



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,
ON MONDAY, 23 FEBRUARY 2015 AT 2.30 PM**

AGENDA

MONDAY, 23 FEBRUARY 2015

| | | PAGE |
|---|--|----------------|
| 1 | Welcome for the Lord Mayor of Belfast The Rt. Hon. Lord Mayor of Belfast, Cllr. Nichola Mallon | |
| 2 | Minutes of meeting dated 21st November 2014 and matters arising | 1 - 6 |
| 3 | Chairperson's Business | 7 - 20 |
| | <ul style="list-style-type: none">• Regeneration Update• Traveller Accommodation Update• Ratification of Chair of St. Michael's Regeneration Board | |
| 4 | Rent Arrears Issues Paper | 21 - 22 |
| 5 | Housing Programme | 23 - 26 |
| 6 | Referred Motions | 27 - 30 |

Re: Motion 89 from South Central Area Committee held on 9th December 2014

Motion in the name of Councillor Bríd Smith

This Area Committee commends the work being carried out by a group of young women in feeding and clothing the homeless in the Ballyfermot area. We also acknowledge the tremendous support given to their work by the local community and community organisations. This Area Committee calls on management to meet with the women providing this service voluntarily in order to establish what assistance and support can be offered to them to alleviate the suffering of those who are homeless and sleeping rough in the Ballyfermot area.

It was agreed that this motion would be referred to the Housing SPC.

Re: Motion 244 from North West Area Committee held on 16th December 2014

Motion in the name of Councillor Anthony Connaghan

That the Manager conduct a study of households in the Dublin North West Area with a view to finding out how many households are currently under-occupied (i.e. Senior Citizens living alone in 2-3 or 4 bed homes, but not exclusively Senior Citizens). Can the Manager utilise the expertise of DCC staff to come up with innovative plans to incentivise people moving to smaller accommodation and freeing up the under-utilised properties. Can the Manager provide me with any details of previous schemes and how they worked out?

ORDER: Report to Councillor. Cllr. Connaghan requested that this item and item NW/245/14 in the name of Cllr. Reilly be forwarded to the Housing SPC for consideration.

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HOUSING STRATEGIC POLICY COMMITTEE SPECIAL MEETING

FRIDAY 21ST NOVEMBER 2014

MINUTES

1. Minutes of meeting dated 16th October and matters arising:

On the foot of a scheduled meeting with Minister Kelly to discuss homelessness that was cancelled the Lord Mayor Cllr Christy Burke requested that the Housing SPC write to the Minister. He also asked for an update on B&Bs and hotels used to accommodate homeless families. Cllr Ray McAdam requested amendments to the Minutes of meeting dated 16th October 2014. Note disappointment that calls for expressions of interest was not agreed.

The Chair apologised to the sectoral members of the SPC who were excluded from taking a vote regarding expressions of interest at the last meeting.

2. Chairperson's Business:

- **Sub-committees**

The Chair advised that the sub-committees meetings on Pre-63, DCC Housing Stock Standards and Innovative Housing will start in January. She advised any members who have yet to confirm their interest to be on any of these sub-committees to register their preference with the Manager.

- **Traveller Accommodation Update**

The DCC Traveller Accommodation Programme Report was forwarded to the members prior to the meeting.

Lorraine McMahon welcomed the presentation and said that the inclusion of a Traveller Accommodation update at the SPC meetings is a positive step. She requested that land at Labre Park Development be ring fenced to accommodate the inclusion of traveller specific accommodation here. She welcomed the provision of additional sanitation facilities but expressed her concerns at the rental cost of sanitation units. She requested existing sanitation facilities be upgraded as many are in poor repair. Cllr Mannix Flynn said that the high cost of temporary sanitation is unacceptable and asked for more information on the proposal or tender regarding this. Cllr Tina MacVeigh enquired about ring fencing land for traveller specific accommodation and said that extra discussion is needed on this issue. Cllr David Costello enquired about a site visit to traveller accommodation.

The Chair welcomed site visits to Traveller specific accommodation and asked the Manager to organise.

Céline Reilly, Executive Manager said that consideration will be given to an allocation of housing to Travellers as part of any new development. She noted that Clúid are currently preparing a redevelopment plan for Labre Park. These discussions are ongoing. In relation to the upgrade of existing units, Céline advised she had approved a tender to look at replacing the units pending the redevelopment of Labre Park.

Cllr Pat Dunne said that plans for traveller accommodation need to be looked at. He also enquired as to why sanitation units took so long to be installed and asked what maintenance works need to be done to address this issue. Lorraine McMahon said that sanitation units were only meant as a temporary measure and were never intended for long term use. Kathleen McKillion advised that CENA, established by the Irish Traveller Movement as the first Traveller-led Approved Housing Body (AHBs) has funding for 2 pilot schemes to develop traveller specific accommodation. DCC could submit a proposal for this.

