

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



MEETING OF HOUSING SPC

Report of the February Housing SPC Meeting

held on Thursday, February 13th, 2025 @ 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. Y. Collins, Cllr. C. Brady, B. Tyrell- Collard (ICTU), M. Misor (PPN).

Apologies: K. Zalewska (PPN), I. Gallagher (DC).

Officials Present: Elaine Leech (Director HSCD), Vivienne Hartnett, (SEO HSCD), Fiona Hendley (A/SEO HSCD), Amanda Mills (SEO HSCD), Mary Connell (AO HSCD), Margaret Farrell (CO, HSCD).

The Chair Cllr. Duff opened the meeting at 5.30pm.

Agenda Item No. 1: Minutes of the previous meeting

The minutes of the Housing SPC held on the 5th of December 2024 were proposed by Cllr. Carey, seconded by Cllr. Collins and agreed.

Agenda Item No. 2: Matters arising

There were no matters arising.

Agenda Item No. 3 – Housing SPC Work Programme 2025

E. Leech presented the proposed work programme. No feedback was received on this proposed work programme during the 4-week consultation period. There is option to add to the programme during 2025. It was stated that the work programme is comprehensive, in particular the Tenant Participation/Engagement Strategy 2025-2029 was welcomed. The work Programme was agreed.

Agenda Item No. 4 – Housing Delivery Report.

V. Hartnett presented the Housing Delivery Report. Targets for social housing delivery, affordable and cost rental delivery, South Dublin own build homes and acquisitions programme 2025 were presented. The Council is liaising with delivery partners and a full report on housing delivery for 2025 will be presented to the Committee at the next meeting of the SPC.

General discussion followed and a number of questions were raised. Cllr. Johansson requested that local Councillors be informed of commencement date of construction at St. Ronans Crescent. Letters will issue to local residents of start date and will include contact details of Contract Manager. Local Elected Members will also be notified. Question asked whether information on what happens to tenant following an unsuccessful application under TIS. This information is not retained. Update requested on next phase of Kilcarberry and the completion dates for the creche and Community Centre to be located there. The Community Centre is due to complete in December 2025. Developer has confirmed that the private creche is to complete by September 2025, E. Leech will seek update and inform the Committee. It was confirmed that Uisce Eireann commissioning works at Lindisfarne are to be complete by end of Quarter 1 2025. It was stated that a temporary entrance from the Fonthill Road to the Alpine Heights development is not permitted due to road safety concerns. Access to the site will be via existing Alpine Heights entrance and will be managed by a traffic management plan implemented by the contractor. Cllr. Collins enquired about location of cost rental dwellings. SDCC own build locations for cost rental confirmed at Innovation Square and Clonburris Phases 1,3,5 and 6. Further query as to whether a Minister would refuse permission to an Approved Housing Body to invest in social housing in an area, V. Hartnett stated the Council is not aware of such a refusal.

The report was noted.

Agenda Item No. 5 – Housing Allocations/Homeless Update

A Mills delivered the report and presented statistics on number of applications for social housing. There is an increase of 30% in new social housing applications at end of 2024 compared to the previous year. It was stated that the housing need is greatest for one and two bed dwellings. There were 270 refusals of accommodation during 2024, the reasons included lack of a garden and location of the offer. There is an overall reduction in average time on list from 9.6 at end of 2023 to 9.25. Information was presented on number on homeless register, exits from emergency accommodation and on the medical priority list. General

discussion followed and a number of questions were raised. It was stated that the Council seeks to identify houses which may be suitable for right sizing. E. Leech outlined the rightsizing policy. An information leaflet with further information will be circulated to the Committee. It was acknowledged that it was positive the number on homeless register has reduced. It was explained that the length of time on the housing waiting varies and is based on need but that a broad average of 5.9 years can be applied to the waiting time of a homeless applicant. Supported housing was raised and it was stated that the Council works with outside agencies, to ensure special adaptation works are carried out and that the National policy on de-congregation is adhered to. In response to query raised around the waiting time on list decreasing and whether this would be due to medical priority allocations affecting the timeframe, it was stated that there has been an increase in the Council's housing stock which impacts the waiting time. In relation to applicants who are waiting 10+ years, it may be due to an applicant waiting for offer in a specific area.

The allocations unit was commended on the work taking place to address the housing waiting lists.

Agenda Item No 6 – Kishogue Phase 6 – Affordable, Cost Rental and Social Housing

E. Leech presented the proposed delivery mechanism for Kishogue Phase 6. A general discussion followed. It was stated that the Council provides affordable homes to assist the cohort of the population unable to fully purchase a home with their own resources. Cllr. Carey raised a concern that the percentage of social and affordable home was lower than the 30% originally approved by the Elected Members. Hartnett presented information which showed that overall, the percentage was approx. 35%, subject to planning. This information will be circulated to the Committee. It was acknowledged that the delivery of affordable homes reduces pressure on the private rented market as families move into their affordable homes.

The Report was noted.

Agenda Item No 7 – Anti-social report

F. Hendley delivered the report and presented statistics. The Anti-Social Strategy is under review and will be brought to the Committee later this year. Information on anti-social clinics, the Community Safety Officers, Anti-Social Officers, Housing Officers, Estate Management Officers teams was outlined to the Committee. E. Leech requested nominations from committee members to join a sub-group to review draft Anti-Social strategy. It was acknowledged that positive work is being carried out and there is good engagement in the Community. Query raised as to how

statistics were higher in Tallaght than Clondalkin based on reports made to Elected Members of anti-social behaviour. The team will continue to engage with Communities throughout the County and additional clinics are planned as it is recognised that people may not wish to attend clinics in their own area. Cllr. Tuffy referred to a dumping black spot, this will be investigated by the team. Tenancy audits are to commence in Quarter 1 2025. E. Leech stated that a draft Tenant Participation Strategy is to be prepared and will be brought to the Committee by the end of 2025.

The Report was noted.

Agenda Item No 8 – Planned Maintenance

Information on planned maintenance was presented by A. Mills. It included details of stock condition surveys and a new app provided by the LGMA which will inform location of future planned maintenance works. It was asked whether steps at child and family centre Balgaddy would be included in these works. A. Mills will follow up on this maintenance issue. It was confirmed that if windows / doors are inspected and deemed to need replacement, they may be included in planned maintenance works.

The report was noted.

Agenda Item No 9 – Reports for Noting: Traveller Accommodation Programme 2025 – 2029; Hail Presentation; Housing Disability Steering Group

Reports were noted. The Committee were informed that HAIL also provide services to tenants of Approved Housing Bodies and private rented accommodation.

Agenda Item no 10 – Any Other Business

There was no other business. The meeting concluded at 7pm.