 17 per cent of respondents thought it either good or very good. However, almost two thirds (63 per cent) of respondents thought it either poor or very poor. So of all of the 4 options this got the most negative of responses.

While overall this option was thought of as poor, 36 per cent of respondents in block 2 thought it either good or very good.

Preferred Option

KEY POINT: Complete Demolition and Rebuild is the preferred Option

A key question of the survey was the question which asked the residents which of the 3 options they preferred. In this question the residents were in a sense comparing all of the options.

The answers are outlined in the table below to, 67 per cent indicated that they preferred demolition and redevelopment. Only 6 per cent preferred option 1 (refurbishment) and 15 per cent preferred option 2 (Refurbishment, some demolition and new build), 7.7 per cent said they would like none of the options and 4.4 per cent they would like to keep things as they are.

PREFERRED OPTION

Thinking about the 4 different options please select which one you would prefer most.	
	%
Option 1 External refurbishment	6
Option 2 External refurbishment, some demolition and some new apartments	15
Option 3 Complete demolition and redevelopment	67
None of the above	8
Keep things as they are	4
TOTAL	100

Of those who chose demolition and redevelopment, 93 per cent chose the Development Association's plan for redevelopment (Option 3A), with only 8 per cent choosing the Dublin City Council option (Option 3B).

When we examine the overall preference by block there are some interesting differences. While throughout Dolphin House residents overwhelmingly opted for complete demolition and rebuild, over 90 per cent of respondents in Dolphin Park (Senior citizens) indicated that they favoured none of the major regeneration options. A quarter of respondents in block 4 favoured option 2. Blocks 1 and 2 had had higher proportions of respondents who preferred option 3. While the long block and block 1 had the most respondents who said keep things as they are.

PREFERENCES ACROSS BLOCKS

	Block 1	Block 2	Block 3	Block 4	Block 5	Long Block	Dolphin Park
Option 1 external refurbishment	0	0	19	3	8	7	0
Option 2 External refurbishment, some demolition and some new apartments	3	21	10	25	22	15	0
Option 3 complete demolition and redevelopment	81	76	65	68	64	63	7
None of the above	3	0	0	3	3	4	93
Keep things as they are	14	0	0	0	3	11	0

PRIVATE HOUSING

KEY POINT: Residents seem happy to have private housing on the estate but do not want too much.

When asked about whether the inclusion of private housing in some of the options was a good idea, 42 per cent of respondents agreed while 35 per cent disagreed. The remainder either did not know or the question was not answered.

When asked about what was an acceptable level of private housing 47 per cent said that a maximum of 30% of private housing was acceptable, with 23 per cent of respondents saying that over 30% private housing was acceptable.

HOUSING PREFERENCES

KEY POINT: Residents express a preference for traditional housing

Residents were asked about the type of accommodation they would prefer in a regenerated Dolphin. The survey stressed that there may not be any or very few conventional houses in any regeneration but did include this, to ascertain people's preferences.

Respondents were asked to rank their top three preferences. As the table below illustrates of those who answered this question, 51 per cent said their first preference would be a house. The next most popular first preference being a ground floor apartment. When the second preferences are studied the highest percentage, 47.8 per cent of residents, expressed a preference for a duplex townhouse with one apartment above.

Preferred Accommodation	First Preference	%	Second Preference	%	Third Preference	%
A House	121	51.5	17	9.2	11	7.64
Duplex Townhouse with one Apartment Above	31	13.2	88	47.8	20	13.89
Duplex Townhouse with two or three Apartments Above	4	1.7	11	6.0	48	33.33
An Apartment on the ground floor	41	17.4	19	10.3	29	20.14
An Apartment over ground	31	13.2	45	24.5	26	18.06
Purpose built senior citizen's dwellings	7	3.0	4	2.2	10	6.94
TOTAL	235	100.0	184	100	144	100

CONSULTATION

KEY POINT: The survey shows that the efforts at consultation of the community were successful.

Meetings

Over half of the respondents 53 per cent said they went to the block meetings. The majority of those who attended the block meetings in October 2008 found the presentations and the break-out groups helpful.

