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FÓGRA FREASTAIL DO CHRUINNIÚ MÍOSÚIL NA COMHAIRLE A CUIREADH AR ÁTRATH

Ag 6.45 I.N.

SEOMRA NA COMHAIRLE, HALLA NA CATHRACH, CNOC CHORCAÍ,

DÉ LUAIN, AR 14 ÍÚIL 2014

NOTIFICATION TO ATTEND ADJOURNED MONTHLY MEETING OF COUNCIL TO BE

HELD IN THE COUNCIL CHAMBER, CITY HALL, DUBLIN 2,

ON MONDAY, 14th JULY 2014 AT 6.45 PM

Do Gach Ball den Chomhairle.

A Chara,

Iarrtar ort a bheith I láthair ag an Cruinniú Míosúil a cuireadh ar atráth de Chomhairle Cathrach Bhaile Átha Cliath a thionólfar i **Seomra na Comhairle, Halla na Cathrach, Cnoc Chorcaí, ar 14 Íúil 2014 ag 6.45 i.n.** chun an ghnó seo leanas a phlé agus gach is gá i dtaca leis a dhéanamh, nó a chur a dhéanamh, nó a ordú a dhéanamh:-

Silent Prayer/Reflection

PART I – INTRODUCTORY

PAGE

1. Lord Mayor's Business

PART II – GOVERNANCE ISSUES

7. Dublin North East Regional Health Forum (2 members – 1 vacancy has to be filled from Ballymun LEA and either Beaumont/Donaghmede or Clontarf LEA)
15. Report No. 225/2014 of the Assistant Chief Executives (*P. Maguire and R. Brady*) – Vacant Council Housing Construction Lands. **9**
16. Report No. 228/2014 of the Assistant Chief Executive (*R. Brady*) - Measures to address Homeless Situation in Dublin. **13**

PART IV - MOTIONS

18. **COUNCILLOR NIAL RING** **Received: 28/05/2014**
Replaced: 26/06/2014

Notwithstanding the recent EU finding that the Poolbeg project is in line with EU State aid rules, the members of Dublin City Council wish to reiterated, restate and reconfirm (as agreed by the passing of an emergency motion at the monthly meeting 7th April 2014) that it is our position/view that the Project Agreement with Covanta relating to the Waste to Energy Project at Poolbeg should be cancelled and we once again call on the Chief Executive to immediately act on this decision and, by the passing of this motion, mandate him to take whatever steps necessary to carry out our instructions.

19. **COUNCILLORS DAITHÍ DOOLAN & MÍCHEÁL MAC DONNCHA** **Received: 13/06/2014**

That Dublin City Council supports the maximum reduction of 15% in Local Property Tax as allowed under Legislation.

20. **COUNCILLOR JIM O'CALLAGHAN** **Received: 13/06/2014**

This City Council recognises and supports the cultural and literary significance of Sweny's historic pharmacy, Lincoln Place, Dublin 2 and calls upon the Chief Executive to engage with the operators of Sweny's to ensure that it is not closed because of a large rates bill.

21. **COUNCILLOR TINA MACVEIGH** **Received: 17/06/2014**

Dublin City Council

- Noting that at least 125 Palestinian political prisoners have been on hunger strike for over 60 days in Israeli prisons in protest at their conditions and the occupation's use of Administrative Detention orders to imprison Palestinians;
- Recognising that Administrative Detention is a form of internment "without charge or trial for periods of up to six months, which can be renewed repeatedly";
- Noting that Israeli Administrative Detention violates international laws including the Geneva Convention and that Amnesty has said that the policy "violates the right to a fair trial", has been used "to trample on the human rights of detainees for decades", and is used to "suppress the legitimate and peaceful activities of activists";
- Noting that Amnesty says many prisoners "have suffered torture and other ill-treatment during interrogation, as well as during their detention, sometimes as punishment for hunger strikes or other protests", and that the Israeli government is trying to implement legislation that will allow force feeding of hunger strikers, a practice condemned by the World Medical Association;

