**SOUTH DUBLIN COUNTY COUNCIL**

**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

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

**HELD ON THURSDAY 14th September 2017**

**PRESENT:**

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| **Members**  | **Council Officials**  |
| Cllr C. King (Chair) | B. Coman | Director of Services |
| Cllr M. Ward | M. Staunton | Senior Executive Officer |
| Cllr M. Duff | H. Hogan | Senior Executive Officer |
| Cllr L. Dunne | M. Murtagh | Administrative Officer |
| Cllr M. Genockey  |  |  |
| Cllr T. Gilligan  |  |  |
| Cllr K. Mahon  |  |  |
|  |
| **Representatives:** |
| Tricia Nolan, Volunteer Centre |
| Gillian McWilliams |
|  |
| **Apologies:** |
| Betty Tyrrell-Collard, ICTU |
| Cllr N. Coules |
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**H-1(1) – Minutes of Housing SPC Meeting on 11th May 2017.**

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 11th May 2017 were proposed by Cllr. C. King, seconded by Cllr. M. Duff and were confirmed and approved as a true record.

**H-1(2) Allocations Policy - Committee - Update**

Cllr. C. King provided feedback from the Allocations Policy Committee.

This committee met during the summer and has requested data from staff to assist in formulating recommendations before next meeting in approximately two weeks; profiles of those on the housing list and details of previous accommodation.

A discussion then followed with contributions from H. Hogan, Cllr. C. King, B. Coman and Cllr. M. Ward.

H. Hogan noted that colleagues in the other Dublin Local Authorities would liaise to share ideas and advice. Cllr. C. King noted the broadening of the Choice Based Letting (CBL) Scheme eligibilities to include those with medical accommodation needs. B. Coman discussed the availability of the Homeless Housing Assistance Payment (HAP) as an option for people leaving direct provision; the Peter McVerry Trust are providing advice and assistance in finding suitable accommodation. Cllr. C. King expressed concern at the impact of Homeless HAP on the rental market given the premium rents paid to landlords. B. Coman advised that this scheme will permit payments of 50% above the rent cap but this averaged 32% nationally. He stressed that South Dublin County Council always takes great care in selection of location when managing the scheme. H. Hogan noted that this scheme is working well. Cllr. M. Ward congratulated South Dublin County Council on the operation of the scheme and commended its practical approach such as the advancement of one month’s rent.

B. Coman responded in full to all issues raised in relation to the Allocations Policy.

**H-1(3) Homeless Statistics**

B. Coman provided a verbal update on Homeless Statistics

In response to a query from Cllr. T. Gilligan, B. Coman explained the practice of frontloading Part Vs as developers providing their 10% Part V obligation of build units in multistage developments to the Local Authority upfront in advance of actually completing all the later stages. He also noted the option of turnkey developments, Local Authorities making arrangements at planning stage for developers to build to specific requirements, e.g. Medical or to group Part V units in congregated settings to assist creation of long-term communities. B. Coman also noted a future direction of concentrating on Local Authority build over direct acquisitions. Cllr. T. Gilligan enquired how this would affect provision of homes. B. Coman advised that in an upward market, available funds would procure less houses and that self builds would prove better value for money and of better quality.

B. Coman responded in full to all issues raised in relation to the Homeless Statistics

**H-1(4) Supply and Delivery Update**

B. Coman presented a report on Housing Supply. He noted that South Dublin County Council are currently examining an additional three sites for construction purposes.

South Dublin Co. Co. is required to deliver 1445 Social Housing Units for the period 2015-2017. A total of 2612 units have been delivered from January 2015 to June 2017.

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| --- | --- | --- | --- | --- |
| **Delivery Mechanism** | **2015 Delivered** | **2016 Delivered** | **Q1 & Q2 2017** | **Total Delivered 2015-June 2017** |
| Social Housing Infill  | 0 | 15 | 0 | 15 |
| Leasing (Including Unsold, CALF, Payment & Availability)  | 193 | 76 | 29 | 298 |
| Rental Accommodation Scheme | 136 | 42 | 0 | 178 |
| Housing Assistance Payment  | 548 | 946 | 398 | 1892 |
| Voids Restored | 35 | 75 | 0 | 110 |
| Acquisition Programme  | 24 | 64 | 7 | 95 |
| Capital Assistance Scheme  | **0** | 18 | 6 | 24 |
| Outturn | 936 | 1,236 | 440 | 2612 |
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**Social Housing Construction Programme Update:**