The Chair asked what Irish Water's policy will be in the event of non-payment of water charges arising from DCC tenancies and asked for confirmation that DCC will not charge DCC tenants any outstanding water charges.

Céline Reilly advised that as of the date of meeting no notification has come from the DOE/CLG regarding policy here and therefore no comment could be made at this point in time.

3. NESC Report 138

An Executive Summary from the National, Economic & Social Council (NESC) entitled *Social Housing at Crossroads: Possibilities for Investment, Provision & Cost Rental* was forwarded to the members prior to the meeting. Rory O'Donnell of NESC gave presentation which outlined the 3 main problem areas of housing provision faced by Local Authorities, AHBs and the private rented sector – 1) Finance; 2) Policy & 3) Direct public policy influence on supply. Reform of public housing is urgently needed but there is a lack of funding available to achieve this. Stakeholders need to work together to achieve link-up between the 3 factors in order to develop sustainable development.

The Chair thanked NESC for the presentation and pointed out that its findings echo suggestions made by this SPC in the past. She noted that Report 138 had not been discussed in the Dáil yet but when published would hope that it would form part of the Housing Strategy.

Cllr Cieran Perry said that the private rented sector is not sustainable option in the long term. Housing should provide for all, creating a social mix as a result. This requires sufficient funding. The Lord Mayor Cllr Christy Burke welcomed any development to address the housing crisis and would hope to see this Report implemented in the future. Cllr David Costello expressed his concern at the number of AHBs in operation. He also enquired about proposal to create municipal housing bodies within Local Authorities. Cllr Mannix Flynn expressed his concern about the over reliance on AHBs. Cllr Pat Dunne said he would support implementing the recommendations into policy and asked what steps can be taken to achieve this. He cited the need to develop the various sites around the city, many of which have planning permission. Cllr Ray McAdam said that the private rented sector is increasingly becoming a long-term option for many. He called for greater regulation and protection for those renting from commercial landlords who need long term security. Kathleen McKillion advised the members present that AHBs face further regulations and 164 have signed up to a voluntary regulation code and are also coming under the remit of the current PRTB. The ICSH has 12 large AHBs as members (managing over 300 homes) with 8 of these approved/certified to borrow directly from the Housing Finance Agency. The remainder of AHBs have between 50-300 units (38) and the rest (approximately 300) are smaller operations with less than 50 units in management with an average of 5-10 properties in communities throughout the country.

The Chair enquired as to the official standing of these recommendations. Rory O'Connor replied that NESC report do not form part of government policy and their findings are noted by Department of Taoiseach before publication of any reports.

Agreed: Forward on presentation to Housing SPC members

4. Intensive Inspection Programme re: Private Rented Dwellings

A Report on the Intensified Inspection Programme (IIP) of Private Rented Dwellings was forwarded to the members prior to the meeting. Colm Smyth, Principal Environmental Health Officer gave presentation updating the Intensive Inspection Programme. Environmental Health Officers have investigated a large volume of pre-63 multi dwellings units on the North and South side of the city with the aim of improving housing standards. To date 3,000 properties have been brought up to standard. Prohibition notices are served where landlords fail to meet conditions of compliance letters. In these instances the landlord cannot re-let the unit until improvements are made and they cannot evict a tenant where works need to be carried out. This programme has effectively target non-compliant dwellings and improved not just the property but the immediate environment too.

The Chair commended the excellent work carried out by the Environmental Health Officers over the past 2 years and called on the Housing SPC to support continued funding here. This was echoed by the members present and all present supported continued funding here.

Cllr Ray McAdam enquired about fire regulations. The IIP has been successful in targeting multi-unit dwellings but there is a need to address multi-let properties where fire regulations are different. He would like the Pre-63 sub-committee to look at this. Brendan MacConville asked about the percentage of pre-63 properties investigated. He noted that the size of units here are generally quite small. Cllr Anthony Connaghan asked about properties let to RAS tenancies that don't meet standards. Cllr Alison Gilliland asked what building standards are measured against. Cllr Pat Dunne said that in his experience landlords use non-compliance as an excuse to evict tenants and when improvements are made rents increase. Cllr Mannix Flynn said that Waste Management need to be involved. He also enquired about student accommodation and asked who are in these units, and who owns them.

The Chair and the members present asked for contribution from Bob Jordan of Threshold. As a non-member attending on behalf of Aideen Hayden it was agreed by those present to let him contribute to the debate.

Bob Jordan said that Threshold are in constant contact with Colm Smyth and his team regarding sub-standard accommodation across the city. No tenant is losing their home as a result of their landlord's non-compliance. Standards change over time and what was acceptable before may no longer be allowable.