- Noting that Amnesty has said that "Israel must release all Palestinians held under long-standing administrative detention laws or charge and try them promptly and fairly";
- Recognising that a fair trial is unlikely under the Israeli military court system which has a 99.74% conviction rate for Palestinians, and which Amnesty has said does "not meet international standards for fair trial;

This Council

- Expresses a message of solidarity to those Palestinian political prisoners currently on hunger strike in Israeli jails;
- Condemns, and calls for the immediate end of the use of Administrative Detention by Israeli occupation forces and the immediate and unconditional release of all such detainees;
- Condemns any measure that will allow the force feeding of hunger strikers;
- Calls upon the Irish government to make the same demand, and to use its influence to ensure the hunger strike is brought to a swift and safe conclusion for all fasting detainees.

22. **COUNCILLOR ANDREW KEEGAN** **Received: 18/06/2014**

This Council is in agreement that a serious housing crisis has unfolded and demands that Government immediately invest funds to enable Dublin City Council both to commence an emergency social house building programme and to recruit more maintenance staff to repair existing unused social housing units and bring them into immediate use.

23. **COUNCILLOR JOHN LYONS** **Received: 18/06/2014**

This Council believes that water is a human right, a public good, one of life's essentials and that the introduction this Autumn of an austerity charge for water will be disastrous not only to people's financial well-being but to their health also.

This Council believes that the most efficient and fair way to pay for water is through general taxation, as it is at present; consequently, this council stands firmly against the introduction of water charges and will bring as much pressure as possible to bear on both Irish Water and the present Government to ensure that their plan to double charge the people for water from 1st October is defeated.

24. **COUNCILLOR CHRIS ANDREWS** **Received: 18/06/2014**

That Dublin City Council calls on Government to introduce legislation that will ensure the immediate cessation of fluoridation of the public water supply.

25. **COUNCILLOR SONYA STAPLETON** **Received: 18/06/2014**

That this Council open an 'Unused Properties Register'. The owners of private properties that have been unused/empty for a period of more than six months (as per CSO Census 2011 and other official statistics) will be required to register their intention for use with Council. Where these properties remain idle for a period exceeding three months of registration date or where Council is not satisfied with intended use, by the powers granted to it under Section 213 (2) (A) of the Planning and Development Act (2000), this Council will immediately requisition these properties for immediate use as emergency housing, paying no more than a nominal transaction fee to the owner.

26. **LORD MAYOR CHRISTY BURKE** **Received: 19/06/2014**

This City Council calls on the Department of An Taoiseach to assure the people of Ireland, along with the relatives and descendants of those involved in the 1916 Rising, that the 2016 Commemorations will acknowledge the service, sacrifice and achievement of the extraordinary men and women involved, by affording their descendants and relatives, a position of public prominence in any attendant celebrations.

27. **COUNCILLOR CRÍONA NÍ DHÁLAIGH** **Received: 20/06/2014**

That this Council agree that the rent assistance as represented by Rent Supplement or Housing Assistance Payment or any other form of subsidised private accommodation does not constitute adequate social housing and does not end the housing need of any applicant in receipt of such assistance and that those in receipt of such payment should not be removed from Dublin City Council Housing list.

28. **COUNCILLOR GREG KELLY** **Received: 23/06/2014**

With the knowledge that Anaphylaxis is on rise following a W.H.O. (World Health Organisation) survey in 2010, and considering the preventable death of 14 year old Emma Sloan, in Dublin from Anaphylaxis, on O'Connell Street, Dublin after her mother was refused an EpiPen by a pharmacist as she didn't have Emma's prescription with her.

I call on Dublin City Council to give their full support to the campaign Emma's Voice and request that HSE and Minister for Health, Dr. James Reilly, ensure legislation and codes of practices be put in place to ease the restrictions on the availability of Epinephrine auto injectors (commonly known as EpiPens) and other Anaphylaxis medicines and make them available in public areas, and that the Council explore the possibility of having staff training in the administering of EpiPen applications.