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| --- | --- | --- | --- |
| **Schemes** | **No. of Units** | **Status** | **Estimated Delivery**  |
| St Marks Green, Clondalkin | 11 | On Site | Q2 2018 |
| MacUilliam (Fortunestown) | 28 | On Site | Q3 2018 |
| Mayfield Estate | 18 | On Site | Q2 2018 |
| Dromcarra, Tallaght | 14 | On Site | Q3 2018 |
| St. Aidans, Tallaght | 85 | Tenders In- Under Assessment | Q2 & Q3 2018  |
| Killininny, Co Dublin | 24 | Tenders Out at Present | Q3 2018 |
| St. Cuthbert’s, Clondalkin | 63 | On Site | Q4 2018 |
| Letts Field, Neilstown, Clondalkin | 37 | On Site | Q4 2018 |
| Ballyboden, Rathfarnham | 40 | Due on Site Late September | 2019 |
| Killinarden, Tallaght | 27 | Due on Site Late September | 2019 |
| Oldcastle | 50 | Feasibility assessment currently underway | 2019 |
|  |  |  |  |
|  | 397 |  |  |

A discussion then followed with contributions from T. Nolan, M. Staunton, H. Hogan, Cllr. C. King, B. Coman, Cllr. T. Gilligan, Cllr. K. Mahon, Cllr. M. Genocky, Cllr. L. Dunne and Cllr. M. Ward.

Cllr. M. Ward enquired why the voids figure for 2017 was zero. H. Hogan explained this was due to a change in definition of voids and that South Dublin County Council was very active in bringing relet properties back to letting standard with 102 units completed on 2017.

Cllr. M. Ward enquired on progress at the Oldcastle construction site. H. Hogan confirmed that a Traveller Development Plan would be brought to stakeholders for review.

Cllr. K. Ward welcomed the number of housing units coming on stream; he enquired what are the limits to increasing building capacity to address need. B. Coman responded that a massive increase in exchequer funding was prevented by EU borrowing rules and also that the availability of suitable serviced lands was a significant limiting factor. He noted that South Dublin County Council will have significant additional numbers yet coming to completion in the Adamstown and Clonburris sites.

Cllr. M. Duff, commenting on the total supply figure of 2,036, suggested that such a positive figure should be noted out in the public realm.

B Coman responded in full to all issues raised in relation to supply and delivery.

**H-1(5) Older Aged Units Project**

B. Coman presented a report on the Older Aged Units Project.

Expressions of interest was sought on the 6th June 2017 from relevant Approved Housing Bodies (AHBs) for the proposed housing with low to medium level of support for older people in South Dublin’s Administrative Area.

The Communications Development Protocol between Local Authorities and Approved Housing Bodies (AHBs) which was agreed in 2016 was used.

As previously informed the following 3 sites were put forward for the project:

Fernwood Park

Maplewood Road

Whitestown Way - Tallaght Stadium.

The following information was requested in the submission –

The AHB’s procedures and methods for delivering quality and innovation in the design of high quality homes and communal spaces.

The AHB’s management experience in low to medium support for older people.

Demonstrate how the support framework can be created that will best meet the needs of older residents as they age.

How services to residents of the schemes and to older people living within the catchment area will be provided.

Provision of a community development service in the area.

A list of all projects currently under development by the AHB.

Identification of resources available to deliver this project.

The technical resources available to carry out public procurement processes and manage contracts and development processes of this scale.

A brief written statement describing the AHB’s proposed method for delivery of the project including a proposed outline programme for the project.

Four submissions were received by the closing date of 1st August 2017. The submissions are currently being evaluated with a decision to be made on the preferred AHB by the end of September 2017. Following conclusion of this process, the preferred AHB shall carry out a Feasibility Study and Review for the delivery of the project.

A discussion then followed with contributions from H. Hogan, Cllr. C. King, B. Coman, Cllr. T. Gilligan, Cllr. K. Mahon, Cllr. L. Dunne, M. Staunton, Cllr M. Duff and Cllr. M. Ward.

B. Coman confirmed that existing Council tenants would be prioritised when applying for these units. H. Hogan noted that these could then be available to private applicants if their former dwellings were made available for Council stock. Cllr. T. Gilligan enquired did we have potential uptake figures on these units. B. Coman responded that these were not yet available. Cllr. T. Gilligan asked were there many downsize requests. B. Coman confirmed that there were a number of such requests. Cllr. M. Ward, Cllr. C. King and H. Hogan agreed. Cllr. C. King noted that this was for a number of reasons; security, proximity to medical hubs and other services. Cllr. K. Mahon enquired what the completed units will look like. B. Coman responded that these would be very well designed with an aesthetic finish. The units will be very well marketed with the use of glossy brochures to promote the concept of Older Aged Accommodation.

B Coman responded in full to all issues raised in relation to on the Older Aged Units Project.

**H-1(6) AOB**

Cllr. C. King welcomed the new PPN representative MS. Gillian McWilliams to the committee.

Two Groups had requested to provide presentations to the Housing SPC; ICTU and the Apartment Owners Network. On the suggestion of Cllr. M. Duff and seconded by Cllr. C. King it was agreed to suspend standing orders at the next SPC meeting to facilitate both presentations and commence the meeting afterwards.

The meeting concluded at 7:00 pm.