The Chair said that a lot of tenants in pre-63 units are in receipt of rent allowance and asked if Social Welfare are notified if landlord is not compliant. Cllr Sonya Stapleton raised an issue at Bethen House in Sandymount where tenants have been told to leave because of condition of building. They would all be happy to stay here but can't.

Colm Smyth thanked the SPC for their support. Regulations take time to implement. Need to review housing regulations as to what works and what doesn't. Also need to take into account the age of the some properties. There are over 20,000 affected properties in the DCC administrative area of which 6,500 have been inspected by the Environmental Health Officers. Pre-63 dwellings are generally small and he noted there is no regulation with regard to size. Environmental Health Officers work closely with the RAS unit and asked Cllr Connaghan to discuss particular case directly. An overall co-ordinated approach is taking by the Environmental Health Officers and referrals are made to Dublin Fire Brigade, Waste Management and the PRTB where necessary. No knowledge of Bethen House and asked Cllr Stapleton if this is a voluntary housing scheme. Don't actively inspect AHBs and suggested that management may have decided to shut down.

Cllr Ray McAdam enquired as to where things stand regarding funding for continuation of programme. Gerry Geraghty, Executive Manager said that initial discussions with the DOECLG to continue funding here have been positive. Cllr Mannix Flynn asked for reports to be broken down by Area. These reports need to be included at Area Committee Meetings. Colm Smyth said that he would look at this but advised that it would be very time consuming.

Agreed: Forward on presentation to Housing SPC members
Agreed: Housing SPC supports the continuation of funding of Environmental Health Officers to carry out the work of the Intensified Inspection Programme.

5. Report of the Task Force on Addiction and Homeless Pathways (including update on DePaul Peters Place)

A Report of the *Task Group Examining the Development of a Pathways Model for Homeless People experiencing Addiction* was forwarded to the members prior to the meeting. A briefing paper entitled *Supports for People Experiencing Addiction in the Context of Homelessness* was circulated to the SPC members present. This report was jointly presented by Cathal Morgan, Director of Dublin Region Homeless Executive (DRHE) DRHE and Joe Doyle, National Planning Specialist for the HSE. David Carroll, Director of Services at DePaul Ireland was also in attendance. Cathal Morgan advised the members present that homeless services have changed over the last few years. Funding is provided for long-term supported accommodation for those who have difficulties sustaining independent living. The Housing First initiative addresses chronic rough sleepers with intensive case management support. Homeless Action Team provides support to families in emergency accommodation. He stressed that DRHE do not fund 'wet' hostels. Services are provided to people with complex addiction and mental health issues. Support abstinence hostels but cannot demand that any person enters a treatment programme. Criteria needs to be met before treatment programmes can be entered into. The Lexis Programme is a consultant led psychiatric programme that runs from Parkgate Street. In-depth review of types of services needed is ongoing. There are currently 97 temporary beds available for people leaving treatment programmes. This is to be increased to 116 beds in 2015. Need better synergy between Homeless Services and addiction services. If a bed isn't right sobriety may be compromised. DePaul Ireland are now managing service at YMCA and are moving towards supporting independent living. Remaining service users at YMCA will be given supports to address recovery and housing needs. Also need to support needs of those who don't wish to enter recovery/treatment programme.

Cllr Cieran Perry expressed his dismay that a successful drug and alcohol facility such as the former YMCA would be changed. He said that the lack of services available to families needs to be addressed and called to retain the 300 drug free beds at the YMCA. Cllr Patrick Costello said that the St. Catherine's Foyer and YMCA were the only 2 drug free facilities to refer young people to. Cllr Mannix Flynn said that De Paul Ireland did not consult the local community as to the change in service provision here. There was also no consultation with the local community regarding the proposal for the Longfields Hotel. Cllr Flynn said there is a need to invest in detox/rehab programmes, but he also said that each individual needed to address their addictions for themselves in order to aid successful recovery. Cllr Pat Dunne said that there is a need to offer reasonably safe accommodation to persons who enter homeless. He gave example of St. Catherine's Foyer as a facility where people feel safe and said that this needs to be echoed elsewhere.

The Chair said St. Catherine's Foyer is strongly supported by the local community here, and it was this local support that helped retain the services here when changes were proposed. She asked what the standing of the report is in Homeless Services. She also asked about supported accommodation for persons leaving treatment programmes and the role of Outreach Workers.

Cathal Morgan replied that the changes to the former YMCA will offer more services to young people with substance abuse issues. He said that no tenants at the former YMCA are being evicted. There needs to be greater interaction between Homeless Services and Addiction services with the role of Outreach Workers to assess housing needs of those leaving treatment programmes. He advised that not everyone leaving treatment programmes needs to enter Homeless Services. There have been significant efforts to retain drug and alcohol beds but there is also a need to adapt services to changing demands on facilities. He said

that TUSLA should be invited to a future meeting of SPC to give a presentation on aftercare programmes.

