

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



HEADED ITEM NO. 1

MEETING OF HOUSING SPC

Report of the September Housing SPC Meeting

held on Thursday, September 11th, 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, Cllr. A. Smyth, Motuba Misoro (PPN), Betty Tyrrell- Collard (ICTU), Krystyna Zalewska (Community)

Apologies: Isabelle Gallagher (DC)

Officials Present: Elaine Leech (Director of HD), Vivienne Hartnett, (SEO HD), Fiona Hendley (A/SEO HD), Amanda Mills (SEO HD), Michael Murtagh (SEO HD), Mary Connell (AO HD), Sean Barron (SSO HD).

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 8th of May 2025 were proposed by Cllr. Brady, seconded by Cllr. Duff and agreed.

Agenda Item No. 2: Matters arising.

There were no matters arising

Agenda Item No. 3 – Modular Homeless Housing Proposal

C. Harte, County Architect gave a presentation on a proposed modular housing project, which forms part of the Dublin Regional Homeless Plan 2025–2027, which aims to reduce reliance on the private sector for emergency accommodation. The council proposes to develop a modular housing scheme consisting of 16–20 transitional homes for local individuals and families at risk of homelessness. The location of the site is yet to be confirmed. C. Harte outlined that modular homes are required to meet the same building standards as traditional builds. Cost savings

may arise due to increased predictability in procurement and construction timelines, rather than through lower build quality or standards. It was noted that, as these are transitional homes, potential future refurbishment costs will also be considered as part of the overall project planning. Images of modular housing developments in Ireland and across Europe were included in the presentation for reference. The project will proceed to procurement following the finalisation of the design brief and will be brought forward as a Part 8 planning application. C. The report was broadly welcomed by the members of the committee.

Cllr. Duff queried the expected date of delivery for the modular homes. It was confirmed that while it is not possible to estimate a delivery date at this time, the scheme is being treated as a priority, and the committee will be updated shortly with an indicative timeframe. Cllr. Johansson raised the issue of site selection and emphasised the importance of existing utility connections. She also queried whether the selected site must be already zoned for residential use, noting that the public may be more supportive of a brownfield site. It was confirmed that the land must be zoned for housing, and proximity to public transport links is a key consideration. Cllr. Brady asked why the project was limited to a maximum of 20 homes. It was acknowledged that the scheme represents a significant capital investment in temporary accommodation.

Cllr. Carey expressed concern that families may remain in temporary accommodation long-term, potentially leading to overcrowding and delays in moving to permanent housing. E. Leech stated that the project aims to provide an alternative to current emergency accommodation, where individuals and families will be supported until they are allocated a permanent home or secure private rented accommodation. The construction of permanent homes will continue in parallel, with this project intended to reduce reliance on the private sector for emergency accommodation. It was acknowledged that this will be a learning curve, but that best practice will be implemented further to looking at transitional housing in other jurisdictions.

The report was noted.

Agenda Item No. 4 – Report on Housing Rents

M. Murtagh presented a report on Housing Rents. The report included details on the number of rent accounts, the current average rent, and the income thresholds applicable to social housing. The committee was informed of the introduction of a new online rent payment facility – "Quick Pay", which has been well received, with 604 tenants using the system in the previous week. Cllr. Johansson referred to the upcoming review regarding the removal of the exemption for the Working Family Payment (WFP) in rent assessments. She noted that including the WFP as assessable income could act as a disincentive to work for families. It was clarified that the inclusion of the WFP for rent purposes is consistent with the practice of neighbouring local authorities. E. Leech stated that the setting of differential rents is an Executive function. It was confirmed that rent payments from tenants of Approved Housing Body (AHB) properties are paid directly to the relevant AHB. and