29. **COUNCILLOR DEIRDRE HENEY** **Received: 24/06/2014**

That the Chief Executive give a detailed report on proposed improvements to the city's cycle lane infrastructure and specifically carry out improvements to the cycle routes/lanes from:

1. Howth Road, Clontarf to Amiens Street,
2. Griffith Avenue down Drumcondra Road to Dorset Street, onto Temple Street and into the City Centre and
3. Tara Street and Butt Bridge

as local cyclists complain of very poor quality and quite dangerous road surface at these locations.

30. **COUNCILLOR LARRY O'TOOLE** **Received: 26/06/2014**

That this Council agrees that the Chief Executive accepts responsibility for the decision to grant permission (2626/11) for the road constructed between Beaumont Hospital and Ardmore Drive/Montrose Drive, which Dublin City Council admitted was granted in error and that it puts in place a plan to have the road removed as a matter of urgency.

31. **COUNCILLOR FRANK KENNEDY** **Received: 26/06/2014**

The Council recognises that the ongoing and continually increasing risk of flooding, be it from the sea, the City's rivers or the drainage system, is one of the great infrastructural issues facing Dublin in the 21st Century, and resolves to put in place a plan which will scientifically identify the flood risks likely to be faced by every part of Dublin in 2100, and construct defences accordingly.

32. **COUNCILLOR DAVID COSTELLO** **Received: 26/06/2014**

That the Chief Executive shall carry out an audit of grass cutting services in the Cabra/Finglas area and take action against service providers who are found not to be fulfilling the terms of their contract.

34. **COUNCILLOR NOELEEN REILLY** **Received: 27/06/2014**

That the Chief Executive removes the ban on Rent Allowance in Ballymun. This is causing huge distress for families as they are having to move away from the area they grew up. I would also ask the Chief Executive to give an update on whether the New Housing Assistance Payment will be accepted in Ballymun.

35. **COUNCILLOR PAUL HAND** **Received: 27/06/2014**

That Dublin City Council calls on the Government to pass legislation allowing local authorities use vacant/abandoned homes for the purpose of social housing.

36. **COUNCILLOR ANTHONY CONNAGHAN** **Received: 27/06/2014**

That Dublin City Council calls on the Government to repeal the Health (Fluoridation of Water supplies) Act 1960 and to make it an offence for anyone to add fluoride or any derivatives to the public water supply.

37. **COUNCILLOR BRÍD SMITH** **Received: 27/06/2014**

In light of the statement by the National Museum that the Moore Street area is the most important historical site in modern Irish history and in light of the recommendations of the DCC Moore Street Advisory Committee this Council will commission an expert advisory group on the future of the Moore Street battlefield site with representations from the following groups: The National Museum, An Taisce, The Georgian Society, Battlefield Experts and Historians.

38. **COUNCILLOR KATE O'CONNELL** **Received: 27/06/2014**

That this Council calls on the Chief Executive to ensure a level playing field for businesses by withdrawing financial support for advertising for local markets, which hurt rates-paying, nearby, competing businesses and by ensuring the market traders are held to the same food-preparation standards as traders in fixed premises. Further to this, that when market operators are being granted permission to erect stalls, that stalls that are in direct competition with existing rate paying businesses are prohibited from being part of the market in question.

39. **COUNCILLORS BRENDAN CARR & DERMOT LACEY** Received: 27/06/2014

That the City Council take all necessary measures, including legal advice to ensure that the Government do not reduce local government funding to Dublin City Council as a result of the collection of the Local Property Tax in Dublin.

40. **COUNCILLOR EMMA MURPHY** Received: 27/06/2014

That DCC calls on the Minister of Education to provide a plan to facilitate the ever increasing school age population of Royal Canal Park & Pelletstown with with a school. The presence of a school/s plays a very important role in sustainable development. The absence of a school has a negative impact on local relations in the area with children having to travel to Blanchardstown, Finglas & Cabra, where there is already a high demand on places.

41. **COUNCILLOR SEÁN HAUGHEY** Received: 27/06/2014

This City Council calls for a comprehensive review of the cleansing service in the city and the suburbs having regard to on-going complaints in this regard.

