**COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL**



**Report of the Housing SPC – Thursday, 8 February 2024, in the Council Chamber and Via Microsoft Teams**

In attendance: Cllr Charlie O’Connor (Chair), Cllr William Carey, Cllr Laura Donaghy, Cllr Joanna Tuffy, Cllr Shane Moynihan, Cllr Brian Lawlor, Cllr Kieran Mahon, Betty Tyrell Collard (ICTU), Vivienne Hartnett, (A/SEO HSCD), Fiona Hendley (A/SEO HSCD), Mary Connell (A/SEO HSCD), Fionnuala Keane (SSO, HSCD), Sean Barron (SO, HSCD)

**Guest presenters**: Phelim O’Neil, Lisa-Dee Collery, John White and Enda McGuane (All Land Development Agency)

\*Cllr Charlie O’Connor presided\*

**Minutes of the previous meeting**

The minutes of the previous meeting were proposed by Betty Tyrell Collard and seconded by Cllr William Carey.

**Matters arising**

There were no matters arising.

**Presentation from the Land Development Agency.**

Phelim O’Neil, John White and Enda McGuane presented to the SPC the work and remit of the Land Development Agency.

They showcased several of the schemes they are involved with including Shanagnagh Castle in the Dun Laoghaire Rathdown council area where 300 units are due to be allocated and occupied this year. This mixed-tenure development has 200 social homes and 30 cost rental units.

They are also leading the development of St Teresa’s gardens with 540 units being built. The mix there is 30% social and 70% cost rental with planning granted through Part 10.

Other sites in Dublin include Cromcastle (DCC) and Clongriffen and Mungret in Limerick.

E Wall spoke on the Cost Rental aspect informing the committee that the initiative is in operation for circa 18 months now and they are working to strict criteria for applicants. The average monthly rent would be circa €1600.00.

Several developments in Citywest fall under this scheme, including the Quarters and Parklands with over 200 units in a development in Cookstown, Tallaght also in train. The scheme gives security of tenure to successful candidates when, after six months, they have a tenancy of indefinite duration.

There were contributions and questions from Cllr Moynihan (enquiring about issues with connecting to utilities), Cllr Carey (query of the process for transfer to smaller/larger homes), Cllr Lawlor (have the LDA access to other land in SDCC), Cllr Mahon (what is their relationship with the council and other state agencies and what is the tenure) and Cllr Tuffy ( is there enough land to allow the council to fulfil its obligations in the development plan).

Their queries were answered, and it was confirmed that the LDA have good relationships with the various utilities companies and try to keep the communication loop open about timelines to ensure maximum efficiency. The Director E Leech also confirmed that all the relevant agencies (including the LDA and SDCC) work closely together to ensure housing delivery for the county. The financial model of the cost rental element of the developments was discussed and that the LDA try and keep the rent as competitive as possible while following the relevant guidelines. Under Project Tosaigh, they manage the units for circa 50 years.

It was clarified that the LDA would not be taking over the Local Authority role and would work with all Local Authorities to deliver housing. Units that are given to AHB’s are populated with tenants from the Local Authority housing lists. All available cost rental units are advertised on their website. In relation to the management of the sites, they have retained the services of various property managers licenced through the state. Their remit is delivering and managing these units for circa 50 years.

The chair thanked the presenters for their contributions, and the report was noted.

**Agenda Item no 4 – Work program.**

E Leech noted that each SPC chair was asked to agree on the work program for the coming year at the January CPG.

The work programme was shared, and the Director confirmed that she is happy to work with Councillors should they have suggestions.

The report was noted.

**Agenda Item No 5 - Housing Delivery Report.**

V Hartnett presented the Housing Delivery Report.

She outlined the target in 2023 (703) and confirmed that 650 units were returned as delivered to the Dept. of Housing. The provisional pipeline for delivery in 2024 was shared with a target of 718 homes. However, there is scope for further delivery up to some 758 units.

She listed the sites currently under construction and the sites due to commence work soon. There have been 532 expressions of interest for the tenant in situ scheme, with some 166 acquisitions as conveyancing or due diligence stages.

The target for Leasing was reported and is circa 120 for the year.

There was a query from Cllr William Carey, and V Hartnett responded.

The report was noted.

**Agenda Item No 6**

F Hendley presented the Allocations report. E Leech noted that 172 allocations were made to homeless households in 2023, and the report was noted.

**Agenda Item No 7 – TAP program.**

M Connell delivered the report and outlined the process and procedures around the program.

Cllr Tuffy referenced the illegal encampment around Adamstown and how the occupants block the footpath and are a hazard to passing traffic.

E Leech responded that notices would be served on Friday, 9 February.

There were contributions from Cllr’s Mahon and Carey in relation to submissions from members of the Traveling community about the TAP program.

The report was noted.

**Agenda Item no 8.**

Reports for noting.

1. ***Tenant purchase***

The changes to the scheme were referenced, and they are available to view on the Council website and other usual channels.

The Director reported that in addition to changes in income limits and recognition of primary and secondary sources of income, there is a proposed change to the scheme in newly built mixed-tenure developments. It is now proposed that new dwellings constructed by the Council be included on the list of exclusions under the Scheme. This will ensure the continued availability of mixed tenure developments so that social housing tenants have security of tenure and can remain within their community.

A long discussion followed, and there were contributions from Cllrs Tuffy, Moynihan, Carey, and Donaghy. The proposal was generally agreed upon for recommendation to council, with Cllr Carey strongly stating his concerns about the proposal.

1. ***Housing disability steering group***

The report was Noted.

***(iii) Affordable purchase housing***

The report was Noted.

**AOB**

Cllr Mahon asked if there was a way to name items differently on the system when they are downloaded from CMAS. It was agreed to seek clarity from the IT department about the issue and if this can be reviewed.

There was a query concerning the re-purposing of Sallypark Nursing Home, and the director confirmed that she was unaware of any plans. However, the Director confirmed that should this happen, it is not within the local authority's remit.

The meeting concluded as there was no other business.