Cathal Morgan also advised on the Rough Sleeping Homeless Count which took place on 11th November 2014 across the 4 Dublin Local Authorities. There were 168 persons sleeping rough. There were over 1,526 adults in emergency accommodation.

Agreed: Forward on briefing paper to Housing SPC members and letter from the Homeless Network supporting the reconfiguration of Peters Place (former YMCA)

In Attendance:

Councillors:

Críona Ní Dhálaigh, Lord Mayor Christy Burke, Cieran Perry, Pat Dunne, Sonya Stapleton, Ray McAdam, Anthony Connaghan, Chris Andrews, David Costello, Patrick Costello, Alison Gilliland, Noel Rock, Dáithí Doolan, Tina MacVeigh

Sectoral Interests:

Sue Taylor, Brendan MacConville, Kathleen McKillion, Lorraine McMahon, Bob Jordan (on behalf of Aideen Hayden)

Officials:

Céline Reilly, Gerry Geraghty, Cathal Morgan, Dáithí Downey, Gerry Folan, Colm Smyth, Mary Hayes, Elaine O'Kelly

Other Councillors:

Mannix Flynn

Invited Speakers:

Rory O'Donnell, NESG; Joe Doyle, HSE

Others Present:

Noel Cahill, NESG; Larry O'Connell, NESG; Anne-Marie McGauran, NESG; Dermot Murphy, David Carroll, DePaul Ireland

Apologies:

Pat Doyle, Lillian Buchanan, Aideen Hayden

Councillor Críona Ní Dhálaigh

CHAIRPERSON

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Quarterly Report prepared for Housing SPC & Local Traveller Accommodation Consultative Committee

General Issues:

1. Quarterly meetings set up with other 3 Las for policy/practice co-ordination.
2. Project Team to assist with works under TAP
3. Insulation of all houses
4. Legal Department will write illegal occupiers of access road to Newtown Court to offer an alternative site to St. Dominic's as per recommendation of the LTACC sub-group.

| TAP Action | No of Units | Due Date | 17/02/15 | Status |
|---|-------------|---------------|--|-------------|
| Non-Routine Works | | | | |
| Miscellaneous: Repair of 10 most impaired yards & refurbishment of bay in St. Joseph's | 10 | ASAP | | |
| | | | Schedule of Works | Complete |
| | | | Costing of Works | Complete |
| | | | Application to DECLG for Funding Approval | Complete |
| | | | Mini-tender if approval given | Not Started |
| Miscellaneous: Repair of 10 most impaired Kitchens | 10 | ASAP | | |
| | | | Schedule of Works | Complete |
| | | | Costing of Works | Not Started |
| | | | Application to DECLG for Funding Approval | Not Started |
| | | | Mini-tender if approval given | Not Started |
| Speed Ramp | 1 | Jan-15 | | |
| | | | Engineering Report | Complete |
| | | | Schedule of Works | Complete |
| | | | Works (pending - site visit engineer/clerk of works & add to maintenance schedule) | Not Started |
| Repainting of Speed Ramps - all sites | | | | |
| | | | Some areas interested in getting in community participation for this work. | |
| Capital Programme | | | | |

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|--|-----------|-------------|--|------------------|
| Labre Park: Rebuilding of 3 Fire Damaged houses in Kylemore Grove (Phase 1) | 3 | 2014 | | |
| | | | Part 8: no submissions received. Some suggestions from Planning ref size of families and porches for insulation/storage. Passed @ area committee 19/11/14 & Council 1/12/14. | Completed |
| | | | Apply for approval to tender - DECLG | Completed |
| | | | Tender Process scheduled to commence post- Part 8 | Not Started |
| | | | Scheme Completion scheduled for June 2015 | Not Started |
| Labre Park: Emergency Facilities for families living on the site without sanitary facilities. | 8 | 2014 | | |
| | | | Groundworks completed. 8 rental units in place. | Completed |
| Replace 2011 rented Sanitary Facilities | 23 | 2015 | | Completed |
| | | | Agreement to seek purchase and rental quotes. Facing significant refurbishment costs to existing units, as per contract any damages must be made good. | N/A |
| | | | Prepare specification for units (incorporating resident feedback). | Complete |
| | | | Apply to DECLG for a capital allocation | In Progress |
| | | | Invite quotes for purchase and rental of 23 units | Not Started |
| Bridgeview: House Refurbishments | 2 | 2014 | | |
| | | | 3 Bridgeview- completed. | Completed |
| | | | 8 Bridgeview due for completion December 2014 - Revised date Early March | In Progress |
| St. Margaret's Park electrical infrastructure upgrade | 30 | 2014 | | |
| | | | Tender Competition | Completed |
| | | | Works to Commence November (estimated completion end February) | In progress |

