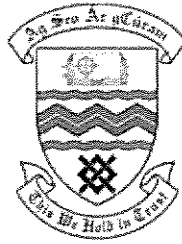


SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

MEETING OF THE HOUSING AND SOCIAL DEVELOPMENT STRATEGIC POLICY COMMITTEE MEETING

HELD ON THURSDAY 10th NOVEMBER 2016

PRESENT:

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		
Apologies:		
Brendan MacPhiarais, Nabco		
Hugh Hogan, Senior Executive Officer, South Dublin Co Co		

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 estimated €118m expenditure by the end of 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 Masterplan and also for three older-age projects in 2017.

B. Coman then gave a verbal report on the Grange Masterplan.

This is a large-scale project comprising over 800 units over five years, the tenancy mixture is targeted as 30% social with another 10% provision through the Part V process. The project location is excellent with access from the Outer Ring Road and proximate to Corcaigh 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.

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 employment of apprentices.

The procurement process will be in two parts; expressions of interest followed by detailed models.

B. Coman is a member of the Project Steering Committee and will brief further as this progresses.

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

Cllr. T. Gilligan enquired in relation to the area of the site, type and number of units, funding, access options, phasing and provision of leisure areas.

B. Coman confirmed the area as 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.

Cllr. M. Ward asked for clarification that the 30% social housing element planned did not include to 10% Part V.B. Coman confirmed that these were separate.

Cllr. L Dunne asked could the Part V social clause of 10% be increased and enquired about the integration of social and private units. B. Coman responded that the 10% limit was accepted as the maximum practical amount and referred to feedback from the U.K.; also regarding integration that physically there would be no difference between Part V and the remaining housing units constructed by the builder.

Cllr. C. King enquired will energy efficiencies introduced in social housing be included in private builds also; B. Coman indicated that such specifications will form part of the planning process for the private houses.

M Genockey asked who will sell the private houses and how the 30% social housing stock will be managed. B. Coman confirmed the developer will sell the private units, the management of the social housing element will form part of the funding model discussions, e.g. the option to hand over to AHBs to manage or to arrange a public realm maintenance contract.

Cllr. M. Ward enquired could monies received be used to buy housing land elsewhere; B Coman confirmed this.

Cllr. K. Mahon noted that the project should result in an affordable building costs and asked what control SDCC had over the end prices. B. Coman responded that there was no direct control, however a project of this scale should result in affordable costs as evidenced in the example of Adamstown. Cllr. K. Mahon also enquired about the possibility of bringing back the Shared Ownership scheme; B. Coman indicated this was unlikely in its present format.

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.

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](#)

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 SDCC executive and senior staff from the Housing Agency and DHPCLG. 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

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

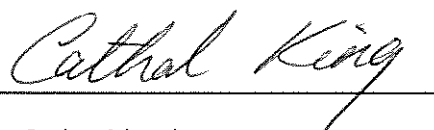
H-I (6) – Any other business:

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 at the next Housing SPC meeting.

The meeting concluded at 7:20pm.

Siniú



An Cathaoirleach

Dáta

