COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL

HEADED ITEM NO. 1

MEETING OF HOUSING SPC

Minutes of the May Housing SPC Meeting

held on Thursday, May 14th, 2026 @ 4.30pm

Hybrid Meeting – IT conference Room and Via Microsoft Teams

In Attendance: Cllr. M. Duff (Chair), Cllr. W. Carey, Cllr. M. Johansson, Cllr. C. Brady, Cllr. A. Smyth, Betty Tyrrell- Collard (ICTU), Krystyna Zalewska (Community), Cllr. Britto Pereppadan

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), Lisa O'Hare (A/SSO HD)

The Chair Cllr. Duff opened the meeting at 4.30pm.

Agenda Item No. 1: Minutes of the previous meeting

The minutes of the Housing SPC held on the 12th of February 2026 were proposed by Cllr. Brady, seconded by Cllr. Smyth and agreed.

Agenda Item No. 2: Matters arising.

There were no matters arising. Lisa O'Hare A/Senior Staff Officer, Housing Rents Section was introduced to the Committee.

Agenda Item No. 3 – Report on Housing Rents

The Local Authorities Differential Rent Schemes and Rent Reviews Report (Value for Money Unit) undertaken by the Local Government Audit Service, together with the amended Housing Differential Rent Scheme 2026 'Scheme' was circulated. M. Murtagh provided an overview of the amended

Scheme. The presentation outlined the principal changes including the introduction of new exclusions from assessable income and the tenancy types affected. The Committee was provided with a comparison with the other Dublin Local Authorities, SDCC continues to have the lowest differential rent as a percentage of household income. It was further noted that, based on the Value for Money audit comparisons, our average weekly rent under the amended Scheme is approximately 20% lower than the national average. Comparative data from the private rented sector, as set out in the latest DAFT report, was presented detailing the difference between the rents charged under the new Scheme and rents for a similar property in the private rented sector.

Enhanced measures to address tenancy fraud were outlined, including an increase in the assumed rent from €500 to €750, with provision for a further increase to €2,000 in circumstances where required documentation is not submitted following requests from the Council.

Contributions were received from Cllr. Johansson, Cllr. Carey, Cllr. Duff and Cllr. Brady. Cllr. Johansson and Cllr. Carey indicated that they did not support the amended Scheme and outlined their concerns in this regard.

In response to queries raised, details were provided of the planned maintenance expenditure under the 3-year Capital Programme. This included information on funding allocated to planned maintenance and energy retrofit programmes, and confirmation that funding has been ring-fenced for the Balgaddy area.

E. Leech advised that whilst Scheme is an executive function, reports have been brought before the Housing SPC on three occasions since the Annual Revenue Budget was adopted last November. The views of the Committee have been taken into consideration, with a number of measures incorporated to mitigate potential hardship. Rent reviews will commence in July 2026. It was noted that approximately 4,000 rent assessments were completed in 2025, with 2,000 assessments completed to date in 2026 through our integrated Housing IT system. The existing system enables tenants to view their rent accounts online and make payments, and it is intended that functionality will be extended to allow for the online submission of documentation. Members were informed that a national review of Housing Assistance Payment (HAP) is currently underway, and the outcome of this review is awaited.

E. Leech acknowledged the work of the Rents Team in the development of the amended Scheme.

In concluding, Cllr. Duff noted that, while the proposed changes may not be universally welcomed in the context of the current cost-of-living pressures, the views of the Committee had been considered.

The report was noted.

Agenda Item No 4 – Housing Delivery Report

V. Hartnett presented the Housing Delivery Report. The report provided a detailed overview of the projected housing delivery pipeline, with in excess of 8,500 units comprising a mix of social, affordable and cost rental tenancies to be delivered by 2030. An update was provided on progress on housing construction, Traveller Accommodation, Approved Housing Body (AHB) delivery, and the second-hand acquisitions programme.

Contributions were received from Cllr. Brady and Cllr. Duff. Members acknowledged and commended the ongoing work, noting the scale of delivery targets across the various programmes. In response to query, V. Hartnett confirmed that the issue with utilities previously affecting the development at St. Aongus Green are being addressed. E. Leech informed the Committee that an increased target for housing delivery is expected shortly under the new Housing Delivery Action Plans (HDAP)

The report was noted.

