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

 

**MEETING OF HOUSING SPC**

**Report of the December Housing SPC Meeting**

**held on Thursday, December 5, 2024 @ 5.30pm**

**Hybrid Meeting – Council Chamber and Via Microsoft Teams**

**In Attendance**: Cllr. M. Duff (Chair), Cllr. W. Carey, Cllr. M. Johansson, Cllr. J. Tuffy, Cllr. Britto. Pereppadan, Cllr. Y. Collins, Cllr. C. Brady, B. Tyrell- Collard (ICTU), M. Misori (PPN).

**Apologies:** I. Gallagher (DC)

**Officials Present:**Elaine Leech (A/Director HSCD), Vivienne Hartnett, (SEO HSCD), Fiona Hendley (A/SEO HSCD), Amanda Mills (SEO HSCD), Mary Connell (AO HSCD), Mark Brown (SSO, HSCD).

The Chair Cllr. Duff opened the meeting at 5.30pm

**Agenda Item No. 1: Minutes of the previous meeting**

The minutes of the previous meeting were noted by Cllr M. Duff.

**Agenda Item No. 2: Matters arising**

There were no matters arising.

**Agenda Item No. 3 – Housing SPC Introduction.**

E. Leech delivered the presentation.

The role and the membership of the Housing Strategic Policy Committee (SPC) was outlined. It was recommended that the key initiatives of the SPC programme in 2024 be continued in the 2025 programme.

The Strategic Policy Committee Scheme 2024 – 2029 was made available to the Committee.

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

V. Hartnett presented the Housing Delivery Report.

The 2024 delivery target is for 718 new homes.

Sites to complete by end of year, those currently under construction and due to commence were presented. Information on Large Development Sites, Own Build Development and sites under the 179A Planning Derogation was given. An update on the Social Housing Investment Programme 2022-2024 was outlined.

A general discussion followed. There was a query from Cllr. Carey in relation to progress on Tenant in Situ applications. Cllr. Brady raised query on what the barriers were to progression under Tenant in Situ scheme, both responded to by V. Hartnett.

The report was noted.

**Agenda Item No 5 – Clonburris Phase 6 – Delivery Options.**

E. Leech presented the report with a visual map showing all six phases of the development.

The challenges and options for phase 6 Kishogue Urban Centre was outlined.

Various options were discussed. It was proposed to engage in a competitive dialogue process in order to explore cost, tenure mix & delivery timelines.

Discussion followed and E. Leech agreed to provide additional information to the members at the next SPC on affordable housing delivery.

Report was noted.

**Agenda Item No 6 – Housing Rents analysis Report.**

F. Hendley delivered the report and presented statistics. It was stated that the Council is in the process of introducing a new online payment system.

Cllr. Carey and Cllr. Johansson raised concerns and requested whether the proposed rent amendments could be reconsidered. It was noted that amendments to the Differential Rent Scheme are an Executive Function. Assessments are carried out based on individual Tenants financial circumstances with measures in place to support tenants. Discussion followed.

The Report was noted.

**Agenda Item No 7 – Housing Adaptation Grants in private households for Older People and People with a Disability.**

F. Hendley delivered the report and presented statistics.

From 1st December 2024, S.I. No. 612/2024 - Housing (Adaptation Grants for Older People and Disabled People) Regulations 2024 came into effect. These revised regulations provide increased income thresholds, grant amounts and additional allowances.

Cllr. Brady and Cllr. Collins requested that support be provided to assist older person’s to make grant applications. There is a facility to make applications online and support is available from the Council’s housing grants team. The Age Friendly Home Co-ordinators provide support to those over 65 years in the community and they work with the Council’s grants team.

A general discussion followed. The Report was noted.

**Agenda Item No 8 – Allocations Report**

Pre-recorded presentation with information on housing allocations and update on homeless list was made available to the members. Cllr. Duff acknowledged the significant increase of 50% additional allocations in 2024.

The report was noted.

**Agenda Item No 9 – Planned Maintenance**

Pre-recorded presentation with update on Planned Maintenance was made available to the members.

Three draft booklets with information on repairs and Tenant/Council responsibility, use of Air to Water Heat Pumps and how to control condensation in the home were presented for review and comment by the Committee. There was positive feedback on the booklets. Once finalised, copies will be circulated.

The Report was noted.

**Agenda Item no 10 – Traveller Accommodation**

Report on the new preferential National Caravan Loan Scheme 2025 was presented to the Committee for noting. This will be applicable to members of the Traveller Community resident in the South Dublin County Council administrative area. A presentation on the Traveller Accommodation Programme (TAP) adopted by the elected members on the 14th of October 2024 and the adopted TAP 2025-2025 was made available.

The Reports were noted.

**Agenda Item No. 11– Any Other Business.**

E. Leech thanked the SPC Members for all their support and contributions and thanked the Cllr. Duff for his ongoing support as Chair of the SPC.

The meeting concluded as there was no other business.