Minute Meeting - Housing SPC sub-group

Housing Supply and Homelessness Thursday 28th January 2015

Present:

Cllr. Cathal King (Chair)

Cllr. Kieran Mahon

Simon Brooke Cluid AHB

Tricia Nolan PPN/South Dublin Volunteer Centre

Sharon Harty – C.A.S.P.

Y. Dervan

H. Hogan

Minute of meeting 4th December 2015 confirmed.

Housing Demand:

YD reported no response from NAMA on profile of units to be acquired by NAMA within administrative area of SDCC. Concensus from the meeting that for purpose of the brief of the sub-group this information should be made available to Members of the sub-group together with details of SDCC’s land holding in the county. Agreed that this matter be raised by DOS Mr. B. Coman with C.E.O. In terms of request for profile of SDCC’s land bank, noted this information has previously been requested .

Profile Housing Demand:

HH reported that Technipoint does not currently have facility to report on profile of single parents with overnight access to children . There is currently no means of isolating those parents with over-night access where the dependant reaches their age of majority l8 years and where the (now adult) is residing fulltime with one parent. Going forward, the co-parent will only be considered for one –bedroom unit; overnight access will no longer be recognised in terms of the housing need of the co-parent.

HAP/Transfer List

SH sought clarification about access, if any, by HAP tenants to housing transfer list ----------

HH explained criteria by which transfer requests were considered, overcrowding , medical priority, period of tenancy -he further explained that HAP tenants are eligible to apply for transfer (following 2 year period of tenancy) to a standard Council tenancy but having regard to existing numbers on transfer list and profile of those applicants, HAP tenants were not likely to enjoy a high priority on that transfer list.

Part V:

YD provided summary of potential Part V yield in 2016 – representing 10% social housing in line with current legislation. YD summarised new Part V provisions including fact that no affordable housing recognised for Part V, no financial contributions acceptable, 10% must be within footprint of the site, Part V agreement to be in place before Commencement Notice is issued – all of which is intended to streamline the Part V process, to ensure Developers meeting their obligations and to plan and project for social housing deliverables including capital financial projections. YD also informed the meeting that in some cases the Approved Housing Bodies purchase units directly from Developers but in such circumstances, the social dividend, e.g. via Part V, has to be reflected in the purchase price of those units.

Discussion ensued about protracted time delays in securing Declg approval for capital projects, including Part V111 Programme which position was not understood by the public - general agreement that SDCC should report on difficulties incurred in getting projects across the line within the Department.

All Part V units allocated to persons from social housing list with 100% nominations to Approved Housing Bodies.

Potential Part V Yield 2016 representing 10% social housing deliverables

|  |  |
| --- | --- |
| **Electoral Area** | **Part V Requirement** |
| Clondalkin | 135 |
| Lucan | 79 |
| Rathfarnham | 58 |
| Tallaght Central | 55 |
| Tallaght South | 123 |
| Templeogue-Terenure | 22 |
| **Total** | **471** |

In relation to the Fernwood/Maplewood sites, YD reported that the Part V111 programme would re-commence in the 2nd quarter of 2016 . YD further reported that no decision has yet been made as to whether these sites would be developed by SDCC pursuant to the Part V111 Programme or by an Approved Housing Body (AHB).

Accelerated House Purchase Programme

YD provided summary report on nos. of units acquired on the open market , via BANK portfolios NAMA vehicle in 2015 (c 50) and confirmed that the Council in addition to the Part V111/ Part V programmes is continuing to actively pursue purchase of properties where they represent value for money. YD confirmed that all purchases are offered to applicants on the social housing/transfer lists. While the units represented a mix of types, apartments, duplex, standard end/mid and s/d houses, the policy was if and where possible to avoid units that carry a management fee.

Modular Housing – HH confirmed no sites as yet identified by SDCC - while it was acknowledged by members of the sub-group that Government’s rationale behind modular housing was in the interest of fast turnaround of social housing , it was felt that potentially better value for money might be secured on the open market, through purchase of units . Noted 3 bed s/d house for sale Cloonmore €90k.

HH agreed to arrange site visit to Modular Housing Poppintree Ballymun.

Incremental Purchase Scheme

View expressed that the Incremental Purchase Scheme will serve to reduce asset banks of Local Authorities having regard to the numbers on social housing lists . Concern expressed about the potential for prospective purchasers to ‘capitalize’ on state assets by re-selling the properties having benefited from discounts of up to 60%. YD briefly outlined the 2% p.a. charge to be applied to the property over the re-payment period and that if and where purchaser sold the property on within that period, the 2% charge would apply. Noted report on the Incremental Purchase Scheme to be brought to the meeting of the Housing SPC 10th February 2016.

Traveller Accommodaton Programme (T.A.P.)

HH provided summary update on the T.A.P. when he reported a number options to meet housing needs of traveller community are being considered, including extension of existing sites, conversion of existing sites and new builds ; bays and group housing being considered; A number of sites were identified, e.g. Rathcoole Adamstown and Newcastle, Rathcoole not proceeding because of lack of access, and in relation to units at Newcastle, this was proven to be non financially viable insofar as the cost of refurbishing the units to bring them up to standard.

SH sought clarification from HH in relation to risk, if any, to tenants of SDCC sites (e.g. Dundalk experience) HH confirmed that potentially 2 of SDCC sites were likely to be deemed unsafe, tenants of those facilities have already been offered alternative accommodation by SDCC – no tenant of SDCC would be rendered homeless .

HH also confirmed that Fire Safety Audit of traveller specific sites temporarily suspended to facilitate training in Fire Safety Awareness of representatives of the various traveller specific sites.

YD to pursue clarification from Declg regarding nos of units permittable for development under the Part V111 process. View expressed that rather than develop smaller infill sites disadvantaging local residents of play areas etc. where SDCC has larger tracts of lands in its ownership and where the DECLG would permit their development, that this would allow for greater social housing delivery.