



Inchicore Regeneration Consultative Forum

Eblana House, 1st Floor
DCC South Central Area Office
Marrowbone Lane
Dublin 8

20th January 2022

Mr. Darragh O Brien T.D.,
Minister for Housing, Local Government and Heritage,
Department of Housing Planning and Local Government
Custom House, Dublin 1

**RE: Follow up to meeting on 2.12.21 with Inchicore Regeneration Consultative Forum
in regard to Emmet Road Development**

Dear Minister Darragh O Brien T.D.,

I hope you are well. On behalf of the ***Inchicore Regeneration Consultative Forum (the Forum)*** thank you for meeting with us on the 2nd December 2021 to discuss the Emmet Road Development.

As we stated at the meeting ***the Forum*** work in collaboration with Dublin City Council supporting the development of a high quality, vibrant, stable mixed use urban quarter on the DCC Emmet Road site, Inchicore that will be managed in a professional manner. We believe the proposed Development should provide secure permanent homes to the Inchicore/Kilmainham Area. The Forum's role is to facilitate the local community to influence the proposed development in an inclusive, meaningful and genuine way.

As we outlined at the meeting this large scale Public Cost Rental scheme is welcomed by ***the Forum*** as a unique opportunity to be ambitious - design and create exemplar, high quality, safe, inclusive, universally accessible community facilities, affordable long term tenure rental homes built to last and green public spaces. We strongly believe that using excellent placemaking principles, integrating new and existing communities and creating a place where people are able to live, work and play in the area should all be priorities of the integrated design team. High-quality building finishes using quality robust materials and good aesthetic design are key considerations for the long-term sustainability of the development. Ongoing management and maintenance considerations should be included from the start. The development should be an exemplar of a wide range of Climate Action initiatives and promote the health and wellbeing of all.

At our meeting specific questions/comments we made, we now request your considered response. The questions/comments were as follows:

1. Building a successful sustainable community means that family homes are a necessity, we seek assurance that the development will consist of an appropriate number of 3-bed cost rental units.
2. Affordability, meaning tenants ability to pay, is a key consideration. You mentioned the cost rental scheme in Ballbriggan where rents are 50% below market value. We are delighted to hear such a success story and seek assurances that rents will be affordable at the Emmet Road Development appropriate for modest income earners.
3. We request that capital funding for Civic and Community Facilities is part of the project budget, we believe that the sale of public land to fund community buildings is not acceptable. If, as you suggested, URDF funding will cover the cost of the proposed Civic and Community facilities, we seek a commitment that the necessary funding is allocated from the URDF for this project.
4. The long term maintenance and management of the development is a key concern, the suggested use of MUDS and a retendering of the management and maintenance contract every 3 years is not the correct process to be used in this public investment

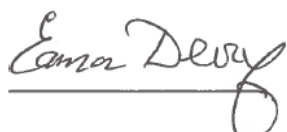
Cost Rental homes-for-life development. We request that a model of long term not-for-profit stewardship, maintenance and management is developed as soon as possible to inform this design process. This model must insure that all cost rental income is reinvested in ERD and provides continuity, commitment and care to this public housing initiative and thereby create a flourishing community.

5. We request that DCC are given sufficient resources such that social and economic development of the area occurs building a sustainable community and allowing this flag ship project be an exemplar of public cost rental homes on public lands.

We look forward to receiving your response. We were delighted to hear your wish to meet again, ideally on site in person at the next public consultation event.

Thank you for your time Minister O'Brien.

Yours sincerely,



Eamon Devoy

Independent Chairperson,

DCC/ Inchicore Regeneration Consultative Forum. 1st Floor, Eblana House, Marrowbone Lane, D8

087 127 3428 (Forum Director: aoife.hannan@dublincity.ie) www.kilmainham-inchicore.ie