42. **COUNCILLOR CATHERINE ARDAGH** Received: 27/06/2014

That the Chief Executive include in the 2015 estimates provision for a swimming pool in the Cork Street area.

43. **COUNCILLOR NOEL ROCK** Received: 27/06/2014

That Dublin City Council support the maximum reduction of the Local Property Tax under current legislation of 15% from 2015 and implement such a cost reduction onto homeowners from that date [acknowledging the high value of properties within the jurisdiction of Dublin City Council and the ever increasing value of property], whilst simultaneously committing to no increase in the current commercial rates on employers and job creators in Dublin City in a bid to increase local job creation.

44. **COUNCILLOR CIARÁN CUFFE** Received: 27/06/2014

That this Council prepare a new Climate Change Plan to replace the strategy that expired in 2012, and that the Plan contain a target of reducing carbon emissions under the control of the city by 3% per year; working with the City of Dublin Energy Management Agency and other bodies; and that this plan encourage low carbon housing and transport solutions, and provide new blue and green layers to the city to reduce flood risk and encourage biodiversity.

45. **COUNCILLOR DAMIAN O'FARRELL** Received: 27/06/2014

This Council is concerned that too many public litter bins are being decommissioned and not replaced. Councillors understand there is often a problem with illegal dumping at public litter bins. Nonetheless, citizens who want to use them for the disposal of dog litter are being unfairly penalised and among other things there is now a proliferation of bagged dog litter on our streets, parks and beaches.

Dublin City Council should be supporting citizens who wish to dispose of their rubbish legally and not penalising them for the actions of a minority who abuse the public litter bins and environs.

46. **COUNCILLOR PAUL MCAULIFFE**

Received: 27/06/2014

Dublin City Council calls on the executive to make the necessary arrangements so that Dublin is a successful candidate City for the European City of Culture 2020.

Vincent Norton
Bainsteoir Feidhmiúcháin
An Ché Adhmaid
Baile Átha Cliath 8

9 Iúil 2014



VACANT COUNCIL HOUSING CONSTRUCTION LANDS

HOUSING CONSTRUCTION COLLABORATION

Background

The City is facing a housing shortage with just 1,360 homes completed in the Dublin Region last year. It is estimated that 7,000 units (approx) are required in the region per year, over the next few years to meet current housing demand. The Council, which has had very little access to capital funding for housing since 2008 does however have significant land banks that could be used to supply social and private housing, including private rented. The Council has been regularly approached by investors and is confident that there are innovative solutions that can be made to work to help reduce the housing shortages facing the city. The proposal is to seek expressions of interest from partners to work collaboratively to design, build, finance housing, and to provide management solutions for a mix of housing types and tenures. The following sites have been identified as being suitable for development in the short-medium term;

| Name & Location of Lands | Approx Size |
|--|-------------|
| Lands at Malahide Road & N32, Dublin 17 | 6.3 Ha |
| Bunratty Road, Dublin 17 | 0.47 Ha |
| Cherry Orchard Hospital Lands, Dublin 20 | 8.2 Ha |
| Oscar Traynor Road junction M1 | 14.9 Ha |
| Cornamona Court, Ballyfermot, Dublin 10 | 0.7 Ha |

Proposed Approach

It is recommended that Dublin City Council seeks Expressions of Interest from parties for the Development of a number of City Council sites. The sites will be developed in accordance with the City Council Development Plan 2011-2017. The primary use will be residential together with retail and commercial uses where appropriate.

The residential elements should be a high quality development of mixed tenure Private and managed Social Housing units of various housing unit types and sizes, reflecting the density needs and restrictions of the location.

The Expressions of Interest should be accompanied by outline proposals regarding the Tenure Mix and Financial Model options for the delivery of long-term sustainable accommodation and the long-term management of same, ensuring the optimum outcome and return to Dublin City Council; along the proposals regarding the Design, Layout

(including layout of tenure types), Quality and any Phasing as appropriate of the proposed developments.