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. It was noted that the council is on track to meet its housing delivery target in 2025. The report included information on the delivery of large development sites and direct build programme, Approved Housing Body (AHB) developments, and delivery under Part V. The committee was advised that the Part 8 public consultation process for the proposed development at Stocking Avenue will close for submissions on 12th September. It was further noted that additional funding has been made available by the DHLGH for the Housing Acquisition Programme. There are strict criteria attached to the use of this funding, and the committee will be kept informed of developments in this regard. Cllr. Carey raised a query regarding the Lindisfarne development. It was acknowledged that delays had occurred due to issues with the ESB; however, it was confirmed that four homes are to be delivered shortly, with the remaining units expected to be delivered in Q4 2025. A question was raised regarding the local allocation of age-friendly housing. Members agreed on the importance of maintaining a consistent supply of such accommodation. A discussion followed, during which it was confirmed that the council has an ambitious programme for the provision of age-friendly housing. Cllr. Brady asked whether delivery of age-friendly homes could be scaled up, particularly in response to demand from older persons wishing to remain in their communities but seeking to downsize. It was noted that to facilitate rightsizing within the community, smaller infill developments in areas close to public transport and health services. E. Leech stated that SDCC is to the forefront of age-friendly housing delivery and that the forthcoming new National Housing Plan will include a focus on rightsizing. It was acknowledged by the committee that this represents a positive development.

The Report was noted.

Agenda Item No 6 – Housing Allocations Report

A. Mills delivered a report providing an update on social housing. The committee was presented with current information relating to the social housing list. It was noted that there has been a slight increase in the number of housing applications from 2024 to 2025. The report included details on the number of allocations made during this period and the categories under which those allocations were assigned. The reasons behind the 238 refusals of accommodation during the reporting period were also outlined. A query was raised regarding whether applicants could amend their preferences under the Choice-Based Lettings (CBL) system. It was confirmed that such amendments are not permitted. In response to a question about why allocations in Lucan were comparatively low, it was explained that this is due to the limited number of housing units available in that area to date this year.. A request was made as to whether it would be possible to expedite works to properties under

the Disabled Persons Grant. It was confirmed that the timeline for such works is based on assessed need, with times varying depending on the category of works in the medical reports. A further request was made in relation to the Private Grants Section to revise the format of the application process. A review will be undertaken of the letters issued to private grant applicants, so that the level of grant assistance being provided is stated more clearly. M. Murtagh confirmed that the correspondence will be reviewed.

The Report was noted.

Agenda Item No 7 – Housing Customer Service Centre

E. Leech presented an update on the Housing Customer Service Centre. Statistics were provided on the number of appointments facilitated to date in 2025. In response to feedback from Elected Members, it was confirmed that two dedicated staff members will be assigned to the Housing Service Centre. These staff members will be available to assist members of the public who need information or application forms and assistance in accessing and using Housing Online. Self-service portals will be available at the centre for members of the public to access Housing Online independently, with staff support available where needed. Further statistics were provided on the use of Housing Online, including data on maintenance requests and the number of social housing applications submitted through the platform. It was noted that Housing Online is a key element of the council's Digital Strategy. Members were advised that if an enquiry is more complex or requires further follow-up, an appointment with the relevant staff member can be arranged. Information was also presented on the volume of customer care queries, member representations, and phone calls responded to by the Housing Service, demonstrating the high level of day-to-day activity. The committee positively received the report. Cllr. Smyth emphasised the importance of ensuring that members of the public, particularly older people, are supported in using Housing Online. Cllr. Brady proposed holding an open day to assist members of the public who are not digitally literate, as an alternative to individual staff training sessions. It was agreed that the possibility of outreach training sessions will be explored, potentially to be held in local libraries or with older persons' groups. It was noted that a generic demonstration of Housing Online will need to be developed and that tutorials are currently available online. An update on the operation of the Housing Service Centre will be provided to the committee in early 2026.

The Report was noted.

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

F. Hendley presented a report on the Traveller Accommodation Programme 2025-2029. Cllr. Tuffy raised a query regarding the allocation of the new dwellings at Adamstown. It was stated that several options are currently under consideration, including advertising the properties through the Choice-Based Letting (CBL)

system or making direct offers to families residing on an existing site who have expressed a wish to relocate.

A. Mills presented information on the Housing Disability Steering Group.

The Reports were noted.

Agenda Item no 10 – Any Other Business

M. Misor raised a query regarding the requirement to define the relationship with South Dublin County Council on the Housing Application form. It was clarified that this is a prescribed question applicable to all applicants. It was agreed that this matter would be followed up outside the Committee. E. Leech informed the Committee that two policies are currently under review: the Revised Allocations Scheme and the Tenant Participation Strategy. Members of the Committee were invited to participate in a working group to contribute to the development of these policies, should they wish to do so, they can contact the Housing Administration team in this regard.

The meeting concluded at 7pm. The date for next meeting is 19th November 2025 at 6pm.