SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

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

**HELD ON THURSDAY 11th MAY 2017**

**PRESENT:**

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| **Members** | **Council Officials** | |
| Cllr C. King (Chair) | B. Coman | Director of Services |
| Cllr N. Coules | M. Staunton | Senior Executive Officer |
| Cllr M. Duff | Y. Dervan | Senior Executive Officer |
| Cllr L. Dunne | H. Hogan | Senior Executive Officer |
| Cllr M. Genockey | A. O’Toole | T/Senior Business Transf. |
| Cllr T. Gilligan |  | & Change Manager |
| Cllr K. Mahon | L. Madden | Administrative Officer |
| Cllr M. Ward | M. Murtagh | Senior Staff Officer |
|  | | |
| **Representatives:** | | |
| Tricia Nolan, Volunteer Centre | | |
| Betty Tyrrell-Collard, ICTU | | |
|  | | |
| **Apologies:** | | |
| Brendan MacPhiarais, Nabco | | |
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**H-1(1) – Minutes of Housing SPC Meeting on 9th February 2017.**

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 9th February 2017were proposed by Cllr. M. Duff, seconded by B. Tyrrell-Collard and were confirmed and approved as a true record.

**H-1(2) Overview on progress on Housing Infill projects**

B. Coman provided reports on social housing; Part V and Capital Construction Projects.

[Part V](http://intranet/cmas/documentsview.aspx?id=55903)

[Project Update](http://intranet/cmas/documentsview.aspx?id=55882)

Cllr. M. Ward enquired regarding the delay in progressing the Oldcastle site. In response B. Coman advised regarding ongoing discussions with the neighbouring school in securing suitable access to the site. H. Hogan advised in relation to arrangement for traveller families living on the site.

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

### **H-1(3) Housing Systems and Process Improvement Project**

B. Coman introduced Aoife O’Toole, T/Senior Business Transformation and Change Manager with responsibility for the Housing Systems and Process Improvement Project and presented a report on this project.

[Housing Review and Business Transformation Presentation 05 2017](http://intranet/cmas/documentsview.aspx?id=55894)

A discussion followed with contributions from A. O’Toole, Cllr. C. King, H. Hogan, B. Coman, Cllr. N. Coules, T. Nolan and Cllr. K. Mahon.

H. Hogan described the customer self-service portal to support the growing demand for online and out-of-hours contact by Housing customers.

T. Nolan enquired in relation to the follow-up of issues logged on the system. A. O’Toole confirmed that all issues logged are tracked in the system with supported reporting and option for e-mail reminders to assigned staff.

A. O’Toole advised that appropriate practical demonstration would be provided to the members.

B Coman responded in full to all issues raised in relation to the Housing Systems and Process Improvement Project.

### **H-1(4) HAP Process**

### H. Hogan provided a verbal report on the HAP (Housing Assistance Payment scheme) process.

### The Housing Assistance Payment (HAP) is a form of social housing support for people who have a long-term housing need. HAP provides a more integrated system of housing supports; the scheme aims to allow all social housing supports to be accessed through the local authority and to allow recipients to take up full-time employment and still keep their housing support.

### Under HAP, local authorities make payments, subject to rent limits and certain conditions, on behalf of the HAP recipient directly to the landlord in respect of rent. The HAP recipient then pays a rent contribution to the HAP Service Hub. The rent contribution is a differential rent – that is, a rent based on income and the ability to pay. There are currently more than 1,600 households receiving HAP support in the South Dublin County Council area.

### H. Hogan noted regulations in relation to the transfer list of HAP tenants to social housing. South Dublin County Council applies the existing Allocation Scheme with a two year delay period. HAP provides an entitlement to an immediate transfer, and is not confined to council administrative boundaries. South Dublin County Council is working with the other Dublin Councils to enable a co-ordinated approach and propose to allow HAP tenants to access the Choice Based Letting system based on their time on the housing list. However this will require a new Allocation Scheme.

### Cllr. K. Mahon enquired about security of tenure under this scheme. B. Coman advised that this issue is subject to ongoing review as enhanced security of tenure is a key commitment of ‘Rebuilding Ireland’.

