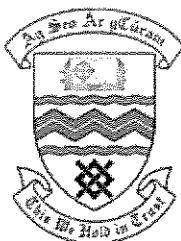


SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

MEETING OF THE HOUSING AND SOCIAL DEVELOPMENT STRATEGIC POLICY COMMITTEE

HELD ON MONDAY 20th November 2017

PRESENT:

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	J. Sweeney	Senior Staff Officer
Cllr M. Genockey		
Cllr T. Gilligan		
Cllr K. Mahon		
Cllr Emma Hendrick		
Representatives:		
Catriona McClean,		
Betty Tyrrell-Collard, ICTU		
Gillian McWilliams, Outreach		

H-1(1) – Minutes of Housing SPC Meeting on 14th September 2017.

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 14th September 2017 were proposed by Cllr. C. King, seconded by Cllr. T. Gilligan and were confirmed and approved as a true record.

Cllr. C. King welcomed the new PPN representative Ms. Catriona McClean to the committee.

H-1(2) Apartment Owners Network Presentation

Mr. David Rouse and Mr. Bryan Maher gave a presentation on behalf of the Apartment Owners Network (AON) outlining its role and function. The Apartment Owners Network (AON) was set up in 2008 as a volunteer-led, independent, non-party political organisation. The not-for-profit body represents the interests and views of owners (owner occupiers and investors) and Owners' Management Companies ("OMCs") of homes in managed estates throughout Ireland. It has contributed to the framing of legislation in the past including the Multi-Unit Development (MUD) Act 2011 and the Property Services (Regulation) Act 2011. It is seeking to work with key stakeholders and statutory bodies to establish an OMC Regulator, improvements in the M.U.D. Act 2011 and provide support and training to OMC directors. To achieve this the AON needs funding to be established as a full time professional body. [AON Presentation Nov 2017.pptm](#)

Cllr. King thanked the representatives for their presentation. A discussion then followed with contributions from Cllr. C. King and Cllr. T. Gilligan.

H-1(3) Irish Congress of Trade Unions Presentation

Macdara Doyle and Margaret Robson gave a verbal presentation on behalf of the Irish Congress of Trade Unions (ICTU) and outlined the details of the ICTU policy document ['A Local Authority led emergency response to the housing crisis'](#) which is available on their website. The policy document sets out the ICTU proposals for provision and funding of housing in the context of the current housing crisis.

Cllr. King thanked the representatives for their presentation. A discussion then followed with contributions from Cllr. C. King, Cllr. K. Mahon, Cllr. M. Ward, B. Tyrrell-Collard (ICTU) and G. McWilliams(CRFK Outreach).

H-1(4) Vacant Homes Strategy

B. Coman provided an update on the Vacant Homes Strategy in the context of SDCC's commitments under Pillar 5 of *Rebuilding Ireland: Action Plan for Housing and Homelessness* and the requirement to compile a register of vacant units within each local authority area. He advised that in the course of developing a register of vacant units and compiling the relevant statistics across the county, SDCC has used the most up to date information available using Geo Directory 1st Quarter 2017 data and cleansing it to remove irrelevant properties. He further advised that SDCC recorded the lowest number of empty dwellings relative to the population size.

Report on Vacant Homes Strategy

H-1(5) Allocations Policy Committee Update

Cllr. C. King provided feedback from the Allocations Policy Committee. A final meeting of the committee is due and a draft paper will be prepared for agreement and will be brought before the next Housing SPC and ready for full Council meeting in the New Year.

A discussion followed in relation to the difficulties with access to Choice Based Letting scheme by people on HAP, with contributions from H. Hogan, C. McClean, Cllr. K. Mahon and B. Coman.

H-1(6) Homeless Statistics

B. Coman provided a verbal update on Homeless Statistics.

A discussion followed with contributions from H. Hogan, G. McWilliams, Cllr. M Genockey, Cllr. L. Dunne, Cllr. C. King, Cllr. M. Ward, and Cllr. M. Duff.