Newsletter

With regard to the community newsletter, which outlined the potential regeneration options, 65 per cent of the households read the newsletter.

Of those households who read the newsletter, 90 per cent found it useful and 86 per cent said it was a help in understanding the options.



Appendix VII

Future Development of Dolphin House

1. Background

This document has been prepared as an aid to residents and residents' representatives in Dolphin House in the process of coming to an agreed 'position' on future development options for the community. Much of what is presented here has arisen out of discussions to date – especially exchanges with Dublin City Council personnel and community representatives from other areas where regeneration is taking place or is planned.

It is hoped to stimulate discussion, identify points of agreement – as well as points upon which further discussion and/or information is needed.

2. The Current Situation

It was seen as especially important for residents to access as much information as possible on a number of key questions. The questions were about:

- **The economics of regeneration,** especially the economic of the PPP model for development and why it is being promoted.
- **The policies governing regeneration,** especially housing, allocation and planning policies in operation currently.
- **Politics and power in regeneration:** who calls the shots? What and where is the community influence in all this, and how can it be maximised?

The following 'statements' are just a starting point in answering in some of these questions (from discussions to date and from evidence elsewhere). As such they can be agreed or disagreed.

WHERE IS THE PUSH FOR REDEVELOPMENT COMING FROM?

1. Representatives of the community have been pressing for a number of years for improvements to the area. The biggest issues have been in relation to maintenance, facilities and safety/security for residents.
2. Dolphin House has, for some time, been targeted by Dublin City Council for redevelopment.
3. The stated preference of DCC is for regeneration – within a Public Private Partnership model.
4. This is in line with local authority policy in general (as per Department of the Environment) and is especially consistent with redevelopment in areas neighbouring Dolphin House.

WHAT IS A PPP AND WHY IS IT BEING PROMOTED?

Public Private Partnerships are promoted as a way of 'releasing potential' of areas. The City Council point to the potential of a PPP to bring benefit to communities, benefit accruing mainly from 'substantial private capital' and 'certainty and a definite timeframe for delivery' being brought to the redevelopment.

The broader push – evident through government commitment to develop the PPP approach in delivering aspects of the National Development Plan – found a very specific application to the housing sector with a Department of Environment Circular to local authorities, issued on 2nd August 2001.

Reasons put forward for pursuing a PPP approach include those connected with 'increasing the supply of housing, providing it more speedily', and 'getting better value for money from the investment while ensuring that high quality housing services are provided'.

In very simple terms, PPPs provide a way of releasing value on your assets quickly – selling off a certain amount in return for immediate investment in housing and community.

WHY OPPOSE IT?

A number of reasons have been put forward to challenge this model as a win-win situation. These are well documented elsewhere, but arguably the most serious criticism relates to negative effects on future public housing policy. A document drawn up for the St/Michael's Estate Residents points out:

But of more significance – certainly in the longer-term – are the negative consequences of local authorities permanently divesting themselves of irreplaceable assets in what most commentators now acknowledge to be a housing crisis. Local authority estimates show that 42% of new households in urban areas 'will be unable to purchase a home in the immediate future'. In this context, and with homelessness increasing steadily, local authorities have continued to provide less rather than more housing.

It appears that a period of sustained 'sell-off' of local authority housing units is now to be followed by a period of selling off prime sites to the private sector. In terms of responding to housing needs, it is difficult to foresee any outcome from local authority asset sales other than one that exacerbates an already serious social crisis.

3. So where does this leave Dolphin?

Further criticisms relate to:

- The use of the resources generated out of the 'deal'. Who will benefit from this, and are there guarantees it will be the local community?
- Private sector 'rules', driven by profit will inevitably mean higher density being sought to achieve maximum return on investment.
- It will result in a greater privatisation of the rental sector.
- Longer term consequences might include a move towards 'de-tenanting' more valuable sites and 'over-tenanting' less valuable sites.

WHERE IS THE COMMUNITY IN ALL OF THIS?

Our investigations to date have shown that the role of communities can be very different even though there are common features. For example:

- All recent regeneration 'models' have sought to include the community in structures that drive 'the plan' forward;
- All have involved some form of 'community consultation' and
- All plans have incorporated some element of social development as well as physical development.

