***Housing Supply and Homelessness***

Sub-group meeting 26th April 2016

**Present:**

Cllrs. Cathal King (Chair) SDCC. Y. Dervan S.E.O.

 Kieran Mahon H. Hogan, S.E.0.

 Mark Ward

 Nicky Coules

Tricia Nolan, PPN/ South Dublin Volunteer Centre

Apologies: Simon Brooke, Clúid, Sharon Harty, C.A.S.P.

**Homeless Service – SDCC**

H Hogan gave summary report on homeless count conducted in SDCC administrative area Sunday 24th April last – while a number of youths sleeping rough were identified they were not accessing homeless services and had not formally applied for social housing.

Regarding outreach services operating in SDCC, HH reported on service provided by CARP in respect of which consideration is currently being given to formalising this and similar type service throughout the county. Re the service operated by Focus Ireland Tallaght Homeless Advice - this service not responding to need e.g. open from 11am each morning only - reluctant to change the service to meet current demands.

Chair Cllr King sought clarification regarding funding of CARP – Hugh Hogan indicated funding will be identified possibly by way of transfer of funding currently provided to Tallaght Homeless Advice Centre.

Regarding provision of women’s domestic refuge in the county HH confirmed funding available - a number of potential properties being considered: -

Concern expressed about support from HSE in terms of resources -

Chair Cllr King proposed that El Members + SDCC Management meet with HSE.

Noted the former Women’s Refuge – operated by Respond to re-open c 3-4 weeks’ time but as a women and children’s homeless facility. Funding secured from Minister Kelly’s office for provision of homeless facility.

Tricia Nolan proposed that the Retreat Centre attaching to the Priory be investigated – this building has a number of residential units + kitchen/living quarters – considers the facility may be underutilised.

General discussion about role of the AHB –

HH reported that in case of those AHBs who have entered a P&A agreement with SDCC (payment and availability) whereby Housing Authority pays market rent to the AHBs in respect of social housing units funded by the AHB via borrowing from HFA, the AHB is obliged to charge rents in line with the LAs Differential Rent Scheme and are precluded from charging deposits.

HH reported on experience SDCC where 14 units procured under Part V in Lucan and Respond AHB found to be charging deposits – challenged by Hugh Hogan in consultation with Declg and units withdrawn from CBL until such time as Respond agreed to desist from charging deposits.

YD gave indicative numbers on units to be delivered in 2015 via Part V. Also reported on the role of the AHB who are now procuring units directly from the Developers and purchase price in such cases being reduced to reflect the Part V dividend. YD also reported that Part V Communication Protocol has now been approved – purpose of which is to ensure equity of opportunity for AHBs sector.

Re Rapid Build Units Cllr Mahon sought clarification as to whether the rapid build units for SDCC (105) were to be delivered as part of Part V111 programme. Considerable discussion ensured general consensus that given high standard of these timber framed units, not likely to attract local opposition via Part V111. Re those Part V111 already approved Cllr Mahon of the view that given these have already gone through the consultative process if and where these were now to be delivered for RR purposes, we would need to re-visit.

YD reported SDCC examining sites throughout the county for RR purposes.

In terms of the remit of this committee Cllr Mahon again sought information about SDCC’s land holding in the county. Noted this previously requested and not yet forthcoming and consider that this is inhibiting their role and remit as part of sub –group on housing supply.

Members asked that for next meeting of the sub-group details of SDCC land ownership in Lucan area be provided.

Agreed further meeting to be confirmed post Housing SPC meeting 12th May next.