

SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

MEETING OF THE HOUSING AND SOCIAL DEVELOPMENT STRATEGIC POLICY COMMITTEE MEETING

HELD ON THURSDAY 9th FEBRUARY 2017

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	H. Hogan	Senior Executive Officer
Cllr M. Genockey	M. Kavanagh	Administrative Officer
Cllr T. Gilligan	L. Madden	Administrative Officer
Cllr K. Mahon	M. Murtagh	Senior Staff Officer
Cllr M. Ward		
Representatives:		
Tricia Nolan, Volunteer Centre		
Betty Tyrrell-Collard, ICTU		
Apologies:		
Brendan MacPhiarais, Nabco		

H-1(1) – Minutes of Housing SPC Meeting on 10th November 2016.

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 10th November 2016 were proposed by Cllr. C. King, seconded by Cllr. M. Ward and were confirmed and approved as a true record.

H-I (2) – Housing Rents Policy OAPs

L. Madden presented a report on Housing Rents Policy in relation to Old Age Pensioners.

[Link to Report.](#)

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

Cllr. C. King, Cllr. N. Coules, Cllr. K. Mahon, Cllr. L. Dunne, Cllr. M. Genockey, Cllr. M. Ward, T. Nolan and Cllr. M. Duff contributed to the discussions.

B. Coman thanked everyone for their input. He noted the relatively low differential rent contributing to the cost of housing provision, annual boiler maintenance programme and maintenance of social housing units to such a high standard.

H-I (3) – Housing Supply Report

B Coman provided reports on social housing; Housing Supply Update, Profile on Medical Priority and an update on Capital Construction Projects.

[Housing Supply Update](#)

[Profile on Medical Priority](#)

[Capital Construction Projects Update](#)

In response to a query through the Chair, B. Coman confirmed that details in relation to the Mortgage to Rent Scheme are not yet forthcoming.

He provided an overview of the Repair and Lease Scheme to be introduced in 2017. This is designed to target the estimated 3,500 abandoned or derelict units identified in the last census. The funding mechanism for the scheme could be provided through a minimum 20 year lease agreement. The challenges facing this scheme include the ability to contact the owners of these units, e.g. derelict houses may occur due to elderly owners having moved to nursing homes.

Cllr. M. Duff enquired can South Dublin County Council purchase units from RAS landlords selling their properties. B. Coman confirmed that the Council is open to purchasing such units.

Cllr. L. Dunne enquired regarding the availability of further land to build on once the current Part 8 schemes complete. B. Coman confirmed the availability of further sites. A presentation by F. Nevin, Director of Economic, Enterprise and Tourism Development on South Dublin County Council Land Banks was noted as scheduled for Tuesday, February 21st.

Cllr. M. Ward enquired in relation to the cancellation of a meeting regarding construction at St. Marks in Clondalkin. M. Kavanagh noted this was not cancelled but postponed until a time convenient for all participants.

Cllr. M. Ward requested a meeting be arranged with residents at Mayfield Park, Clondalkin in relation to queries on an upcoming construction project. B Coman replied that responses

had already been provided in relation to all issues of concern. Residents were very positive in relation to responses, it was agreed to repair a portacabin on site and construction hours of work had been agreed.

Cllr. M. Ward also enquired regarding the tenancy of new infill builds at Lealand and St. Cuthberts. B. Coman confirmed that all available allocation options would be considered.

Cllr. N. Coules stated his opposition to selling land at the The Grange / Kilcarbery Integrated Housing Project site to the private sector given the large housing list and lack of secure tenure provided to tenants within RAS and HAP schemes. B. Coman replied that it would be unsuitable to have such a large number of social units in one scheme, rather that a mix of tenancies be used to encourage integrated and sustainable communities. Funds realised from this sale would be re-used to provide further social housing. Cllr. N. Coules suggested that South Dublin County Council build all the units on the site and subsequently enable a suitable tenancy mix by means of sales, affordable rent and direct social housing provision. B. Coman confirmed that some 200 units will be used for social housing. The Affordable Rent Scheme would require South Dublin County Council funding which could be enabled by selling landbanks but such funding would be sustainable only for four to five years.

Cllr. T. Gilligan asked if the Accelerated Housing Purchase programme was to continue during 2017. B. Coman confirmed this would not be funded during 2017.

Cllr. C. King requested formal a notification in relation to the cancellation of this scheme. He also requested an update on the The Grange / Kilcarbery Integrated Housing Project for the next SPC meeting.

B Coman responded in full to all issues raised in relation to Housing Supply.

H-I (4) – Proposal to direct build by LA on foot of borrowings over a 25 year period

B. Coman presented a report on a proposal to direct build by LA on foot of borrowings over a 25 year period.

[Link to Report](#)

The report concluded

‘Currently the Council’s Allocation Scheme allows for a max income for a couple to €36,750. In order to service the cost of the Council’s borrowings, the income criteria for housing applicants (a couple) would have to increase to €75,500 pa. (from €36,750) to allow for weekly Differential Rent based on 10% household income.

If and where income ceiling was increased, this would be counterproductive insofar as the current income threshold for a House Purchase Loan per couple is €75,000 household income.’

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

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

Alternative means of addressing the funding issue were discussed, also the incremental impact on the Housing List should earnings ceilings be raised.

Cllr. K. Mahon and Cllr. N. Coules both submitted working papers on funding proposals.

Cllr. K. Mahon Submission

Cllr. N. Coules Submission

On the suggestion of Cllr. C. King it was agreed to set up a new Subcommittee of the Housing SPC over the next six weeks to further examine this item.

H-I (5) – Housing Needs Assessment Statistics

B. Coman presented a report on Housing Needs Assessment Statistics.

Following the presentation Cllr. C. King enquired regarding the figure of 18% non-responders cancelled; an increase on the previous year. H. Hogan noted this occurrence due to applicants selecting South Dublin County Council as a second choice to other Housing Authorities; former applicants having moved house or left the area; literacy and other issues. Other Housing Authority had higher levels of non-responders.

H-I (6) – Review of Housing Allocations Scheme

H. Hogan provided a verbal report on the Housing Allocations Scheme, proposing that South Dublin County Council broadens the choices available under the Choice Based Lettings Scheme to take an agreed proportion of medical and homeless. He suggested a multiparty discussion to formulate an agreed view on this. Cllr. C. King suggested a sub-committee of the Housing SPC to manage this. H. Hogan asked that views on this be forwarded to him to enable formulation of a proposal. B. Coman asked that this initially be brought to the Housing SPC. H. Hogan agreed to bring this to the next meeting of the Housing SPC.

H-I (6) – Any other business:

B. Coman reported on NAMA properties offered to South Dublin County Council. Of the 500 units offered at Tallaght Cross South Dublin County Council accepted 65 units; this reduced density to assist the development of sustainable communities, also there was a question of snagging issues on the building finish. In retrospect this building proved unsuitable as there

was over €10m of works required to complete cladding. Cllr. C. King also noted that an intensive residential development such as this would be contrary to the Tallaght Masterplan.

The meeting concluded at 7:25pm.

Siniú Cathal King
An Cathaoirleach

Dáta 11-May-17