BUT:

- There are considerable differences in the extent to which the community has been able to influence key developments – both before and during redevelopment.
- Some have 'hammered out' a better deal than others with regard to planning for a social or community agenda.

Dolphin House Community Development Association is not convinced about the longer-term benefits of the model of development being proposed because:

- A public private partnership model will have a longer-term damaging effect on housing and community development, and will not guarantee a sustainable community.

We see our own aim as being about:

"Maximizing the potential benefit and minimizing the potential damage to people living in Dolphin House, maintaining a focus at all times on ensuring the fullest active and informed involvement of the people living here"

FORMAL REPRESENTATION AND INVOLVEMENT IN THE PROCESS

One clear point to emerge from discussion with other communities is the importance of full involvement in planning and implementing change where this is taking place.

It is considered vital that residents ensure adequate and appropriate representation on whichever decisions and arrangements arrived at to plan and implement redevelopment.

In this light we want to ensure full formally recognised involvement in discussions about our future as soon as possible. We also:

Remain unconvinced about the potential of Public Private Partnerships to deliver the best future for ourselves and other communities but, in accordance with our aim, we will work to enhance community and to maximise community interests in all future developments.

We see the challenge of strengthening community involvement as being even more important in a situation where the interests of private profit have strong sway.

Our representatives to any new structure formed will therefore have the mandate to:

1.

Present and argue for the joint adoption (by residents representatives and Dublin City Council) of a protocol and set of agreed principles to govern working relationships – especially as these relate to joint consultation on external communications.

2.

Present and argue for agreement on a Community Leadership Programme (CLP). This will, in recognition of the fact that community is by far the weakest and most vulnerable actor in the 'partnership', propose the range of measures needed immediately to support and encourage community involvement

3.

Present and argue for a Community Framework Plan (CFP) – through which residents can be informed and involved at all stages of development. This will be a continuation of the 'from the inside out' approach to consultation.

4.

Present and argue for a 'Community Vision Statement'. This will provide the underlying principles and goals for a social regeneration plan: details of the social regeneration plan will be very much informed through the CFP.

5.

Seek a formal guarantee and commitment to a formal structure and procedure to ensure that ongoing day-to-day challenges and development issues in the area will not be 'put on hold' as redevelopment progresses. We see it as even more important that these challenges (most especially in relation to anti-social behaviour, safety/security) are addressed on an ongoing basis by Dublin City Council, residents' representatives and other relevant agencies if confidence in the process is to be maintained. This can be termed the Tenant Landlord Liaison Project (TLLP).

6.

Establishment of the post of Community Regeneration Worker, through which a full-time worker can assist and service the interests of the community in all of the above.

7.

We want to be in a position to decide our longer-term commitment to any structures established depending on the formal acceptance of our proposals under these six headings. Each of the six areas are described in more detail below.

A PROTOCOL GOVERNING WORKING RELATIONSHIPS

Community involvement will be enhanced, and has a better chance of being sustained in the longer-term, through formal agreement on a set of principles and 'rules' governing the partnership arrangements. These (some of which have been discussed and agreed already in joint meetings involving DCC and community groups) should cover agreements between partners on:

- Providing each other (where possible in advance) with information that may be relevant to particular meetings or developments.
- Giving advance information to the other partner where practical or policy developments (that have a bearing on Dolphin House) are imminent – either within the community or within the broader remit of the City Council.
- Jointly agreeing on formal recording and review of decisions made (either at Board or sub-Board level) as the process progresses.
- Notifying the other partner in advance of dealing with media (local or national) where the subject area has a direct bearing on Dolphin House developments.

COMMUNITY LEADERSHIP PROGRAMME

This programme will be agreed and implemented in the conviction that:

- The full and proactive involvement of residents in regeneration is the single-most important guarantee of longer-term sustainability of the community. This is vital at the planning stage (whereby an ownership of new plans can be generated), but becomes even more important as plans are implemented (whereby ownership of the community can be maintained).
- Full and adequate involvement is impossible without support. Community representatives are already over-committed, mainly on a voluntary basis; a broader and deeper involvement (which will be necessary) requires time, information and resources.

