

SOUTH DUBLIN COUNTY COUNCIL



MINUTES OF THE MEETING OF THE HOUSING AND SOCIAL DEVELOPMENT STRATEGIC POLICY COMMITTEE MEETING HELD ON THURSDAY, 12TH MAY 2016.

PRESENT:

Members	Council Officials	
Cllr C. King (Chair)	B. Coman	Director of Services
Cllr Nicky Coules	H. Hogan	Senior Executive Officer
Cllr M. Duff	Y. Dervan	Senior Executive Officer
Cllr L. Dunne		
Cllr M. Genockey		
Cllr T. Gilligan		
Cllr K. Mahon		
Cllr M. Ward		
Representatives:		
Brendan MacPhiarais, Nabco		
Tricia Nolan Volunteer Centre		
Betty Tyrrell-Collard, ICTU		
External Presentation		
Aisling Costello, National Age Friendly Alliance		

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 10th February 2016 were proposed by Cllr. C. King, seconded by Cllr M. Genockey and were confirmed and approved as a true record.

H-I (2) - Matters Arising from Minutes of 10th February 2016

H. Hogan to amend minutes of last Housing SPC in relation to Saoirse/Respond – also Saoirse Women's Refuge.

H-I (3) – Presentation

A presentation was given on "Housing for Older People: Future Perspectives". This presentation was given by Aisling Costello, National Age Friendly Alliance. A. Costello responded to questions following general discussion and the Chair thanked Aisling for her presentation.

B. Coman confirmed SDCC had undertaken an analysis on profile of existing housing stock where older persons are currently over-accommodated in family type accommodation. Also, SDCC are preparing a brief on a site in Tallaght for older persons adjacent to all services, including LUAS, Hospital, and The Square etc. However, the support of HSE will be required if any proposal for older persons is to work. The brief may provide for a step down facility to facilitate some step-down/respite for period of 4-6 weeks for patients in Tallaght Hospital.

Cllr M. Duff sought clarification about potential role/selection of an Approved Housing Body to manage this/similar type facilities. B. Coman advised that selection of AHB was be considered on basis of level of expertise, financial package, etc. Also advised on protocols for AHB selection agreed with the Irish Council of Social Housing.

B. Coman undertook to submit report on elderly accommodation to future meeting of Housing SPC.

H-I (4) – Minutes of Housing SPC Sub-Committees:

Request was made for an amendment to the most recent Housing SPC Anti-social subcommittee to reflect that Cllr M. Duff was in attendance at the last meeting.

Chair, Cllr. King summarised work of sub-committees

1. Anti Social Behaviour
2. Housing supply and Homelessness.

Discussion on operation of CCTV/Community Gardaí ensued. Suggested that no monitoring currently in place. B. Coman advised he is to meet with two Garda Chief Superintendents regarding operation of CCTV throughout the county. Proposal put forward that consideration might be given to Gardaí who are unable to work due to injury be re-assigned to CCTV monitoring. B. Coman committed to bringing this matter to the next meeting of the Joint Policing Committee (JPC).

H-I (5) - Housing SPC Work Plan Programme 2016

In relation to the Housing SPC Work Plan which was circulated it was agreed that all members review and submit comments/observations for discussion next Housing SPC.

B. Coman confirmed budgetary provision had been made for domestic refuge and homeless facility in 2016. Currently in discussion with Saoirse and Tulsa. H. Hogan and B. Coman currently investigating potential purchase of a building for supported temporary accommodation. In relation to Domestic Refuge, Tulsa has to commit to supporting Saoirse in delivering service. In relation to Cluainn Alainn – funding has been obtained from DECLG – it will be re-opened end May 2016 for homeless mothers and children through nominations from the Council.

Cllr L. Dunne sought clarification as to what sanctions were available to the Local Authority where an Approved Housing Body (AHB) was not operating the facility as intended - example of which is that in the case of a domestic refuge a woman had taken in her partner from whom she had fled and he was living with her in the facility for a prolonged period.

B. Coman explained the Homeless Service delivery at regional level by the Dublin Regional Homeless Executive (DHRE) - individual local authorities have central role and before any AHB is appointed they are required to sign a Service Level Agreement (SLA) before the facility is occupied. If and where, an AHB is found to be in breach of this SLA, funding can be stopped. Additionally, the management of facilities subject to an SLA are reviewed annually.

