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



**Report of the Housing SPC – Thursday, 9 May 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, Betty Tyrell Collard (ICTU), Elaine Leech (A/Director HSCD), Vivienne Hartnett, (A/SEO HSCD), Fiona Hendley (A/SEO HSCD), Mary Connell (A/SEO HSCD), Seán Barron (SO, HSCD), Margaret Farrell (CO, HSCD).

**Guest presenters**: John Hanigan (Housing Alliance)

**Apologies:** Gerard Stockhil (PPN), Cllr Kieran Mahon

\*Cllr. O’Connor presided\*

**Minutes of the previous meeting**

The minutes of the previous meeting were proposed by Cllr. Carey and seconded by Cllr. Donaghy.

**Matters arising**

There were no matters arising.

**Agenda Item No. 3 – Presentation from the Housing Alliance.**

J. Hanigan delivered the presentation.

The Housing Alliance (HA) is a collaboration between Ireland’s 7 largest not-for-profit housing associations. The mission of the HA is to increase the supply of social and affordable housing nationwide, promote and overcome challenges such as anti-social behaviour and rent arrears.

The HA provide nearly 44,000 homes and aim to deliver more than 6,000 homes in 2024 with a target to develop 12,000+ 12,000 homes per year over the coming years. As part of ‘Housing For All’, Approved Housing Bodies (AHBs) are to deliver 45% of new social housing.

The HA delivered 452 homes in 2023 in South Dublin and strive to further support the Local Authority sector.

The board is comprised of the CEOs the 7 housing associations and all are members of the Irish Council for Social Housing. There are 5 sub-groups that support the board. The Housing Services Management Working Group have created a national directory of all support services for tenants. They have also established the Irish Tenant Engagement Network (ITEN) to deliver a tenant engagement strategy.

There were contributions and questions from Cllr. Tuffy (enquiring if a line of communication could be established between AHBs and elected members) and Cllr. Moynihan (queried are new resident’s associations being established in AHB developments and is there liaison with existing communities in these areas).

Their queries were answered, with the HA having agreed to compile a contact list with names, numbers and emails addresses for elected members and provide same in the coming weeks. Regarding establishing new residents’ associations, the HA pride themselves on creation of new communities and collaboration with existing communities, which commences at the pre-planning stage of any development. Each organisation has dedicated officers specifically for tenant engagement and the ITEN ensures tenant interaction. Want to see good integration and good ownership of the area with existing residents and new tenants.

The chair thanked the presenter for his contribution, and the report was noted.

**Agenda Item No. 4 – Housing Delivery Report.**

V. Hartnett presented the Housing Delivery Report.

The 2024 delivery target is 718 homes but in the current pipeline there is scope for an additional 32 homes bringing the total to 750.

She listed the sites currently under construction and the sites due to commence work soon. Several planning derogation sites have been advertised. There have been 596 expressions of interest for the tenant in situ scheme, 213 are not progressing for a variety of reasons.

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

There was a query from Cllr. Carey in relation to the tenant in situ applications not progressing and V. Hartnett responded.

Cllr. Carey also queried the Old Castle development in Clondalkin. M. Connell and E. Leech responded.

The report was noted.

**Agenda Item No 5 – Allocations Report.**

F. Hendley pre-recorded the Allocations report.

There were no questions, and the report was noted.

**Agenda Item No 6 – Planned Maintenance Update.**

M. Connell delivered the report.

She gave an update on investment in current housing stock and planned maintenance works. SDCC was given sanction to retrofit 83 units in 2024 however there is capacity to deliver more so have filed a request with the Department to increase our target.

Phase 1 of the painting programme in Balgaddy and Mac Uilliam is complete with phase 2 due to commence shortly.

A communal bin storage area is being trialled for 110-118 Foxdene Avenue and communal cleanups are ongoing on a monthly basis.

€330,008 has been allocated for planned maintenance works surplus to the energy retrofit works for the 83 properties.

Questions:

There were contributions and questions from Cllr. Moynihan (has Buirg an Rí been included in the painting programme) and Cllr. Carey (regarding education for tenants in relation to mould and managing a modern home).

M. Connell and E. Leech responded to the queries respectively.

The report was noted.

**Agenda Item No 7 – Age Friendly Housing.**

E. Leech delivered the presentation.

She went through images of the current age friendly housing developments that have been delivered under the remit of this Council. There are several age friendly homes at the planning / construction stage across the county.

A virtual tour of the age friendly units at Brady’s Court can be accessed on SDCC’s dedicated age friendly and rightsizing web page.

Existing age friendly properties are being upgraded as part of the energy retrofit programme.

SDCC have just produced an age friendly / rightsizing booklet which will be going to print shortly, and a copy will be made available for all elected members.

The report was noted.

**Agenda Item no 8.**

Reports for noting.

1. ***Update from TAP 2025-2029.***

The ‘Assessment of Need’ is now complete, and the results are currently being analysed.

Focus groups were held with members of the Traveller Community and facilitated by a consultant expert in community engagement. The results of the focus groups and consultant’s report will be discussed at the upcoming LTACC.

The report was noted.

1. ***Housing Disability Steering Group.***

F. Hendley gave a report of the HDSG meeting held on 25th April 2024.

E. Leech advised members that some properties in new developments are being set aside and adapted at construction stage to cater for people with medical need rather than retrofit. There are a couple of specially adapted units in Kilcarbery and Ballycullen near completion.

The report was Noted.

**Agenda Item No. 9 – Any Other Business.**

E. Leech thanked the SPC Members for all support and contributions and thanked Cllr. O’Connor for his ongoing support throughout the county.

Cllr. O’Connor acknowledged the work of SDCC staff and of the elected members on the SPC.

There were contributions from other members.

The meeting concluded as there was no other business.