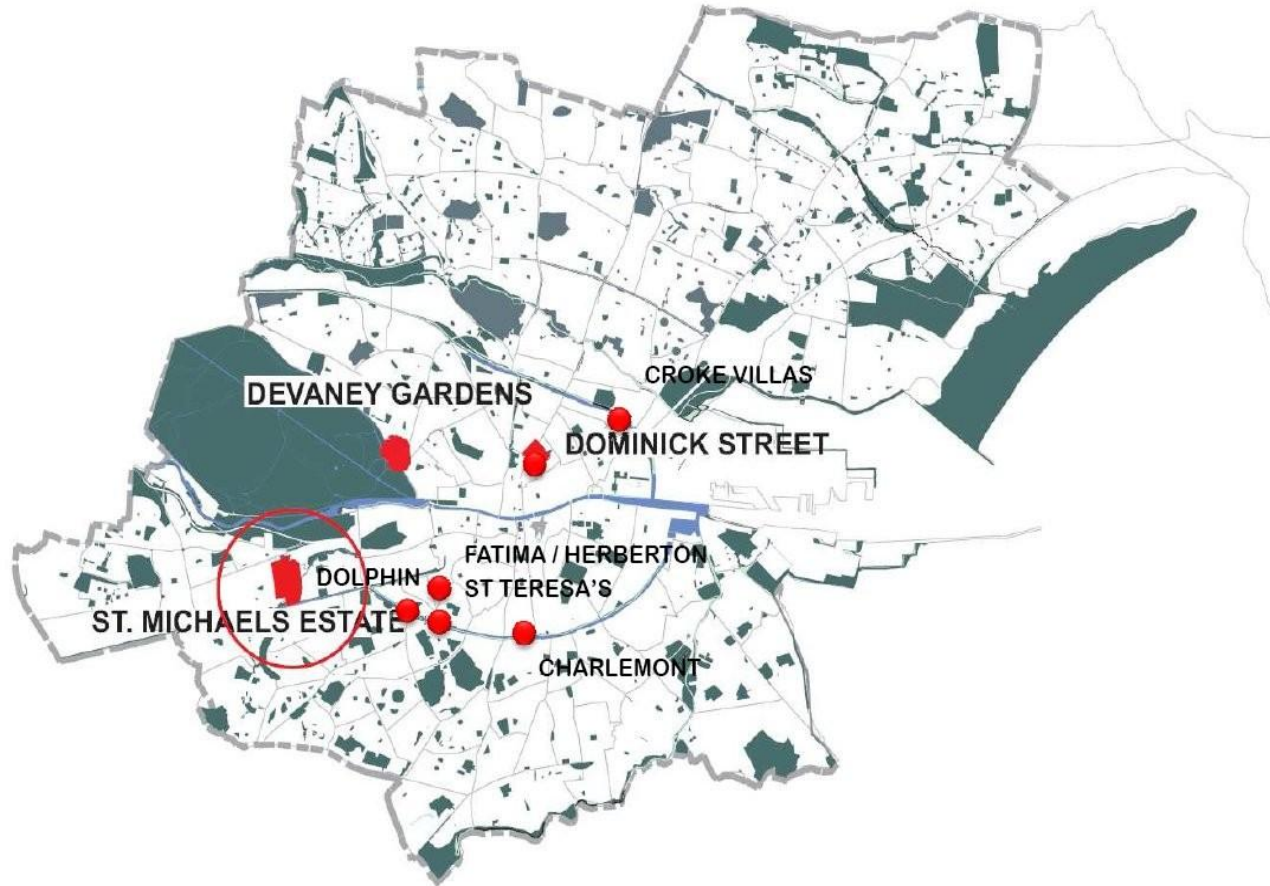
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| | | | Agreement of ESB Networks to put individual meters. Increased costs. Application for revised costs to go to DECLG when complete. | In Progress |
| | | | Assist tenants to set up individual accounts - support from HWO with this | In Progress |
| St. Dominic's Park | 15 | 2014 | | |
| | | | Consultation with prospective occupants. | In progress |
| (Phase 1) | | | Feasibility Study | In progress |
| | | | Removal of dumping | In Progress |
| (Phase 2) | | | Develop further bays/housing | Not Started |
| Avila Park Community Centre refurbishment | 1 | 2014 | | |
| | | | DECLG request full cost breakdown & scope of works | Completed |
| | | | 50% approval of cost by DECLG | Completed |
| | | | Preparation of Scope of Works – Structural Engineer | In progress |
| | | | Tender for Works – estimated to go to QS March 2015 | Not Started |
| Cara Park: Special Needs Adaptions | 2 | 2015 | | Not Started |
| | | | Drawings for the houses | Completed |
| | | | Costing of drawings | Completed |
| | | | Submission of Completed Plans and Costing to DECLG for final approval | Completed |
| Cara Park: Overcrowding extensions | 2 | | | Not Started |
| | | | Architect assigned to prepare drawings | In progress |
| St. Oliver's Park electrical upgrade | 15 | 2015 | | Not Started |
| St. Joseph's Park electrical upgrade | 14 | 2015 | | Not Started |
| St. Joseph's Park Community Centre refurbishment | 1 | 2015 | | Not Started |
| Grove Lane- Redevelopment of Site | 5 | 2015 | | |
| | | | Initial consultation with existing tenants | In progress |
| | | | Survey by Structural Engineer | Completed |

