SOUTH DUBLIN COUNTY COUNCIL

MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th March, 2016

HEADED ITEM NO 4 (D) (i)

**MEETING OF THE HOUSING AND SOCIAL DEVELOPMENT STRATEGIC POLICY COMMITTEE MEETING**

**HELD ON WEDNESDAY 10th FEBRUARY 2016**

**PRESENT:**

**Members Council Officials**

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| **Cllr C. King** | **B. Coman** | **Director of Services** |
| **Cllr. M. Genockey** | **H. Hogan** | **Senior Executive Officer** |
| **Cllr. E. O’Broin** | **Y. Dervan** | **Senior Executive Officer** |
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| **Representatives:** |
| **Tricia Nolan Volunteer Centre** |
|  |
| **Apologies** |
| **Cllr M. Duff, Cllr. L. Dunne, Cllr. T. Gilligan, Cllr. G. Kenny, Brendan MacPhiarais NABCO, Betty Tyrell-Collard** |

**H-1(1) – Minutes of Housing SPC Meeting on 12th November 2015.**

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 12th November 2015 were proposed by Cllr. C. King, seconded by Cllr. M. Genockey and were confirmed and approved as a true record.

Matters Arising from Minutes of 12th November 2015

B. Coman informed the meeting that dates had been agreed with the Traveller Development Groups to carry out Fire Safety Audits of Traveller Specific Accommodation within South Dublin. If the audit indicates safety concerns families may be transferred to alternative accommodation but not made homeless. A report from the chief fire officer will issue to the Department when the audits are complete and will identify needs and issues found.

It was noted that Dublin Fire Brigade are not in favour of bays being provided with water hoses to deal with fire. It is their opinion that if a tenant cannot deal with the fire using a fire extinguisher that they should leave the vicinity of the fire immediately as it is not safe. All bays are currently provided with fire extinguishers and this is checked annually.

**H-1(2) – Sub Committee Updates**

Reports of the Housing Supply & Homelessness Sub Committee dated 4th December 2015 and 28th January 2016 were presented.

In relation to this Housing Supply and sub-group meeting, Chair, Cllr King reported on work of the Committee and it was agreed that business could be concluded with another two meetings.

The Council’s land bank was discussed and B. Coman agreed to discuss any sites within the County with members. There is a Public Private Partnership for the Grange for 100 units, with Dublin City Council, Kildare and Louth County Council in the same bundle of 500 units. All social housing and will be leased back to the Council.

A brief is being prepared for Departmental approval for which expressions of interest will be sought at the Grange Site for a mix of the following:

* Social Housing
* Private Housing
* Affordable Rental.

Discussion took place in respect of looking at sites in non-traditional “social housing areas” and the need to provide social housing right across the County. Areas that already have a large number of social housing units should be considered last. While it was agreed that this would be ideal no guarantee could be given in this regard.

The possibility of locating a multi-agency facility in the Clondalkin area was discussed.

It was agreed that a meeting in respect of lands at The Grange between Management and Council Members would be arranged when we have some clarity on issues raised with the Department.

The reports was **NOTED.**

**H-1(3) - S90 following motion of Cllr. E. O’Broin**

B. Coman present report detailing the requirements of Section 90 in respect of resale of tenant purchase dwellings. Report is available to view [**here**](http://intranet/cmas/documentsview.aspx?id=50628)**.**

Discussion took place outlining that the purpose of Section 90 was to ensure that those purchasing former Council dwelling had a housing need and are not speculators. The purpose of the HPL1 form, -required to be stamped by Revenue Commissioners to confirm that purchasers and those applying for Social Housing Supports have never claimed mortgage tax relief, was discussed. Further discussion took place in respect of people trading up and how this would affect the sale of previously owned Council dwelling, it was agreed that individual cases should be examined and that the “common sense” approach be used in such cases.

The issue of couples separating and reluctance of Financial Institutions to permit one party of a joint mortgage to opt out was discussed.

The report was **NOTED.**

**H-1(4) Incremental Tenant Purchase Scheme**

B. Coman presented report in respect of the new Tenant Purchase Scheme. The report is available to view [**here**](http://intranet/cmas/documentsview.aspx?id=50388). Briefings with the Department and Housing Agency to clarify issues to take place and the final draft Guidance Notes is expected to be available at end of March. It will be available in plain English and in Irish. Having regard to the best use of resources the following dwelling types will be excluded from the scheme:

* Affordable Housing
* Designated elderly specific housing
* Group Traveller Housing
* Part V dwellings provided in private estates
* Dwellings such as apartments, (including maisonettes), where there are common areas
* Dwellings that exceed the housing need of the purchaser
* Unsold Affordable Dwellings
* Dwellings provided specifically to meet the specific needs of the disabled.

The Incremental Purchase Scheme provides for exclusion of one beds designated for OAPs. Following discussion members of SPC agreed that this exclusion be extended to all one –beds and not just those occupied solely by OAP category as per the regulations.

The group requested that all one beds be excluded from the scheme due to limited number of one beds within Council existing stock.

Discussion took place in respect of providing sites in close proximity to amenities for those wishing to downsize having raised their families. It was suggested by the group that two bed accommodation should be considered for those downsizing as many have grandchildren staying overnight.

Financial stress tests in respect of peoples' ability to repay will be carried out. Cash buyers will be excluded from scheme. There will be a 30 year clawback included in the scheme, repayable on sale of purchaser.

The benefit of the scheme is that is helps builds sustainable communities.

The report was **NOTED.**

**H-1(5) Caravan Loan Scheme**

H. Hogan presented a report on the pilot Caravan Loan Scheme. The report is available to view [**here**](http://intranet/cmas/documentsview.aspx?id=51031).

€100,000.00 has being allocated to the scheme with a maximum ceiling of €10,000.00 per loan. An Assessment of Need will be conducted in determining applications and it will be necessary for all recipients to sign up for repayments through the Household Budget Scheme. It will be also a requirement for recipients who previously obtained caravan loans who have outstanding arrears to enter into an arrangement to repay arrears at the same time as signing for new loan. The scheme as proposed will in many respects be similar to the previous scheme operated by the Council.

**H-1(6) Homeless Update**

H. Hogan presented report. The report is available to view [**here**](http://intranet/cmas/documentsview.aspx?id=51034).

There were 275 homeless at 31/12/2015, (this figure does not include those housed in the transitional accommodation in Tallaght Cross). The breakdown of age is not available at present but will be available in the future especially in respect of number of children.

A review of “CBL” Choice Based Letting Scheme is taking place with a view to including transfer applications, and “HAP”, Housing Assistance Payment, transfers. It may require a percentage of stock available being reserved for those on the transfer list.

The report was **NOTED**.

**H-1(7) AOB**

There was no other business.

The meeting concluded at 7pm