SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

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

**HELD ON MONDAY 8thFebruary 2018**

**PRESENT:**

|  |  |  |
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| **Members** | **Council Officials** | |
| Cllr C. King (Chair) | M. Staunton | Senior Executive Officer |
| Cllr M. Ward | H. Hogan | Senior Executive Officer |
| Cllr M. Duff | Lorraine Madden | Administrative Officer |
| Cllr L. Dunne | J. Sweeney | Senior Staff Officer |
| Cllr M. Genockey |  |  |
| Cllr K. Mahon |  |  |
| Cllr Emma Hendrick |  |  |
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| **Representatives:** | | |
| Catriona McClean, PPN | | |
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| **Apologies:** | | |
| Betty Tyrrell-Collard, ICTU | | |
| Gillian McWilliams, Outreach | | |
| Billy Coman, Director of Services, South Dublin County Council | | |

**H-1(1) – Minutes of Housing SPC Meeting on 20th November2017.**

The minutes of the Housing and Social Development Strategic Policy Committee Meeting held on 20th November 2017were proposed by Cllr. C. King, seconded by Cllr. M. Duff and were confirmed and approved as a true record.

**H-1(2) Differential Rents Scheme**

L. Madden provided a report on the details of the new proposed Differential Rents Scheme which is effective from 1st February. A discussion followed with contributions from Cllr. L. Dunne, Cllr. K. Mahon and Cllr. C. King. L. Madden confirmed that the only change to the scheme is that an online app is now available for tenants to access their rent account and statement.

**H-1(3) Housing Supply Targets for SDCC 2017 – 2021**

M. Staunton presented a report on Housing Supply Targets for SDCC 2017 - 2021 and on achievement of targets set for 2015 – 2017. The members were advised that SDCC had exceeded the target numbers set by the Department for the 2015- 2017 period. The SDCC target has been set at 2993 units to be delivered by 2021. RAS, HAP and Long Term Leasing (LTL) were included in the figures for 2015 – 2017 but will not be included in the target figures for 2017 – 2021. The target of 2993 relates only to the Capital programme only. M. Staunton stated that based on projections for availability of land, delivery of Part V units and various other programmes, SDCC is confident that the full amount can be delivered. M. Staunton further advised that the Council will be bringing the next tranche of proposed sites for development before the upcoming Area Committee Meetings for members’ support.

C. McClean & Cllr. Ward queried if the Council could acquire two specific properties with a view to development in the context of the provision of step-down facilities. M. Staunton agreed to investigate the matter on receipt of email confirmation of property addresses concerned. Cllrs. L. Dunne, C. King &C. McClean raised questions regarding a property development in Citywest where the developer is alleged to be negotiating the management of the social housing element directly with AHBs. The contributors stated that they would be in favour of the Council purchasing these properties rather than having them assigned to an AHB. It was proposed by Cllr. King and seconded by Cllr. M. Duff that the suggestion be brought as a motion to the next Council meeting.

C. McClean queried why Council could not procure a greater number of units for social housing in Clonburris. H. Hogan pointed out the importance of achieving a balance of social mix in all developments.  
  
Cllr. C. King requested ongoing update on numbers of properties being made available under Part V.

H. Hogan responded to queries regarding the funding of Voids and the reason for their inclusion in the delivery programme. Following a query from Cllr. L. Dunne, H. Hogan agreed to confirm source of funding for refurbishment of 3 units for elderly in Brookview.

The discussion included contributions from Cllr. L. Dunne, Cllr. C. King, Cllr. M. Duff, C. McClean, Cllr. M. Ward, Cllr. E. Hendrick.

[Housing Supply Targets 2017 - 2021](http://intranet/cmas/documents/Housing%20SPC/2018/February/8thFebruary2018HousingSPCMeeting/f3650e1c-f1c4-460d-9a37-ae996829c84b.pdf)

[Housing Targets 2015 - 2017](http://intranet/cmas/documents/Housing%20SPC/2018/February/8thFebruary2018HousingSPCMeeting/d294b1f7-c130-4f25-92df-ef608f2a6d5e.pdf)

**H-1(4) Report on Part V Supply**

M. Staunton provided a report on the total number of housing units delivered in 2017 and the numbers due to be delivered by 2021, broken down by electoral area. A total of 551 units are set to be delivered currently. Units due to be delivered in Clonburris are not included and the final figure may change subject to additional developer proposals over the timeframe.

Following a query by Cllr. L. Dunne regarding delivery of Part V units in a Fortunestown development M. Staunton agreed to investigate on receipt of email confirmation of details of development.

Cllr. C. King requested a breakdown of Part V units by estate and details where the units have been allocated to an Approved Housing Body.

H. Hogan pointed out the important role of AHBs in providing a dedicated social housing management solution and that the AHB had easy access to borrowing.

[Part V Report](http://intranet/cmas/documentsbyitem.aspx?itemid=57012)

**H-1(5) New Loan Scheme**

L. Madden outlined details of the New Loan Scheme for first time buyers highlighting that in SDCC area the maximum loan amount is €320,000 with 90% loan to value and fixed and variable interest rates ranging from 2% to 2.5%. A mortgage calculator is available on the Rebuilding Ireland website and prospective applicants should be aware that the calculation does not include the cost of Mortgage Protection Insurance which may cost up to an additional €133 per month.

A discussion followed with contributions from Cllrs. C. King, M. Ward, K.Mahon, L. Dunne and C.McClean. Noting the potential of the scheme to free up social housing, Cllr. M. Duff suggested that it supported the argument for increasing the number of affordable units in Clonburris.

[Rebuilding Ireland New Home Loan](http://intranet/cmas/documentsview.aspx?id=58981)

### **H-1(6) Enhanced Leasing Scheme**

### L. Madden provided details of the new Enhanced Leasing Scheme aimed at developers that can provide 20 units or more. The scheme is run by the HFA and the role of the Local Authority is to confirm the requirement for the type of property and suitability of the location. The developer is required to have a property management company in place to manage the units. The return is 95% of current market rents for a 25 year period.

### A discussion followed with contributions from Cllrs. K. Mahon, and M. Ward, and C. McClean.

### [Enhanced Leasing Scheme](http://intranet/cmas/documentsview.aspx?id=58982)

### **H-1(7) Estate Naming St. Aidan’s Project**

### M. Staunton apologised to the members for the lack of consultation in the recent naming of Cheeverstown Meadows estate. She explained the process for determining the naming of estates in both public and private developments and agreed that although it is not a reserved function the proposed names should be bought before the ACM as a matter of courtesy and in future the shortlist of names will be brought before the ACM for noting.

### Cllr. C. King stated that in view of the expected increase in the number of developments a protocol should be put in place and that Councillors should also have an input in the development of the shortlist.

### A discussion followed regarding the renaming of the estate in honour of Irish suffragette, Hanna Sheehy Skeffington, with contributions from C. McClean, Cllrs. K. Mahon, C. King, L. Dunne, M. Duff.

### M. Staunton confirmed that the existing name can be overturned and that the naming of the estate will be brought back to the Area Committee for noting.

### Cllr. L. Dunne asked that a plaque be erected in the estate detailing the significance of the name.

### **H-1(8) AOB**

### The meeting concluded at 7:30 pm.