

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 10th, 2026 @ 3.00pm

Hybrid Meeting – Council Chamber and Via Microsoft Teams

In Attendance: Cllr. A. Edge (Chair), Cllr. W. Carey, Cllr. M. Johansson, Cllr. C. Brady, Cllr. A. Smyth, Cllr. J. Tuffy

Apologies: Isabelle Gallagher (DC- on extended leave)

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

The Chair Cllr. Edge opened the meeting at 3.00pm. Further to resignation of Krystyna Zalewska from the Community Pillar, she was thanked for her contribution and wished well in the future. Cllr. Edge extended best wishes to Cllr. Mick Duff who is currently taking a sabbatical from the Committee.

Agenda Item No. 1: Minutes of the previous meeting

The minutes of the Housing SPC held on the 14th of May 2026 were proposed by Cllr. Smyth, seconded by Cllr. Carey and agreed.

Agenda Item No. 2: Matters arising.

There were no matters arising.

Agenda Item No. 3 – Cohousing Communities 50+ presentation

Anne Connolly and Bernadine NicGiollapharrig gave a presentation on A Cohousing Community for Rightsizers 50+. They thanked the Committee for the invitation to present and acknowledged the council's leadership role in promoting rightsizing.

The co-housing model was outlined and proposal for a mixed-tenure rightsizing cohousing community was put forward. Examples of successful schemes operating in the UK and the USA were provided, together with details of potential pilot projects in Cork, Dublin City and Mayo. The potential benefits and returns for the county were also highlighted.

A discussion followed with contributions from Cllr. Johansson, Cllr. Tuffy, Cllr. Brady, Cllr. Carey and Cllr. Edge. In response to queries raised and reservations expressed by some members, the presenters confirmed that homes purchased within the community would subsequently be sold to purchasers on an approved waiting list for the scheme. It was explained that residents would organise themselves through committees and would share responsibility for the management and operation of the community. The presenters noted that, in most cases, moving to such a development would release a larger family home back into the housing market.

The legal structure of the proposed community was outlined, whereby purchasers would enter into a 99-year lease. Certain conditions would apply, including that purchasers must be aged 50 years or over and, upon resale, must sell to an eligible purchaser from the waiting list.

The sustainability of the scheme and the challenges associated with bridging finance were discussed. It was confirmed that an Approved Housing Body had expressed an interest in becoming involved in the project.

The Committee acknowledged that the proposal was innovative and remains at an exploratory stage. Anne and Bernadine were thanked for their presentation and attendance at the meeting.

The presentation was noted.

Agenda Item No 4 – Public Sector Equality and Human Rights Duty

B. Shannon, Corporate Services presented on the Public Sector Equality and Human Rights Framework. An overview of the Framework was provided, including the values statement and an explanation of those to whom the Duty applies. The statutory obligations arising under the Duty were outlined, together with its role in promoting equality of opportunity, equality of treatment and respect for human rights in the delivery of public services.

The presentation highlighted the potential of the Duty as a mechanism to support ongoing assessment and identification of the key equality and human rights issues relevant to the Council. The methodology adopted by the Council was detailed, together with the key stages involved in implementing

the Duty. The key outcomes and actions that arise following the completion of an Equality and Human Rights Impact Assessment were also outlined.

The Specific Duty Report forms part of the council's Annual Report. Grainne Meehan, Equality Officer, is responsible for driving and coordinating the implementation of the Framework across the organisation. Presentation slides, together with a link to the Framework, will be circulated to Committee members. If any further information is required, questions or request for clarifications can be submitted to edi@sdublincococo.ie.

The presentation was noted.

Agenda Item No 5 – Housing Delivery Action Plan

V. Hartnett presented an overview of the draft Housing Delivery Action Plan 2027-2030. The draft plan must be submitted to the Department of Housing Local Government and Heritage by 25th September next and must be finalised, approved and published by November 2026. The figures presented are preliminary targets. Members were advised that the Committee would be informed of specific housing delivery targets, including the types of homes to be delivered, once these have been agreed with the Department. It was noted that the Council is now required to report on all housing delivery within its administrative area, including housing delivered by Approved Housing Bodies and the Land Development Agency.

