

COMHAIRLE CONTAE ÁTHA CLIATH THEAS

SOUTH DUBLIN COUNTY COUNCIL



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

HELD ON THURSDAY, 12TH NOVEMBER 2015.

PRESENT:

Members:

Council Officials:

Cllr. M. Duff	B. Coman	Director of Services
Cllr M. Genockey	H Hogan	Senior Executive Officer
Cllr. T. Gilligan	Y. Dervan	Senior Executive Officer
Cllr. G. Kenny	M. Kavanagh	A/Administrative Officer
Cllr C. King		
Cllr. K. Mahon		
Cllr. L. Dunne		
Representatives:		
Brendan Mac Phiarais, NABCO		
Tricia Nolan, Volunteer Centre		
Apologies		
Cllr. E.O'Broin, Betty Tyrell-Collard		
The meeting was chaired by Councillor C. King		

H-I (1) - Minutes of Housing SPC Meeting on 10th September 2015

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 10th September 2015 were proposed by Cllr. C. King, seconded by Cllr. M. Genockey and were confirmed and approved as a true record.

H-I (2) Updated reports on Sub Groups - Anti Social Behaviour and Homeless & Housing Supply

Anti-Social Sub-Committee

Cllr. C. King discussed the minutes from the first Anti-Social Sub Committee which was held on the 10th of November 2015.

Cllr. King reported on the discussions held at the meeting in relation to the changes required and implementation to SDCC anti-social policy following the new Part 2 Housing (Miscellaneous Provisions) Act 2014. It was agreed that experienced anti-social officer/s would be invited on to the committee for their input on the implementation side of the policy.

H. Hogan provided a report in relation to the commencement of Part 2 of the Housing (Miscellaneous Provisions) Act 2014.

A summary report was provided outlining the warnings process, rents and review process.

There was general discussion around abandonment notices and the securing abandoned/vacant property. Cllr. L. Dunne commended the Anti-Social Behaviour section for their quick responses via the membersnet system. B. Coman advised Junior Counsel is currently advising SDCC on this new legislation and legal templates are being provided.

Mr. H. Hogan responded to the Members' queries relating to the changes in procedure on abandonment notices.

The reports were **NOTED**.

Housing Supply and Homeless Sub-Committee

Cllr. King reported on the Housing Supply and Homeless Sub-Committee held on the 11th of November 2015.

It was reported that discussions were held in relation to Housing Supply where the following issues were addressed: availability and identification of sites for social housing purposes, the parliamentary question regarding the capping of developments at 50 units and the various vehicles for delivery and funding of social housing discussed.

It was reported in respect of Homelessness that discussions were held in respect of the increase in SDCC budget 2016 towards homeless services, modular housing and the concern of lack of one bedroom units available within the County.

It was noted that Simon Brooke of Cluid is to be requested to present at the next sub-committee meeting.

A discussion was held regarding the South Dublin Co. Co.'s Homeless Budget 2015 and the issue of poor standard of accommodation was discussed. B. Coman advised any complaints regarding the standard of a property should be reported to the Housing Department and this would be followed up with the Dublin Region Homeless Executive. B. Coman stated the current system of central management for the region works well as a whole and confirmed all complaints are inspected immediately. B. Coman also provided an overview of the Statutory Management Group meeting. Cllr. Kenny requested clarification whether 50 units is the cap of units allowed within a social housing construction development. B. Coman advised the

DECLG consideration for applying a cap is to possibly avoid anti-social behaviour and managing sustainable living conditions of larger developments and also the direct build limitations of larger schemes for funding. It was confirmed that South Dublin Co. Co. do not have any Social Housing Developments greater than 50 going to the DECLG for approval.

The Grange, Kilcarberry was discussed in relation to social housing site possibility. B. Coman advised the Affordable Housing Initiative for the Grange was postponed in 2009 due to the downturn in the market. SDCC are currently proposing for 100 units to be built on this site and the NDFA will be requested to work with SDCC on this development design. It has not yet been determined the mix of tenure for this scheme. The model for affordable renting is currently being prepared by the DECLG and it is yet unclear whether there will be an affordable element of this development. C. King commented the Kilcarberry lands will be part of the agenda for the next Housing Supply Sub-Committee meeting.

B. Coman presented regarding the Firhouse sites which was raised as a possible location for social housing at the September 10th SPC meeting. He confirmed that only a small number of sites can be considered at this location and advised services on these sites need to be reviewed.

B. Coman updated the Members regarding the Modular Housing Programme for the Dublin Region. Dublin City Council have a rapid accelerated process and are proceeding with 22 modular units before the end of 2015. Dublin City Council will be managed the procurement process for modular housing in the Dublin Region. He confirmed that the Department have set targets for each of the Dublin Authorities with the requirement of 500 for the region. DCC to provide 150 units. SDCC will be expected to provide a percentage of the 500 units and the specifics of these numbers will need to be agreed across the four Local Authorities.

Mr. B. Coman responded to the Members' queries.

The report was **NOTED**.

H-I (3) - Social Housing progress update

M. Kavanagh presented the report detailing the various mechanisms for the provision of social housing for 2015 and units delivered as at 30th October 2015. She outlined each of the delivery mechanisms and advised we were on target for delivery of the leasing and RAS properties in 2015. She also outlined the position regarding Part 8 Social Housing developments which led to a general discussion around the Departmental decisions at each stage of the Part 8 process. M. Kavanagh provided an update regarding each of the Part 8 projects which have been approved by Council.

There was general discussion the Capital Assistance Scheme and the timeline for delivery. M. Kavanagh advised that due to delays in Departmental approval received for the CAS projects in 2015 most of the acquisitions first identified by the relevant AHB's were gone but new properties have been identified and are due to allocations from SDCC housing list in respect of homeless and disability housing need.

M. Kavanagh responded to member's queries regarding the Social Housing Build Programme, the procurement process and the Capital Assistance Scheme acquisitions.

The report was **NOTED**.

H-I (4) Traveller Accommodation – Report from LTACC

H. Hogan gave an overview regarding Circular 8/2015 Fire Safety in traveller accommodation.

A discussion followed regarding the Traveller Accommodation and the issues and concerns around fire safety where H. Hogan responded to member's questions.

The report was noted.

H-I (5) – AOB

- Cllr. Genockey raised a query regarding the caravan loan scheme and it was agreed that this will be reported on and discussed at an upcoming Housing SPC before presented to Council.
- T. Nolan requested a schedule of meetings for the next SPC and it was agreed this would be forwarded once the calendar of meetings is agreed at the next OP&F meeting.

The meeting concluded at 6.55

Siniú:


An Cathaoirleach

Dáta:

