SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

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

**HELD ON THURSDAY 10th NOVEMBER 2016**

**PRESENT:**

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| --- | --- | --- |
| **Members** | **Council Officials** | |
| Cllr C. King (Chair) | B. Coman | Director of Services |
| Cllr N. Coules | D. O’Connor | Senior Executive Officer |
| Cllr M. Duff | Y. Dervan | Senior Executive Officer |
| Cllr L. Dunne | M. Kavanagh | Administrative Officer |
| Cllr M. Genockey | L. Madden | Administrative Officer |
| Cllr T. Gilligan | M. Murtagh | Senior Staff Officer |
| Cllr K. Mahon | E. Conroy | County Architect |
| Cllr M. Ward |  |  |
|  | | |
| **Representatives:** | | |
| Tricia Nolan, Volunteer Centre | | |
| Betty Tyrrell-Collard, ICTU | | |
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| **Apologies:** | | |
| Brendan MacPhiarais, Nabco | | |
| Hugh Hogan, Senior Executive Officer, South Dublin Co Co | | |
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**H-1(1) – Minutes of Housing SPC Meeting on 15th September 2016.**

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 15th September 2016 were proposed by Cllr. C. King, seconded by Cllr. T. Gilligan and were confirmed and approved as a true record.

B. Tyrrell-Collard stated that in her opinion the Committee appeared to be moving away from policy issues to subjects removed from housing; Cllr. C. King responded that any topics covered were very much related to housing policy matters.

**H-I (2) – Social Housing Supply Update**

B Coman provided a verbal report on social housing.

He noted that the current capital allocation of €64.7m to the end of 2017 is projected to greatly increase, with an additional estimated €84m expenditure in 2018.

He acknowledged the vital work of members in enabling the Part 8 processes; once the four approval stages complete construction machinery should be on site for the first new builds in quarter 1 of 2017.

He also noted the 74 housing stock acquisitions to date in 2016.

Cllr. M. Ward enquired about construction machinery on site in Letts Field; B. Coman confirmed this relates to an archaeological site survey carried out in order to determine factors relevant to construction.

**H-I (3) – The Grange Masterplan**

B. Coman introduced D. O’Connor, the Senior Executive Officer responsible for The Grange / Kilcarbery Integrated Housing Project and also for three older-age projects.

B. Coman then gave a verbal report on the Kilcarbery Project.

This is a large-scale project comprising over 800 to 900 units over five years, the tenancy mixture is targeted as 30% social including the Part V process and10% provision through Build to Rent scheme or similar. The project location is an excellent opportunity with left in/out access from the Outer Ring Road, main entrance off Old Nangor Road and proximity to Corcagh Park and the Grange Business Campus. Access to the Grange will be primarily from the Old Nangor Road with restricted left in-left out only turns onto the Outer Ring Road. An area has been set aside near the primary entrance to provide a site for a school and a major retail outlet.

Adjacant to this project and on the site is the PPP 109 units of the first bundle of 500 announced nationally. Funding is planned on a public private partnership basis and neighbouring Housing Authorities such as Louth, Wicklow, Laois, Kildare and the other Dublin Authorities have expressed interest in sharing the project. A social clause will be introduced to encourage local employment and possibly apprenticships.

The procurement process will be in two parts; expressions of interest followed by detailed models. The total area is 86 acres and with over 800 housing units; mainly 2-storeys but with options to build higher along the ring road. Phasing as yet is unknown but Housing Authorities will request some up-front return on social housing. Existing leisure areas such as pitches and baseball areas will not be affected; the school is planned to have dual-purpose in providing community facilities at night. Funding arrangements will finalise as part of the tender discussions, ideally through a format such as construction and lease-back over 25 years.

Following the presentation a number of questions were forwarded through the chair.

Cllr. T. Gilligan, Cllr. M. Ward Cllr. L Dunne M Genockey Cllr. K. Mahon and Cllr. C. King contributed to the discussions.

Cllr C. King enquired regarding LIHAF (Local Infrastructure Housing Activation Fund) monies; once lands are developed using this fund is there any clawback arrangement in place and does this impact on the use of the site. B. Coman confirmed the matching funding requirement of 25% for local authorities and that this doesn’t impact the site usage.

B Coman responded to issues raised.

**H-I (4) – Protocol for Approved Housing Bodies**

B. Coman presented the new Protocol for Approved Housing Bodies (AHBs). South Dublin County Council was invited to work on this with the Dublin Local Authorities and other housing bodies; the purpose of the protocol is to provide transparency in engaging with AHBs for the delivery of social housing. AHBs are evaluated based on their financial, management and development capacity and assigned to a for selection purposes.

[Link to Protocol](http://intranet/cmas/documentsview.aspx?id=53749)

[Link to AHB Protocols SDCC Evaluation Oct 2016](http://intranet/cmas/documentsview.aspx?id=53750)

Cllr. L. Dunne enquired as to the make-up of the panel adjudicators and the implications in the event an AHB fails to deliver the required level of service. B Coman clarified the structure as three Housing Directors, a member of the DCC Executive Manager and senior staff from the Housing Agency. In the event of substandard services an AHB will be removed from the panel. The Panel is subject to review after 12 months and every 2 years thereafter.

T. Nolan sought clarification in relation to the prioritising of the panel and why some AHBs appeared so low on the list. B. Coman explained that some AHBs had lower capacity but could enter a ‘buddy’ arrangement with larger AHBs; some of those at the top of the list had signed agreement to work with smaller AHBs under this arrangement.

Responding to a question from Cllr. L. Dunne, Y. Dervan confirmed that incidents of anti-social behaviour in AHB units are dealt with in the exact same manner as those in general social housing.

**H-I (5) – Energy Efficiency Programme**

E. Conroy gave a presentation on the Council’s Energy Efficiency Programme.

[Link](http://www.sdublincoco.ie/viewdocument.aspx?id=d22506f7-66ca-4d43-8c08-a6c500e3d1a7)

Cllr. C King congratulated E. Conroy on this programme.

**H-I (6) – Any other business:**

L. Madden provided an update on the proposed changes to the rental scheme, on agreement of the Chair further discussion on this was postponed until the next meeting of the Housing SPC.

Cllr. M. Ward raised the issue of boundary walls along public footpaths; could SDCC policy be amended to enable damage repair in certain cases? It was agreed to discuss this with the Director separately and raise at the next Housing SPC meeting if necessary.

The meeting concluded at 7:20pm.