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|---|-----------|-------------|--|--------------------|
| | | | Clearing of Site | In progress |
| | | | Preparation of Plans | Not Started |
| | | | Refurbishment of initial 2 houses in late 2014 | Not Started |
| Rebuild of Houses Bridgeview/Northern Close/Avila Park | 3 | 2015 | | Not Started |
| | | | Design | Not Started |
| | | | Costing | Not Started |
| | | | Planning Consultation | Not Started |
| | | | Outline approval to DECLG | Not Started |
| St. Margaret's Park Day-house upgrade | 30 | 2015 | | |
| | | | Pilot Scheme in October to trial 2 units -delayed pending completion of elec contract. | In progress |
| | | | Feasibility of repair/upgrade/extension of existing built structure requested by tenants | |
| Grand Canal Harbour - Refurbishment of 8 day-houses | 5 | 2015 | | |
| | | | Currently only a requirement for 3 units as no demand for allocations to other units. | Completed |
| | | | New tenant signed up; works to be done on a 4th bay | In Progress |
| | | | Site difficulties as shores are covered in concrete on private ground. | In Progress |
| St. Oliver's Park Day- house upgrade | 15 | 2016 | | |
| Tara Lawns - Redevelopment of the site | 10 | 2016 | | |
| | | | Clean-up of sewerage and dumping | Completed |
| | | | Initial steps (MMQ) to encourage illegal occupants to complete applications. | In progress |
| St. Joseph's Park Day-house upgrade | 14 | 2016 | | Not Started |
| Pigeon House Road - Redevelopment of detenanted site | 6 | 2016 | | |
| Labre Park: Re- development (Phase 2) | 24 | 2018 | | |

| | | | |
|--|--|---|-------------|
| | | Initial site assessment completed: identified that the current site is not suitable to accommodate the 24 families requiring accommodation on Labre Park. | Completed |
| | | Clúid has appointed a consultant to develop a feasibility for the re development of the existing site and to determine what other accommodation would be needed to accommodate families onsite. | In Progress |

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Housing Regeneration Projects Update to SPC



Evelyn Hanlon 23rd February 2015

New Build: 50 units (16 apartments & 34 terraced houses) along with new park. One block already demolished, two more underway. None of other blocks vacant – 5 households remain on lands required for new build. Another 13 on other side of the estate aside from units refurbished for interim use. Boundary and access improvements to the interim units will be undertaken when the last of the interim units are refurbished. It is a rolling programme with families moving into refurbished units as they are completed. Expect to go on site late 2015 with completions expected at the end of 2017. These families will be moved to new housing when built. Ongoing discussions with Eugene Street residents about issues they raised during planning process.



Interim detenancing to refurbished unit



REGENERATION OF ST TERESA'S GARDENS

St Michaels Estate (Thornton Heights)

Phase 1a - 75 new housing units, managed by Circle, includes childcare facility and estate office. Occupied during 2014. The Council needs to consider options for Phase 1b site which adjoins Richmond Barracks in the context of the requirements of that project which is part of the 2016 programme. Council still committed to delivery of new HQ building for Family Resource Centre in former gate-lodge building.

Regeneration board is in transition stage as main social housing element of regeneration has been delivered. The 10 acre site is seen by Council as development lands which needs to deliver a mix of uses and housing tenures i.e. not just social housing.



Regeneration of Charlemont Street flats (48 occupied units)

This is expected to be delivered via a PPP that is currently at procurement/tender stage. The procurement of developers is complex but a decision is expected by end of March 2015. Discussions about legal, technical and financial issues are taking place between developer, Council and the NTMA. The site has been cleared for first phase of development including replacement social housing for the remaining tenants. If the tender process is successful the project will start on site in 2015. There is also off site provision at Maxwell Road which is due to be completed 2015 (9 units).

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O Devaney Gardens (19 households)

Majority of the site is cleared, only 4 blocks remain at the Montpelier end, and 3 of these are occupied. These blocks are currently being considered for refurbishment under Action 9 of the Government Action Plan to Address Homelessness.

The Council in preparing a housing supply programme for 2015-2020 has not included the lands at ODG in its programme but has provided for new housing on the former OPW site at Infirmary Road which adjoins ODG. This housing would be seen as replacement housing for the remaining households in ODG.