The Sites

Belcamp Lane Site at N32 & Malahide Road



This 6.3 Ha site is located at the junction of Malahide Road and the N32 (Western Cross) opposite Tesco Clare Hall. The site forms part of the Clongriffin Belmayne Local Area Plan area. There is a service way leave across part of the site, which is zoned for residential purposes Z1 in the City Development Plan

Bunratty Road



This is a narrow, infill site of 0.47 Ha (approx), between Bunratty Road and Oscar Traynor Road. The site has an existing Planning Permission, and has good access to services. It is zoned for residential purposes in The City Development Plan, and has the potential to deliver some 60 units plus.

Cherry Orchard Hospital Lands



This is a large 8.2 Ha site located close to Cherry Orchard Hospital, acquired by the City Council from the HSE some years ago. The site requires services and accesses to be put in place as part of any redevelopment. The lands are zoned for residential (Z1) purposes in the City Development Plan.

Oscar Traynor Road junction M1



This large 14.9 Ha site is located fronting Coolock Lane/Oscar Traynor Road, close to the junction with the M1 motorway. The site is serviced and has the potential to provide for several hundred housing units with associated facilities. The land is zoned Z12 in the Development Plan, which provides for residential use.

Cornamona, Kylemore Road / Colepark



This is a relatively small 0.7 Ha brownfield site, fronting Kylemore Road, Ballyfermot. The site is serviced, and is zoned Z1 residential in the Development Plan, and has the potential to provide for a good quality residential scheme.

Recommendations

It is recommended that expressions of interest are sought by way of public advertisement from parties interested in developing the sites identified in this report in accordance with the City Council Development Plan 2011-2017. The primary use would be residential (including social housing) together with retail and commercial uses where appropriate.

Prior to a legal agreement to dispose of title, the full requirements of Section 183 would apply; thus at this time the Council is being requested to agree to exploratory discussions being initiated via a public advertisement seeking Expressions of Interest. If there are issues that Councillors are aware of which should be taken into account, the Chief Executive will take these on board.

Other sites could also be included at a later stage through a separate process if this first phase is successful in achieving housing development including social housing development.

Philip Maguire
Assistant Chief Executive
2nd July 2014

Dick Brady
Assistant Chief Executive



Measures to Address Homeless Situation in Dublin

1. Background

This report has been prepared on response to concerns expressed by the Elected Members at the increasing homeless problem in the Dublin region. It presents data on the extent of the problem and then outlines the measures that Dublin City Council (DCC) is taking, as the lead statutory authority for homelessness in the region, to contribute towards the achievement of the objectives outlined in the Governments '*Implementation Plan on the State's Response to Homelessness*', which was published in May 2014.

The measures fall in to three main categories as follows;

- prevention,
- emergency accommodation and
- housing supply measures.

This report outlines the revenue budget implications of the proposed measures. It also examines the current extent of vacant City Council social housing units and explains which units can and should be brought back into use in the short and medium term.

The Elected Members are being asked to support the measures outlined in this report.

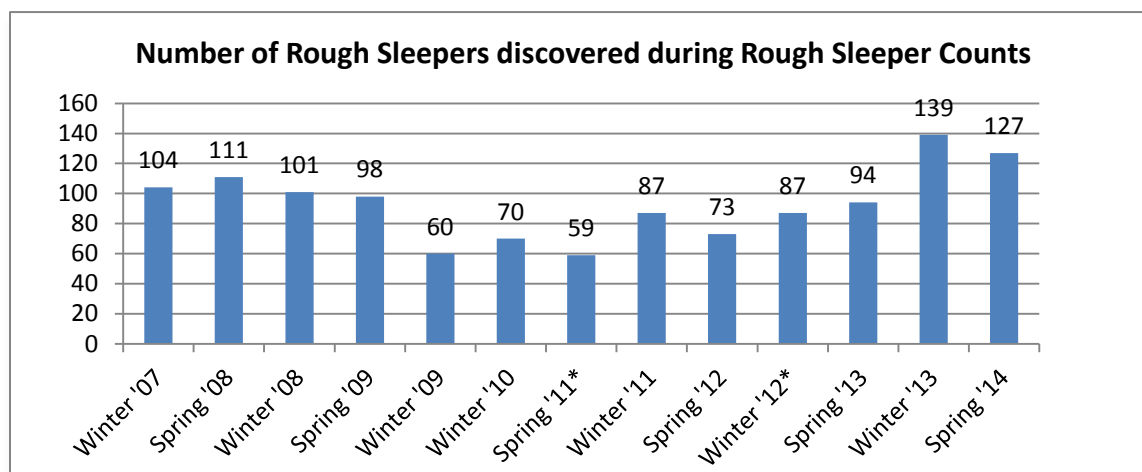
2. Data on Homelessness in the Dublin Region