Contributions were made by Cllr. Brady, Cllr. Johansson, Cllr. Tuffy, Cllr. Edge. In response to members' queries, E. Leech confirmed that the initial targets provided by the Department are based on the council's housing list. Further engagement and discussions will take place with the Department before the final figures are agreed.

A further update, including more detailed information, will be provided at the November SPC meeting. It is expected that the finalised plan will then be brought before full council in December for noting. There was discussion regarding the proposed pilot modular housing scheme in Clondalkin. This project is currently being prepared for the planning process.

The report was noted.

Agenda Item No 6 – Housing Delivery Report

V. Hartnett presented the Housing Delivery Report which provided a detailed overview of the projected housing delivery pipeline. The Housing for All target of delivery of 788 homes in 2026 is expected to be exceeded. A total of 1,159 affordable homes is projected to be delivered in 2026, with 1,105 homes delivered to date.

The report included updates on our housing delivery programme, including progress in Clonburris, on other large development sites, delivery through the Part VIII process, through Part V agreements and housing provided by Approved Housing Bodies. An update on progress under the housing acquisitions programme was also provided.

The report was noted.

Agenda Item No 7 – Housing Allocations and Homeless Report

A Mills presented an update on housing allocations and homeless services. Information was provided on the total number of new social housing applications on 31st of August 2026 including a breakdown by area of preference and applicant category. Members were advised that 354 refusals of accommodation had been recorded and were provided with a breakdown of the reasons for refusal. The average waiting time across each Local Electoral area broken down by housing need was also provided. The report detailed the number of households recorded on the homeless register, together with the number of exits from emergency accommodation and the number of households who were able to self-accommodate.

An update was also provided on right-sizing applications as well as on medical priority approvals and progress under the Disabled Persons Grant (DPG) programme,

The Committee was further informed that the council is undertaking a Housing Needs Assessment. As part of this process, a selected number of applicants will be contacted and will be required to respond to requests for updated information. Members were asked to advise applicants who receive a Housing Needs Assessment letter to respond by the stated deadline. Failure to respond by that deadline may result in closure of the housing application.

There were contributions from Cllr. Johansson, Cllr. Carey and Cllr. Tuffy. A. Mills advised that work is progressing to provide applicants with access to their place on the list following an expression of interest through Choice Based Letting. It was noted that waiting times vary depending on the type of property, the area in which the dwelling is located and the demand for that type of accommodation.

It was confirmed that demand for four-bedroom homes accounts for less than 2% of overall housing need and will form part of ongoing engagement with the Department in relation to the Housing Delivery Action Plan. Members were advised that our Rightsizing Policy will help to create a

pipeline of four-bedroom dwellings, thereby contributing towards meeting demand for larger family homes.

The report was noted.

Agenda Item No 8 – Estate Management Programme of Works 2026

F. Hendley presented an update on the Programme for 2026. The update included details of the locations where the planting programme has been completed to date during 2026. The Committee also received an outline of the laneway cleansing schedule and the wall painting programme.

Members were informed of a proposed new landscape design for Brookview Estate, which is being developed jointly by the Estate Management and Public Realm teams. The project aims to improve the area and assist in designing out anti-social behaviour. In response to a query from Cllr. Carey, it was clarified that the Housing Department works directly with residents and does not administer grant schemes. Responsibility for the administration of grants rests with the Climate Action Directorate. E. Leech said she would liaise with the Director of Services of Climate Adaptation and Community with regard to the grants.

The report was noted.

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

The reports were noted.

Agenda Item no 10 – To ask the Council to amend their allocations policy to provide separated/divorced parents with equal access to children, in cases where there are a larger number of children or children with additional needs, to be deemed to have more than a 2-bedroom need. This is to facilitate appropriate overnight access.

Cllr. Carey submitted this item on a strategic policy issue relevant to the business of this Committee. This item was deferred for discussion when review of the allocations scheme takes place.

Agenda Item no 9 – Any Other Business

There was no other business. The meeting concluded at 4.30pm. The date for next meeting is 17th November 2026 at 3pm in IT conference room.