Redevelopment of Dominick Street

Site is cleared ready for construction. The Council are in discussions with the DOECLG as funders about a revision to the previous scheme. The number of new units has been increased from 52 to 73 and the volume of commercial and community has been reduced accordingly. As soon as approval from the DOECLG is received the Council will apply for Part 8 planning approval with a view to going on site towards the end of 2015 in order to achieve completed units by end of the 2017. Part of the site has been used to realign the road and to provide a site for a new Gaelscoil.

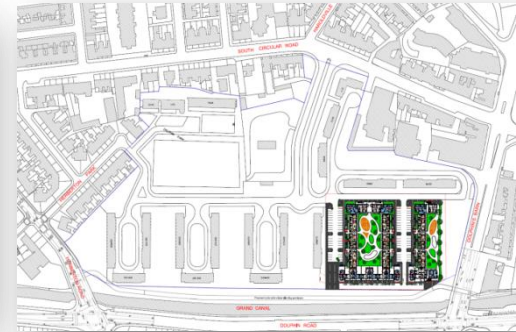
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Regeneration of Dolphin Estate and Park (400 units including senior citizen complex)

The blocks facing the canal are to be demolished and replaced with mainly terraced housing with inner blocks being refurbished. First phase is for 100 units comprising 63 refurbishments & 37 new build. A total of 9 households remain in the blocks to be demolished/refurbished and these need to be relocated prior to work starting in site late 2015 or early 2016. Currently tender documents are being prepared. Once the first phase is at tender stage the Part 8 process for the next phase will commence. Separately Fold AHB are appointing a design team to commence design of replacement senior citizen accommodation and associated community facilities. Later phases will include further refurbishment, demolition and infill housing. The project aims to provide same number of social housing units as currently exist and there is the possibility of additional units.

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Regeneration of Croke Villas (9 households remain)

Ballybough Road refurbishment (7 units) is at Part 8 planning stage and is designed to accommodate the majority of remaining households, it is due to go to tender April 2015 and should be completed within a year of going on site. DOECLG have given approval to go to tender. There are ongoing discussions with the GAA in relation to redeveloping this property they have offered €6.4m as a contribution to a new road and replacement social housing. These blocks are also being considered for refurbishment under Action 9 of the Government Action Plan to Address Homelessness with a decision expected shortly.

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HOUSING (MISCELLANEOUS PROVISIONS) ACT 2014

The section below was commenced as of the 15th September under SI 404/2014 and amended by substituting the following (under s34(d) of the 2014 Act):

“(5) (a) Subject to paragraph (b), a household shall not be eligible for social housing support where—

(i) at any time during the 3 years immediately before the carrying out of the social housing assessment, the household or a member of his or her household was in arrears of rent, rent contributions, charges, fees or loan repayments or any other moneys due and owing to a housing authority or an approved body for an accumulated period of 12 weeks or more in respect of a dwelling or site to which Chapter 3 of Part 2 of the Act of 2009 relates, and

(ii) the household or the member concerned has not entered into rescheduling arrangements with the housing authority or approved body concerned for the payment of such arrears, or, having entered into such arrangements, has not, in the opinion of the authority or body, substantially complied with their terms.

(b) The failure of a household or household member to substantially comply with the terms of rescheduling arrangements shall be disregarded in any case where the housing authority or approved body concerned is satisfied that the failure was due to circumstances outside the control of such household or household member.”

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DUBLIN CITY COUNCIL

Housing Programme 2015 - 2017

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Gerry Geraghty

Feb 2015

Summary of Social Housing Supply Dublin City Council & Approved Housing Bodies 2015-2017

Dublin City Council 2015 - 2017

Capital Funding

New Build: 755

Acquisitions: 236

Void Refurbishments: 384

Overall: 1375

New Supply Dublin: 2015 - 2017

DCC Capital Funding: 1375

AHB Capital Funding: 263

AHB Current Funding: 1,059

Overall: 2,697

Approved Housing Bodies 2015 - 2017

Capital Funding

New Build: 182

Acquisitions: 81

Total: 263

Current Funding

New Build: 785

Acquisitions: 274

Total: 1,059

Overall Current & Capital: 1,322

| Project | Area /capacity |
|--|----------------|
| Bluebell | 19 |
| Maxwell Road | 9 |
| Crampton Buildings | 28 |
| Priory Hall | 35 |
| Buttercup Park | 35 |
| Misc. Acquisitions | 92 |
| Northbank Castleforbes (Part V Acq) | 24 |
| | 242 |
| Ballybough Road | 7 |
| Margaret Kennedy Sq (STG) | 50 |
| Charlemont (PPP full planning ABP) | 79 |
| Dolphin | 100 |
| Dominick Street | 73 |
| Bunratty Phase 1c | 62 |
| Belcamp (sites BCH) | 58 |
| 25-177 North King Street | 30 |
| | 459 |
| 26 New Street | 2 |
| 7-10 Bow Lane West (James's St) | 4 |
| 57a Reuben Street | 1 |
| Cornamona | 75 |
| Croftwood Gardens | 4 |
| Sackville Avenue | 25 |
| Rathvilly, Woodbank, Virginia Park | 18 |
| Misc. Acquisitions 2016 & 2017 | 120 |
| Shaw Street Pearse St | 11 |
| Infirmary Road (Lower)/Montpelier Hill | 30 |
| | 290 |
| St Mary's Place | 39 |
| Dorset Street | 74 |
| Two into One | 85 |
| Zero bed | 186 |
| | 384 |
| | 1,375 |