### B Coman responded in full to all issues raised in relation to the HAP process.

### **H-1(5) Allocations Scheme Review**

### H. Hogan provided a verbal report in relation to the Allocations Scheme review.

### Cllr. C. King suggested a Subcommittee be formed to work on this and will send an e-mail proposing the formation of this.

### **H-1(6) Planned Maintenance DPGs programme**

### H. Hogan updated the Committee on the Planned Maintenance DPGs programme.

### There are currently 450 applications ranging from minor works such as stair lifts to major works such as extensions.

### South Dublin County Council will undertake most of the minor works directly with major works going out to tender. At present there is no tender framework so proposed works are placed on the Quick Quotes system; the Housing Department is working with the Architects Department on the creation of a specific tender framework.

### In response to a question from Cllr. L. Dunne, H. Hogan confirmed there are 13 applicants currently on the list for extensions.

### Cllr. C. King enquired as to when will the extension works proceed. H. Hogan advised that works such as shower and stair lift installations are proceeding currently but that extensions will progress during the current year.

### **H-1(6) AOB**

Additional Part V

B. Coman provided additional detail on Part V acquisitions, detailing the numbers per quarter of 2017 per electoral area. South Dublin County Council plan to deliver 200 housing units through this process over the 2017 and 2018 period.

Cllr. C. King commended the pepperpot approach. Y. Dervan notes that this approach assists in ensuring consistency in the standard of houses provided.

Anti-Social Strategy

H. Hogan advised that data is currently being collated for consultation on the Anti-Social Strategy which should be ready in Q4 of 2017 for presentation to the members.

Cllr. C. King requested that members be allowed input to the strategy. Cllr. L. Dunne agreed that members should input submissions. H. Hogan confirmed that all suggestions would be most welcome. Cllr. C. King suggested the re-establishment of a Subcommittee to address this.

Submission on funding to direct build housing units

Further discussions were held on the submissions by Cllr. K. Mahon and Cllr. N. Coules to the Committee meeting of 9th February:

[Cllr. K. Mahon Submission](http://www.sdublincoco.ie/viewdocument.aspx?id=6c29bb39-4e99-47ca-bf6b-a72800a75201)

[Cllr. N. Coules Submission](http://www.sdublincoco.ie/viewdocument.aspx?id=e2eb5a27-b6d7-491b-8928-a72800a79822)

B. Coman noted the calculations in Cllr. K. Mahon’s submission appeared to exclude ancillary costs such as provision of infrastructure such as roads and utilities and also ongoing unit maintenance costs. Cllr. K. Mahon asked could specific ratepayer bands be targeted for increased charges as a source of funding. B. Coman advised that this may not be possible but any discussion re rates would form part of the Annual Budget meeting, however the valuation method for ratepayers ensures fairness in ability to pay.

Cllr. N. Coules requested that his proposed costings be fine-tuned by South Dublin County Council staff; this model is independent of Rates funding and he noted the currently low interest rates. There may be an option to support this from funds currently assigned to HAP and RAS. B. Coman asked for clarification in relation to some of the costings, e.g. the Society of Chartered Surveyors Ireland currently advise a unit build cost of €320k, this proposal also excludes land and required infrastructure costs.

Cllr. L. Dunne opposed the proposal to self-fund as costs would be carried by South Dublin County Council. Cllr. N. Coules responded that his proposal is designed to generate a return. Cllr. M. Duff noted that costs would fall on the Local Authority. Cllr. C. King stated that this would give Central Government an opt-out from provision of housing. Cllr. N. Coules asked why land costs should be included given the ready availability of South Dublin County Council housing land. Cllr. L. Dunne asked that Cllr. N. Coules bring more such proposals to the Committee. B Coman welcomed input on new ideas to generate social housing and acknowledged that financing such projects can be difficult and complex while trying to minimise financial and reputation risk to the Council.

B. Coman introduced Marguerite Staunton, a new Senior Executive Officer in Housing with responsibility for managing the Grange/Kilcarberry Project as well as Older Age housing projects.

The Committee also congratulated Yvonne Dervan, Senior Executive Officer on the advent of her retirement, thanking her for her work in Housing and on the Committee.

The meeting concluded at 7:11pm.

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An Cathaoirleach