The CLP will have four strands:

1.

Firstly a resource pool from which finances can be drawn for the community to avail of professional assistance where required (this assistance should be directly related to the requirements of the community to participate in planning and ongoing development of the area – for example help with legal or planning matters, or help with developing and implementing a media policy). The community will put in place a procedure whereby local people can enhance their own capacity for understanding in these fields. Professionals will be retained on the basis of working closely with nominated resident representatives ('shadowing') with this in mind.

2.

Secondly, a community leadership course. We will work with relevant experts to design and run a course for people in the community in 'development, leadership and planning'. The course will address the range of issues relevant to redevelopment, regeneration, urban planning, community and youth development and will have accredited status. The course will offer flexibility – allowing people to become involved at different levels, as well as to make personal choices to specialise in particular subject areas. It will also allow for maximum enhancement of existing skills bases, being imaginative enough to build in visual arts, drama etc. as learning mechanisms. Resources required in this context will cover course design and development; course delivery and participant costs.

3.

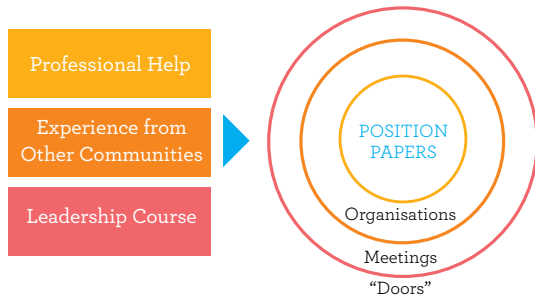
Thirdly, a bursary scheme – whereby graduates from the community leadership course will have the option of progressing to other educational courses.

4.

Fourthly, the establishment of the post of Community Education Worker – who will have direct responsibility (reporting to community representative structure) for development and co-ordination of the above three programme areas.

COMMUNITY FRAMEWORK PLAN

This will be a continuation of the process already begun to consult, involve and keep the wider community informed of developments. The following summarises the process involved on an ongoing basis



COMMUNITY VISION STATEMENT

This will concentrate on the principles and main elements of a community and social development programme – the details will be continuously agreed, planned and reviewed within the context of the CFP.

Some of the principles are:

- Longer term sustainability is more likely to be achieved through investment in people than investment in buildings.
- It needs to be long-term: there is a chance here to build a programme over the next couple of generations.
- Safety and security of residents should remain central to the design and review of changes.
- As should health and well-being and the need to ensure that policy around the environment is consistent with these concerns.

- The need to build, maintain and sustain real joint ownership over social and community ‘spaces’ and facilities.
- The need to build inclusion into all stages of planning and implementation – recognising that not all residents will have the same views, but that minorities need to be accommodated; and also recognising the needs of particular groups in the design process (for example older people, people with disability etc.)

TENANT LANDLORD LIAISON PROJECT

This should mean a joint commitment to monthly meetings whereby:

- Issues of joint concern can be raised.
- Agreement can be reached on the need for attendance or participation of other agencies (for example HSE or Gardai)
- Referrals to other agencies can be made if necessary.
- Decisions on commitments to address issues will be recorded on an ongoing basis – as will joint review on progress in addressing these issues.
- Residents representatives will commit to monthly feedback to residents associations.

4. Community Representative Structures

The success of any future development (and of the measures proposed above) will depend significantly upon an effective mechanism for ensuring ongoing community involvement in the process on an ongoing basis. The structure agreed needs to take into account the need for:

- Full and ongoing involvement of all Dolphin House residents;
- Particular attention to the needs of less vocal and more marginalized sections of the community (for example older people, people with disability).

We therefore propose that community involvement in the development process is mediated through an:

Alliance made up of resident representatives and locally-based community and voluntary groups.

Elected representatives of the alliance will:

1.

Formally represent community interests in whichever joint structures may be agreed to plan and oversee redevelopment (in line with the position outlined here).

2.

Report to full membership meetings on a regular basis.

3.

Take responsibility for planning, delivery and review of the Community Leadership Programme and the Community Framework Plan – as outlined above.