H. Hogan advised that although the numbers presenting as homeless had increased, the increase was very slight compared to previous months with a slight decrease in the number of families presenting, and the number of singles presenting remaining flat. He advised on the focus on preventing repeat presentations. B. Coman commented on the huge amount of preventative work that can go unnoticed in sustaining tenancies and in getting landlords to retain property leases. He highlighted the difficulty in providing accommodation other than the 'self-accommodate' option due to the fact that a majority of cases present only at the stage of immediate homelessness. G. McWilliams commented on what she believed to be a lack of information available to people presenting and if a more detailed advice leaflet would be provided by the Council Homeless Section. H. Hogan confirmed that he would follow up on how to better present the help information for 'self accommodate' applicants. Following a query from Cllr. L. Dunne, H. Hogan provided details on the operation of the wrap-around support services for homeless people.

Cllr. L. Dunne agreed to provide H. Hogan with details of a specific case of a homeless person given 1 bed accommodation with no supports.

Cllr. M. Ward agreed to provide details of landlords who allegedly hiked the rent in cases where the applicant was seeking accommodation under HAP.

B. Coman advised that the details will be forwarded to the PRTB to pursue.

H-1(7) Supply and Delivery Update

M. Staunton presented a report on Housing Supply and advised that the Council will continue to look at the feasibility of other land with a focus on what can be delivered up to 2019 and 2020. B. Coman also outlined a number of sites being considered for future Part 8 for Social Housing in addition to 3 proposals currently being prepared viz: Homeville Firhouse, Oldcastle Clondalkin and Eircom Site Nangor Road.

Riverside Clondalkin

Lucan Road Palmerstown

Lindisfarne,

Oatfield Crescent

Collinstown – 2 small Sites

Stocking Lane – new proposal

Rathcoole Lands

McUilliam

Feasibility studies are currently underway on the above

2 larger sites at Killinarden will be considered for a housing integrated mix

In addition Council considering Turnkey projects at Russell Square – Older Aged, and Nangor Road.

Further developments for Social Housing will be progressed at Clonburris while Kilcarbery Integrated Housing Project and The Kilcarbery PPP are ongoing.

Report on Supply and Delivery Update

There followed contributions from Cllr. M. Ward and Cllr. L. Dunne, Cllr. C. King, Cllr. M. Genockey, Cllr. K. Mahon and C. McClean. Cllrs. L. Dunne and K. Mahon queried the number of infill projects planned for West Tallaght and Clondalkin area and asked if public spaces in other LEAs would be considered in future as an alternative to reducing green spaces in these areas. Cllr. M. Genockey stated that in the course of Part 8 process, Cllrs must be presented with alternative sites by the executive to facilitate the decision making process.

B. Coman responded to all issues raised.

H-1(8) Older Aged Units Project

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

Clúid Housing Association was the successful candidate for the proposed housing with low to medium level of support for older people in South Dublin's Administrative Area.

Older Persons Units Project Update

There followed contributions from Cllr. C. King, Cllr. L. Dunne, Cllr. M. Genockey, Cllr. K. Mahon. Cllr. K. Mahon asked for a report on the criteria used in the decision to award the contract to Clúid.

B. Coman responded to queries raised.

H-1(9) AOB

Cllr. K. Mahon raised the issue of Vulture Funds taking over hotels and evicting homeless people accommodated. He advised that a hotel in the SDCC area is alleged to be owned by a Vulture Fund at the centre of this allegation. H. Hogan noted the information as it may well result in a similar eviction activity here.

In light of the number of newcomers to the SPC, Cllr. C. King advised on the requirement for confidentiality in relation to issues discussed.

G. Williams and C. McClean requested that they be set up to access the Council Membersnet system.

The meeting concluded at 7:25 pm.

Siniú Cathal King
An Cathaoirleach

Dáta 8th feb-2018