Agenda Item No 5 – Site Assessment and Delivery Strategy

V. Hartnett presented a report on the Sites Assessment and Development Strategy. In anticipation of increased housing delivery targets, the Council is adopting a strategic approach to land use and development. A rolling assessment of sites within our administrative area is currently being undertaken, including lands within our landbank, with a view to maximising the development potential. A number of sites under consideration were presented to the Committee, and it was emphasised that final determinations regarding suitability of sites will be made following completion of the full assessment process.

E. Leech advised that, in addition to standard housing delivery, the programme will continue to include speciality housing such as age-friendly housing and housing for people with a disability, in order to ensure that a range of housing options is provided to meet identified needs. There were contributions from Cllr. Johansson, Cllr. Duff and Cllr. Carey.

A general consensus was that new developments should include age-friendly accommodation/speciality housing, with an emphasis on local allocation where possible.

The report was noted.

Agenda Item No 6 – 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 of new applications by areas of preference, as well as the total number of Housing Assistance Payment (HAP) approvals as of 30th of April 2026. The Committee was reminded that the primary method of allocation is through the Choice Based Lettings (CBL) system. It was noted that it is not possible to provide each applicant with their position on the list following an expression of interest through CBL due to the volume of expressions of interest received. However, we are working to provide this information later this year through applicants Housing Online account. It was further noted that an applicant's position on list can vary significantly from property to property. The pilot programme involving the advertising of multiple properties within new AHB developments through CBL has proven successful, leading to a more streamlined process and reduced allocation times. It is proposed to extend this streamlined approach to the allocation of the Council's own social housing stock.

Allocation timelines vary following acceptance of an offer, as due diligence checks must be completed. The current average turnaround time of 23 weeks was noted, with clarification that this figure has been impacted by a number of dwellings which experienced multiple refusals prior to successful allocation. The Allocations Team continues to work towards a target turnaround time of 16–20 weeks. It was also noted that, while some properties may appear habitable externally, internal works may be required prior to allocation. There have been 176 refusals of offers of accommodation recorded, which presents an ongoing challenge for the team in the timely allocation of homes. An update was provided on the homeless need, including data on households in emergency accommodation, those in self-accommodation, and exits from emergency accommodation. Information was presented in respect of age-friendly housing, right-sizing applications, and the medical priority list.

A. Mills confirmed that the Allocations Team actively prioritises older and homeless individuals/households.

The report was noted.

Agenda Item No 7 – Estate Management Programme of Works 2026

F. Hendley provided an update on the Programme of Works for 2026. An introduction to the Estate Management Team was given, including an outline of their areas of responsibility.

Details of ongoing estate management works and initiatives, including painting programmes and laneway cleaning. Members were advised that suggestions for additional areas to be included in the programme are welcome. It was noted that the remit of the Estate Management Team is limited to Local Authority housing estates. Where residents wish to undertake clean-up works within their estates, support can be provided by the team. Clarification was provided that, where issues arise requiring a contractor to return to complete works, responsibility for such follow-up rests with the relevant service department that commissioned the works, rather than the Estate Management Team.

Contributions were received from Cllr. Smyth and Cllr. Carey.

The report was noted.

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

E. Leech acknowledged the support of the Elected Members in relation to the Part 8 planning application for the redevelopment of Lock Road.

The Council continues to work in collaboration with relevant agencies, including the HSE, Cheeverstown and Stewarts Care, to address the demand for specially adapted accommodation and to support tenants in sustaining their tenancies.

The reports were noted.

Agenda Item no 9 – Any Other Business

As part of the Bealtaine Festival programme, Rightsizing information sessions will be held on Wednesday 27th of May in Lucan and Tallaght Libraries. The sessions will provide information on rightsizing, the types of accommodation available, and the financial contribution scheme. Attendees will have an opportunity to visit a new age friendly development in Adamstown. It was acknowledged that, while there are challenges associated with rightsizing, the information sessions are a positive initiative in promoting the scheme, particularly in advance of future developments. Additional sessions will be organised in due course. Following a suggestion

from Cllr. Carey, it was agreed that a future session would be held in Orchard Lodge, Clondalkin.

Cllr. Duff suggested that the meeting start time be reviewed. A survey will be circulated to the Committee requesting their preferred start time of 3.30, 4.30 or 5.30pm. Once the poll is complete, the time that best suits most members will be notified. Council staff will not be included in this survey.

The meeting concluded at 6pm. The date for next meeting is 10th September 2026, time to be confirmed.