

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



HEADED ITEM NO. 1

MEETING OF HOUSING SPC

Report of the February Housing SPC Meeting

held on Thursday, February 12th, 2026 @ 5.30pm

Hybrid Meeting – IT conference Room 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 Misori (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), Mark Brown (SSO HD), Ellen Meyler (SO HD), John McCormack, Senior Executive Engineer HD), Ankit Gour, Data Analyst (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 19th of November 2025 were proposed by Cllr. Smyth, seconded by B. Tyrrell-Collard and agreed.

Agenda Item No. 2: Matters arising.

Further to the query raised, it was confirmed that a nomination to replace I. Gallagher on a temporary basis has been sought.

The Housing SPC proposed workplan was approved by the Chair Cllr. M. Duff and presented to the Corporate Policy Group on 6th of January 2026:

- Preparation of new Housing Delivery Action Plan 2025 – 2030 including a ‘Call for Proposals’

- Housing delivery report-social/acquisitions, affordable & cost rental schemes
- Review of Differential Rent Scheme
- Social Housing Stock Investment Programme (energy-retrofit, planned maintenance, voids & stock condition survey analysis)
- Allocations & housing need (including review of the Allocation Scheme 2026)
- Progress on modular homeless development
- Annual Report on Anti-Social/Community Safety Strategy 2025- 2029
- Annual Report on Tenant Participation/Engagement Strategy 2025-2029
- Implementation of the Traveller Accommodation Programme 2025-29
- Progress Report-SDC Housing Disability Steering Group
- Multi- Unit Development Act (MUDS) – presentation from Housing Agency
- Housing communications, data & systems

John McCormack, Senior Executive Engineer and Ankit Gour, Data Analyst were introduced to the Committee.

Agenda Item No. 3 – Report on Housing Stock Investment Programme 2026-2028

J. McCormack delivered a presentation on the Social Housing Investment Programme, which included an update on the stock condition surveys of the Council’s housing stock. A target has been set to complete 10,000 surveys by the end of 2028, with over 2,100 surveys completed to date. Nationally, 10,000 surveys have been carried out, of which 20% were completed by this Council. The issues identified through the surveys will inform the planned investment programme. A draft Social Housing Stock Investment Programme 2026–2028 was circulated, and feedback was invited before the next SPC in May. The surveys also record required repairs, and tenants are encouraged to log maintenance requests online.

An analysis of the completed surveys was presented. Updates were also provided on the Energy Efficiency Retrofit Programme, with a target of retrofitting 140 homes in 2026. Other programmes outlined included the window and door replacement programme, painting programme, safety works programme, and the capital maintenance refurbishment works programme. Specific works relating to Balgaddy were also detailed.

There were contributions from Cllr. Johansson, Cllr. Tuffy and Cllr Carey.

The report was noted.

Agenda Item No. 4 – Review of Differential Rents Scheme 2026

M. Murtagh presented a report on the Differential Rents Scheme; a review of the scheme had been flagged during budget discussions with Councillors. This is required for sustainable and viable funding to meet future housing maintenance, management and upgrade costs. A change to the scheme will impact tenants of SDCC, Approved Housing Bodies, Rental Assistance Scheme (RAS) and Housing Assistance Payments scheme (HAP); an overall total of 20,734 tenancies within the administrative area.

The report outlined how our differential rent is calculated and reported on weekly rental payment bands by number of tenancies. Monthly rent comparisons across a variety of tenancy types e.g. old age pensioners, singles, couples, couples with children etc., were made between SDCC and the other Dublin local authorities, and the private/cost rental market. In all but one example, SDCC was shown to charge significantly lower average monthly rent.

The key objectives of the review are to ensure that the differential rent scheme is fair and equitable, protects vulnerable tenants, provides a consistent and proportionate charge, and generates sufficient income to meet current and future housing maintenance, management and upgrade requirements, while maximising administrative efficiency. The draft scheme will be brought back to the Committee for further discussion at the next meeting in May 2026.

There were contributions from Cllr. Tuffy, Cllr. Carey, Cllr Smyth, Cllr. Johansson, Cllr. Brady and Cllr. Duff.

In concluding, E. Leech stated that the views of Committee members will be taken on board and that any proposed rent increases will be fair and equitable. Cllr. Duff advised that written submissions are welcome.

The report was noted.

Agenda Item No 5 – Housing Delivery Report

V. Hartnett presented the Housing Delivery Report, summarising activity during 2025. The annual housing delivery target was exceeded, with 1,009 homes delivered during the year. The target for 2026 is the delivery of 788 new homes. An update was provided on the current pipeline of housing developments, and it was noted that the new Housing Delivery Action Plan

2025–2030 will commence preparation in Q2.2026. The Committee was informed that, in accordance with the new Planning and Development Act, from 1 August all new developments must provide for 20% social and affordable housing. Updates were also provided on large development sites, the Council’s housing build programme, Approved Housing Body (AHB) and Part V delivery. In addition, the Committee received an update on the Housing Acquisitions Programme for 2025, with 73 acquisitions completed during the year.

Cllr. Tuffy, Cllr Brady and Cllr Smyth made contributions in relation the delivery of Age Friendly Homes.

It was confirmed that significant planning goes into the design of age-friendly developments, including locating these homes in existing communities with good access to services and public transport.

Agenda Item No 6 – Competitive Dialogue

E. Leech delivered a presentation on Competitive Dialogue and development opportunities. The report referenced Delivering Homes, Building Communities 2025–2030 and outlined how the Competitive Dialogue procurement process will support delivery under the programme. The benefits of the Competitive Dialogue approach were detailed, including strengthening the housing pipeline, promoting affordable home ownership, advancing the adoption of modern methods of construction, and supporting small and medium-sized enterprises. The process aims to ensure delivery of the right homes, at the right time, in the right place. A step-by-step guide to the process was provided, from the initial call for proposals through to evaluation and contract award. It was noted that the call for proposals will shortly be advertised on E-Tenders. Development opportunities on Council-owned sites were outlined, and information was presented on sample sites currently under construction as well as recently completed developments. Cllr. Tuffy welcomed the innovative approach and referred to developments where provision has been made for swifts to nest.

The Report was noted.

Agenda Item No 7 – Housing Allocations and Homeless Report

A. Mills presented an update on housing allocations and homelessness. Information was provided on the social housing waiting list, including the number and breakdown of new social housing applications by areas of preference and the total number of HAP approvals as of 31st December 2025. The categories of allocations for 2024 and 2025 were outlined. It was

noted that there were 439 refusals of accommodation offers, and a breakdown of the most common reasons for these refusals were detailed. Average allocation waiting times were also presented. An update was provided on the homeless register and exits from emergency accommodation. Age-friendly and right-sizing application figures were outlined. A. Mills agreed that there is a need for an educational initiative in relation to right-sizing and confirmed that this is currently under review. Information was also presented on the medical priority list and Disabled Persons Grant (DPG) works.

Cllr. Johansson and Cllr. Duff made contributions.

The Report was noted.

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

The Reports were noted.

Agenda Item no 9 – Any Other Business

The meeting concluded at 7pm. The date for next meeting is 14th May 2026 at 5.30pm.