Rough Sleeping

The Spring 2014 Rough Sleeper Count, which took place on the night of 8 April and the morning of 9 April 2014, counted 127 individuals sleeping rough in the Dublin region.

Data in Figure 1 illustrates the trend in rough sleeping over the past 5 years. There was a fall of 9% between the Winter 2013 and Spring 2014 counts. However, the Spring 2014 count figure was higher than any previous Spring count over the past 5 years.

Figure 1: Rough Sleeper Counts Winter 2007 to Spring 2014



There are currently 1,396 emergency 'homeless' beds in the system in the Dublin region with 99% occupancy. This does not include emergency hotel accommodation.

A recent press statement issued by the Inner City Helping Homeless volunteer group is based on an approach to enumeration which cannot be verified or taken as valid. The only robust and consistent method of enumerating rough sleeping in Dublin is the official rough sleeper count. These counts are conducted in April and November. The same methodology is applied to all counts and they are conducted by trained staff from the statutory and voluntary homeless services sector.

Families Presenting as Homeless and Accommodated in Hotel Accommodation

On 29 April 2014 there were **174** homeless families being accommodated in hotels in the Dublin region. The number increased to **184** in the first week in May 2014. It subsequently declined to **150** families with **311** child dependents on 23 June 2014.

A preliminary review has shown that in the main these households are presenting to homeless services owing to issues regarding income inadequacy, as a consequence of which they cannot meet rent demands in the private rented sector.

The Council's position is that the primary cause of the increase in homelessness is the lack of new housing supply. This has resulted in increased demand for private rented accommodation and upward pressure on housing rents. The current rent supplement caps mean that low income households seeking to access private rented accommodation or to maintain their tenancies in the face of rent increases are especially vulnerable.

3. Prevention Measures

The following prevention measures are being implemented:

Visiting Tenancy Sustainment Service

Arrangements have been made for the existing contractors who provide a visiting tenancy sustainment support service to expand their operations in the Dublin region to work with households in the private rented sector in order to try to prevent households becoming homeless.

Public Awareness Campaign

A public awareness campaign has been launched, the key objective of which is to raise awareness, especially among families in private rented accommodation, about the following key issues:

- where to go for support when your private rental tenancy is at risk and
- what private tenants need to know in terms of their rights under Irish legislation.

The campaign emphasises the importance of tenants in the private rented sector who are experiencing difficulties (e.g. with rent arrears) not leaving it too late to get help, which is the current experience.

Protocol Arrangements for 'at risk' Households in the Private Rented Sector

An interagency protocol has been agreed between the Dublin local authorities and DSP and is now operational across the Dublin region. The objective of this protocol is to address rent concerns based on assessed need as agreed by the DSP. DSP will take referrals from Threshold as the 'designated service provider' where income inadequacy is identified as an issue with a view to increasing rent supplement payment if this is appropriate. Initial indications are that this initiative is proving successful.

Reconfigured Information and Advice Services

DCC has also contracted Threshold to reconfigure its existing services to offer a day and evening helpline service specific to the needs of private rental tenants. This helpline will offer information and advice and where necessary referral to the DSP, the PRTB and/or visiting tenancy support services in the region.

4. Emergency Accommodation Measures

The following emergency accommodation measures are being implemented:

Additional Emergency Capacity for People Sleeping Rough

An additional **80** beds will be put in place by end September to meet demand. (There are currently 1,396 emergency homeless beds in the system in the Dublin region with 99% occupancy. This does not include emergency hotel accommodation.) This extra provision should be seen in the context of 127 rough sleepers identified in Dublin region the Spring count.