H-I (6) - Housing Construction Report

B. Coman's commitment to convene meeting with elected members of Housing SPC, with Frank Nevin, Director of Land Use Transportation and Planning in relation to SDCC's land holding throughout the county was welcomed.

Cllr K. Mahon enquired about the meeting to be convened by Minister Simon Coveney with CEOs of Local Authorities – B. Coman confirmed D. McLoughlin, CEO, SDCC had attended that briefing on Thursday 12th May 2016 with the Minister and the Taoiseach where the programme for recovery acknowledged challenging role in it for housing. At present Rapid Build housing is still on agenda and SDCC requirement is 105 Units as previously advised.

B. Coman further reported that two sites have been identified for Rapid Build –

1. St. Aidans to provide for 80 units
2. St Mark's Avenue to provide a further 25 units.

The OGP National Framework to be ready by July 2016 allowing for Part 8 process to commence by September 2016.

The St. Aidan's site will also provide for 5 group houses located in the centre of the site. The site will no longer be enclosed and will no longer accommodate bays. B. Coman advised no clarification as yet regarding the cost of these units and advised that there had been specific site conditions for the Rapid Build units in Poppintree, including need to build retaining wall, raising of floors and provision for ramps which imposed additional costs - the focus on Rapid Build is speed of delivery of houses.

In terms of SDCC activity, B. Coman reported that 15 new social housing units would be delivered in the current year together with potentially 70 acquisitions.

In relation to the SDCC social housing programme, B. Coman advised that Housing Staff are now meeting regularly with DECLG in relation to stage approvals, claims etc and this is having a successful impact on the overall programme.

Members asked for a GIS map of all social housing units to be presented to a future meeting of Housing SPC. B. Coman reported that this map is currently being updated and when finalised it would be made available to the Members.

Cllr N. Coules expressed the view there is a lack of security of tenure with HAP. B. Coman advised that Local Authority has no control over the terms and conditions of operation of HAP as these are statutorily prescribed. In terms of social housing delivery overall B. Coman outlined all social housing deliverables - Revenue and Capital - including RAS, Leasing, HAP initiatives together with the Part 8, Part V and Acquisitions Programmes.

Clarification sought as to how the units purchased on open market were being allocated.

B. Coman explained that up until end April 2016, SDCC was under instruction from the DECLG to ensure 50% of all allocations were assigned to homeless families. This was intended to reduce the cost of operation of homeless service. However Homeless allocations remain a priority.

B. Coman summarised capital allocation for housing programme - €73m 2015-2017 - 64.7m to cost capital programme - in accordance with current activity and projected spend it is likely SDCC will exceed allocation by approximately €8m. B. Coman reported DECLG has indicated this will not be a problem.

B. Coman advised that briefs are currently being prepared in respect of the Fernwood and Maplewood Sites - both sites being examined for elderly specific accommodation in addition to site at The Arena, Tallaght.

B. Coman advised high number of families in SDCC housing stock who are over-accommodated and recognise the need to bring elderly persons closer to services.

B. Coman advised no decision made as yet in relation to whether either/both sites would be progressed via Part 8/AHB – planning permission route – but preference would be through Part 8 process.

General consensus all LEAs should be treated the same when it comes to social housing delivery. Cllr K. Mahon expressed the view that infill sites are not the answer, felt that Council should be examining its overall land holding in the County with a view to building on these. B. Coman advised there continues to be a demand for infill housing insofar as emerging families want to be housed close to their extended families for child care/family support.

B. Coman advised a framework model for delivery of Affordable Rental Accommodation prepared; policies on Affordable Purchase and Rent to Buy being considered for the Grange site at Clondalkin which is also site for 100 social housing units through PPP.

H-I (7) – Any other business:

B. MacPhiaras asked if his membership of Housing SPC under umbrella of PPN could be changed to facilitate his membership under umbrella of Voluntary and Co-operative as well. B. Coman to check the position and revert.

Meeting concluded at 7.40pm

Siniú:

An Cathaoirleach



Dáta:



