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

 

**MEETING OF HOUSING SPC**

**Report of the May Housing SPC Meeting**

**held on Thursday, May 8th, 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. C. Brady, I.Gallagher (DC), Motuba Misori (PPN), Betty Tyrrell- Collard (ICTU)

**Apologies:** None

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

Guest Speaker : Mary Hayes, Director, Dublin Regional Homeless Executive

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 13th of February 2025 were proposed by Cllr. Duff, seconded by Cllr. Carey and agreed.

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

Cllr. Collins was wished well in her new role as chair of the Land Use Planning and Transportation Strategic Policy Committee. M. Murtagh was welcomed to his new role as Senior Executive Officer in the Housing Directorate. The Age Friendly and Rightsizing Booklet was made available to members for their information.

A breakdown of the tenure mix for the six phases of the housing development on council-owned lands at Clonburris was presented. It was noted that Phases 3, 4, and 5 are to be submitted to An Bord Pleanála. A link to the relevant webpage will be circulated to members, and an information session will be arranged. Concerns were raised regarding the proposed tenure mix, specifically that the number of social housing dwellings included was too low. An update on the development will be brought to the full Council.

**Agenda Item No. 3 – Revised Anti-Social Behaviour Strategy**

F. Hendley presented information, including an overview of the team, key commitments and the strategic targets set for the period 2025 – 2029. A draft of the revised Anti-Social Behaviour Strategy was circulated for review. Details were provided on the approach to designing out anti-social behaviour through estate management initiatives, along with information on the performance measures that will be used to monitor activity levels and track the progress of the strategy.

Members of the Committee were invited to provide comments and suggestions on the draft strategy. A sub-committee will meet to carry out a detailed review of the draft. Cllr. Johansson acknowledged the work of the Estate Management team, particularly their engagement with local groups which was recognised as having a positive impact on the Community. The question was raised regarding the potential recruitment of additional Anti-Social Behaviour Community Safety Officers. It was confirmed that, under the new Work Force Plan, a request for additional staffing has been submitted.

Cllr. Brady conveyed concerns raised by constituents regarding the confidentiality of reports made about anti-social behaviour, and in particular how individuals can submit information without fear of retribution. F. Hendley acknowledged the validity of this concern and committed to re-circulating information to Committee outlining how reports can be made in confidence. The team maintains a strong working relationship with An Garda Síochána. For individuals who may have concerns about attending a Council clinic in the community, it was confirmed that a private meeting can be arranged at the housing customer care counter.

The report was noted.

**Agenda Item No. 4 – Housing Acquisition Programme 2025**

V. Hartnett presented the Housing Acquisition Programme for 2025 outlining the revised eligibility criteria for the Tenant in Situ Scheme. It was confirmed that the capital funding allocation for 2025 is €25 million. After accounting for the completion of 22 sales, properties currently under contract or sale agreed, and expenditure under the Buy and Renew Scheme, the Capital Assistance Scheme (CAS) and outstanding Tenant in Situ maintenance costs, the estimated remaining funds available in 2025 are approximately €3.4m. The Committee was informed that capacity under the current acquisition programme is limited. Although the terms of the Tenant In Situ scheme are set nationally and beyond the Council’s control, concern and disappointment was expressed over the restricted ability to acquire additional dwellings with the funding that remains.

Cllr. Carey highlighted that one of the main concerns among landlords is the length of time it takes to finalise sales, a process that may now be further delayed due to the revised eligibility criteria. Cllr. Carey questioned whether the Council has any scope to proactively initiate purchases, particularly in cases where a specific property is of interest, rather than waiting for landlords to make contact. It was acknowledged that while due diligence can take time from the outset, efforts have been made to streamline the process. It was agreed that details of the property in question would be forwarded to V. Hartnett for further investigation.

Cllr. Tuffy raised a question regarding applicants who are in the process of being considered under the Tenant In Situ Scheme. It was clarified that if an applicant is already in a binding contract, the sale will proceed unless issues such as title problems or non-engagement by the Landlord arise. The Committee was informed that the next steps will involve assessing all current applications, reviewing alternative options for applicants who may no longer meet eligibility requirements, and maintaining clear communication with those affected.

It was confirmed that funding for rightsizing is not included in the 2025 capital allocation. E. Leech stated there is a meeting scheduled with the Minister on 9th May to discuss potential options under the new Housing framework, with a focus on standardising the financial contribution model nationwide.

The report was noted.

**Agenda Item No. 6 (moved up Agenda) – Dublin Regional Homeless Executive (DRHE) Homeless Action Plan 2025-2027**

M. Hayes, Director of the Dublin Region Homeless Executive (DRHE) delivered a report on the draft Homeless Action Plan 2025-2027, a three-year strategy aimed at addressing homelessness across the administrative areas of the Dublin Local Authorities. The plan is informed by an extensive consultation process, which included engagement with key stakeholders such as the Statutory Management Group, the Dublin Joint Consultative Forum. It was noted that service users are also key stakeholders.

An overview of high-level statistics from the previous action plan were presented. Several key challenges currently facing homelessness services were highlighted. The new plan is structured around three core themes: prevention, protection, and progression. Each theme includes specific actions aimed at tackling homelessness with an emphasis on strong governance as a cornerstone of successful implementation.

A timeline was presented. Following consultations with the Strategic Policy Committees of all four Dublin Local Authorities, it is intended that the draft will be brought before the full Councils in July 2025. Elected Members will be provided with a comprehensive information pack in advance.

The presentation acknowledged efforts by the DRHE to improve the standard of emergency accommodation which appears to be effective, as evidenced by a reduction in complaints to Councillors. Concerns were raised about the potential for increase in homelessness due to the revised eligibility criteria under the Tenant in Situ Scheme. M. Hayes confirmed that this concern is shared by the DRHE and that ongoing communication with the Department is taking place.

A query was raised by Cllr. Johannson regarding the possibility of issuing Homeless Housing Assistance Payments (HHAP) to tenants immediately on receipt of a termination notice. This suggestion was noted. A request was made for a report on the progress of the “Housing First” programme. M. Hayes responded that reporting under the programme had been temporarily paused due to an ongoing tender process for a new service provider, but assured the Committee that reporting would improve and updates would be shared going forward.

Cllr. Carey suggested the increase of high-quality emergency accommodation in local areas. It was acknowledged that a regional based service is preferable, and the Council had been supportive in this regard.

Cllr. Duff acknowledged the quality and support available in the wrap around services. He raised an issue concerning the availability of broadband in emergency accommodation, particularly given the number of students currently residing in these facilities who are preparing for state exams. M. Hayes recognised this as a reasonable request and committed to considering broadband provision in future accommodation contracts. A commitment was also made to conduct an audit of current emergency accommodation to assess existing broadband infrastructure and to engage with providers accordingly.

Cllr. Duff thanked M. Hayes for the presentation and acknowledged the hard work of both the DRHE and of the Council’s homeless services team.

The Report was noted.

**Agenda Item No 5 – Housing Delivery Report**

V. Hartnett presented the Housing Delivery Report providing an update on the current pipeline of housing developments. A total of 772 dwellings are in the pipeline with 528 dwellings scheduled for delivery. It was noted that this figure does not include dwellings currently awaiting Departmental approval.

The report covered progress across several streams of delivery, including large development sites, Council-led construction, Approved Housing Body (AHB) developments, and Part V dwellings.

A question was raised by Cllr. Carey regarding the Eircom site; specifically, when the dwellings will be tenanted and whether the tenants will hold Council tenancies. Following a recent inspection, snagging issues were identified. These are currently being addressed, and the dwellings will be tenanted shortly once remedied. It was confirmed that the tenants will hold a Tuath tenancy agreement. E. Leech confirmed that the Council will enter into a Service Level Agreement (SLA) with Tuath for management of the dwellings. The development will remain in the ownership of the Council. This will allow Tuath to manage Tenancy issues including the ability to refer cases to the Residential Tenancies Board (RTB) in cases of tenancy breaches. It was confirmed that the transfer of tenancies to AHBs has not resulted in delays in accepting housing offers. All applicant’s offered tenancies have been contacted, and to date, no one has refused an offer on the basis that it is not a Council tenancy. It was also clarified that if an applicant were to refuse a property solely on this basis, this would not be treated as a formal refusal of a housing offer.

The delay at the Lindisfarne development was queried. It was explained that the delay is due to issues with Irish Water, which in turn has impacted ESB connection timelines. Four dwellings are scheduled to be handed over by mid Q2 2025, with the remaining fifteen dwellings expected shortly thereafter.

The Report was noted.

**Agenda Item No 7 – Allocations and Homeless Update**

The report was delivered by A. Mills providing a detailed overview of key statistics related to social housing.  The presentation included figures on new housing applications and Housing Assistance Payments (HAP) approvals recorded year-to-date.  A breakdown of refusals of offers of accommodation were shared as well as data on the average waiting time for allocations. The Committee was updated on the homeless register data and on exits from emergency accommodation reporting 96 exits to date in 2025. Further information was provided on age friendly housing demand, rightsizing, medical approval list, and disabled persons grants.  A question was raised by Cllr. Johannson regarding the number of refusals in the Balgaddy area.  It was confirmed that refusals can only be categorised geographically by north and south of the Naas Road.

Cllr. Carey queried whether the 101 refusals included multiple refusals by the same applicant.  It was confirmed that the data does not distinguish between single and multiple refusals.  Further questions were asked about how the right sizing list and the list for one-bedroom need are compiled. It was explained that the lists are based on the area an applicant has expressed an interest in and their documented housing need.  A data cleansing exercise will be undertaken to better understand current needs and demand.

Due to a technical issue, the report could not be displayed during the meeting.  It was circulated to the Committee members and made available on CMAS again following the meeting.

The Report was noted.

**Agenda Item No 8 – Reports for Noting: Traveller Accommodation Programme 2025 – 2029; Housing Disability Steering Group**

Reports were noted.

**Agenda Item no 10 – Any Other Business**

There was no other business. The meeting concluded at 7pm. The date for next meeting in September 2025 to be confirmed.