Expanded 'Housing First' Service

Building on the results of a pilot demonstration project, which has successfully housed **35** participants with a history of chronic and enduring rough sleeping, DCC is currently tendering for an expanded service which will have a target to provide housing with 'wrap around' support for a minimum of **105** additional tenancies for people assessed as entrenched rough sleepers with complex housing, social and health care needs. The competitive tendering process will be concluded by end August with the new provider(s) appointed to succeed the existing demonstration pilot by September 2014. This should be seen in the context of 127 rough sleepers identified in Dublin region the Spring count.

Expansion of the Children and Families Homeless Action Team (HAT)

The Housing Action Team has been expanded from 3 to a total of **11** staff dedicated to responding specifically to families in emergency accommodation in hotels. The objective of this Team is to assess need and source long-term accommodation options with the support of the local authorities. In addition, the Team will work closely with the DSP as part of the dedicated 'fast tracking' rent supplement project where private rented accommodation is being sourced.

Assessment Centre for Fast Tracking Families out of Hotels and into long-term Accommodation

DCC has always recognised that the use of commercial hotels is not a sustainable solution and is the least cost effective emergency response measure. The use of commercial hotels at c. 21 different locations has also proved unviable in undertaking assessments of need and providing necessary support to families. Negotiations are in place to acquire a NAMA hotel for use as an Assessment Centre in the Dublin region, which will provide a minimum of **70** units of accommodation as an alternative to hotel accommodation.

5. Housing Supply Measures

The following housing supply measures are being implemented:

Prioritisation of Homeless Households

Critical to resolving the problem of homelessness is the provision of affordable accommodation for homeless households. In the context of severe constraints with regard to housing availability in the region and the increased difficulty in accessing suitable units in the private rented sector, the Dublin local authorities are committed to increasing the prioritisation of homeless households in the allocation of available local authority social housing.

In 2013, 9.2% of all allocations made by Dublin City Council (i.e. local authority units, nominations to AHBs and RAS allocations) went to households on the Homeless List. It is intended to increase this proportion significantly in 2014 and beyond.

While allocations to homeless households will be prioritised it will be important to ensure that other Housing List applicants do not perceive homelessness as a short cut to securing accommodation and act accordingly.

The Council's Scheme of Housing Priorities provides that 50% of new allocations go to Housing List applicants (incl. homeless households) and 50% to existing tenants on the Transfer List. I am seeing the approval of the Elected Member to change this, with immediate effect, to 66.66% to Housing List applicants and 33.33% to Transfer List applicants. The significance of this change is illustrated below:

In 2013 the City Council made 1,233 allocations broken down as follows:

| | |
|----------------------------------|--------------|
| Previously occupied LA dwellings | 810 |
| New LA dwellings | 181 |
| Social leasing | 21 |
| Nominations to AHBs | 128 |
| RAS | <u>93</u> |
| Total | 1,233 |

The 810 previously occupied local authority dwellings gave rise to a total of 1,620 vacancies, all of which would have required a degree of work before they could be relet. If the breakdown of allocations between Housing List and Transfer List applicants was changed from 50%:50% to 66.66%:33.33% then the number of vacancies associated with 810 previously occupied local authority units would have been 1,215 a reduction of 405 or 25%. In addition to benefitting households on the Housing List (incl. homeless households) directly this change will result in a significant reduction in the number of casual voids during the second half of 2014 (circa 200) and beyond. This change is crucial to achieve increased provision for homeless households in the short term.

Pilot Housing Assistance Payment (HAP) Pilot

By end 2014, the Dublin region expects to have rolled out a Housing Assistance Payment (HAP) pilot catering for homeless households or households at risk of homelessness.

Social Rental Unit Pilot

In order to co-ordinate access to the private rental sector amongst NGO providers, a Social Rental Unit is currently being established in the region to source private rented properties.

Housing Construction/Acquisition Measures

To date in 2014 the DOECLG has made significant capital allocations for both the construction and the acquisition of housing units which will impact on supply specific to homeless households.

Approximately **€17m¹** has been allocated for acquisition/build projects in the Dublin region in 2014 which equates to **134²** units of accommodation distributed as follows between the local authority areas:

| | |
|-----------------------------|------------|
| Dublin City Council | 106 |
| South Dublin County Council | 12 |
| Fingal County Council | <u>16</u> |
| Total | 134 |

In addition to the above, the Dublin local authorities are seeking approval for other capital projects involving local authority stock, NAMA units and leasing options with banking institutions, which will yield significant additional housing for homeless purposes. The number of units and associated costs are summarised below:

- CAS and Capital Projects - an additional **158** units requiring a further capital commitment of **c. €22m**,
- NAMA Units - **758** units, however not all will be available to homeless households to ensure a sustainable approach. The cost of these units is yet to be determined,
- Leasing option with a mainstream banking institution – 200 units in negotiation and
- Local Authority void housing units – an additional **211** units with a minimum initial investment required of **c.€3.5m**

6. Vacant Dublin City Council Social Housing Units

The growing homeless crisis in Dublin has focussed attention, not unreasonably, on the number of vacant City Council social housing units in the city. The position as at 1 June 2014 is that there were 2,094 vacant units or 8.1% of the total stock of 25,676.

698 of these units are scheduled for demolition as part of major redevelopment schemes. They are not habitable or capable of being rendered habitable without significant expenditure. Any attempt to do so will undermine the planned redevelopment schemes.

¹ This figure relates to CAS funding made available via CAS accommodation for homeless nationwide and the special initiative for Homeless in Dublin City

² It is important to note that this figure assumes that current acquisitions will succeed in terms of getting through the sale agreed process.

505 vacant units are scheduled for major refurbishment works either by DCC or by AHBs. It is not considered appropriate that these units should be reoccupied until the planned refurbishment works are complete.

458 vacant units are 'zero bed' units in either senior citizen complexes or flat complexes, which do not meet the minimum size standard for a single bed unit. In general these units are 26m², as such they are well below the Department's standard for a single bed unit (46m²) and Dublin City Council Development Plan standard (56m²). Work has begun on combining sets of two units into one habitable unit. Discussions are also on-going with a number of AHBs regarding the possibility of using some zero bed units as emergency accommodation.

Finally, there were 433 casual voids. A programme of measures has put in place to ensure that there will be a very significant reduction in the number of casual voids by end December 2014. Changing the balance of allocations between Housing List and Transfer List applicants will greatly assist in reducing the number of casual voids.

7 Budgetary Implications

The Section 10 funding outturn for Dublin City Council in 2012 was **€35.6m**. Funding was reduced to **€31.3m** in 2013 leaving the Dublin local authorities with a potential funding shortfall of **€4.3** for 2013. However, **€4m** was allocated from other sources in 2013, as a once off measure, towards making up this shortfall.

In January 2014, Dublin City Council's adopted a Budget which compensated for the expected funding shortfall for homeless services and extra costs expected for 2014 by allocating a net **€4.9m** of Council income to fund homeless services. However, this additional funding is not enough to fund the extra costs of hotels for homeless families with an estimated outturn of over **€4m** against a budget provision of only **€750k**. On top of this there is the cost, estimated at **€2.5m**, of additional emergency accommodation, which could not be closed in 2014 and is still needed.

The Dublin Region will require additional revenue funding in 2014 in the region of €6m (this figure may rise) to cope with this crisis level demand for homeless emergency beds.

8 Conclusions

The Elected Member are being asked to

1. endorse the programme of measures set out in this report to address the homeless problem in the Dublin region,
2. support the case for the Department of the Environment Community & Local Government to recoup 90% of the additional expenditure the City Council will incur on homeless services in 2014 and
3. approve changing the balance of allocations between Housing List and Transfer List applicants from 50%:50% to 66.66%:33.33 with immediate effect.

Dick Brady
Assistant Chief Executive
Housing & Residential Services
1st July 2014