| | APPROVED HOUSING BODIES | |
|--------------|----------------------------------|-----|
| AHB | Project | |
| Fold | Ballygall Road (L) (const) | 8 |
| Clúid | Emerald (CLSS) (const) | 19 |
| Focus | Stanhope Green (L) (const) | 26 |
| Sophia | Sean McDermott St. (CAS) (const) | 18 |
| Clúid | Belmayne (Acq/L/NAMA) | 44 |
| Circle | Rathbourne (Acq/L/NAMA) | 36 |
| NABCO | Calderwood (Acq/L/NAMA) | 13 |
| Alone | St. Benedicts (ACQ/L) | 1 |
| Alone | Alone Walk (ACQ/L) | 1 |
| Túath | Castleforbes Square (Acq/L) | 21 |
| Clúid | Elm Park | 8 |
| Clúid | Dunmanus (Const/L) | 43 |
| Iveagh Trust | Canon Troy (Const/L) | 70 |
| Túath | Raleigh Square (Const/L) | 34 |
| | | 342 |
| WALK | Rafter's Lane (Const) | 15 |
| Clúid | Catherine's Gate (acq) | 22 |
| PMVT | Various acquisitions | 5 |
| Respond | High Park (Const) | 8 |
| Respond | High Park (Const) | 84 |
| Fold | Ballygall Road (Const/L) | 11 |
| NABCO | Orchard Lawns (Const/L) | 72 |
| PMVT | St. Agathas (Const/CAS) | 11 |
| | | 228 |

| | | |
|--------|--|------|
| Oaklee | Poplar Row (Const/L) | 29 |
| Clúid | St. Mary's Mansions | 56 |
| PMVT | Hogan Court (Const) | 10 |
| NABCO | 84 North King Street | 36 |
| Alone | Jamestown Court (Const/L) | 8 |
| PMVT | 180-187 Townsend Street (Const) | 17 |
| Clúid | Emerald Phase 2 (Const) | 10 |
| RHDVHA | Beech Hill Terrace (Const) | 20 |
| NABCO | Moss Street (Const) | 24 |
| Circle | Site at Peadar Kearney (Const) | 30 |
| Circle | Poddle Park (Const) | 20 |
| Fold | Dolphin Park (Const) | 38 |
| TBC | Luke Street/Townsend Street | 15 |
| Oaklee | Jamestown Road (Const) | 164 |
| NABCO | Richmond Road | 35 |
| misc | Misc Acquisitions by AHB (CAS & Leasing) | 204 |
| Túath | Ellis Court (Const) | 36 |
| | | 752 |
| | Overall Total | 1322 |

**Dublin City Council
North West Area Committee
16th December 2014**

Item No. 18

Motion in the name of Councillor Anthony Connaghan

That the Manager conduct a study of households in the Dublin North West Area with a view to finding out how many households are currently under-occupied (i.e. Senior Citizens living alone in 2-3 or 4 bed homes, but not exclusively Senior Citizens). Can the Manager utilise the expertise of DCC staff to come up with innovative plans to incentivise people moving to smaller accommodation and freeing up the under-utilised properties. Can the Manager provide me with any details of previous schemes and how they worked out?

Report

The City Council facilitates tenants in transferring to smaller properties through the 'surrenderring' larger category in the Allocations Scheme where possible. This allows tenants to transfer into smaller accommodation which may be more manageable or more suitable to their needs. I set out in the table below listing the number of tenants who availed of this option over the last six years:

| 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|------|------|------|------|------|------|
| 46 | 40 | 42 | 35 | 33 | 65 |

However, not all tenants wish to avail of the Scheme and tenants are not obliged to move into smaller accommodation or older person's accommodation after their families have grown up and left the family home. When tenants do move into smaller accommodation, more family type housing certainly becomes available. However, there does not appear to be a widespread interest from tenants in such an option.

The table below indicates the number of applicants by housing area who are currently listed on the transfer lists with an interest in transferring to smaller accommodation. However, I wish to advise you that many of these applicants have indeed already been made offers of a transfer but chose not to accept these offers. In some instances, they are very specific about the area or in some cases the particular complex they only wish to consider. On some occasions, when the tenant is actually made an offer, they realise that they do not wish to leave the dwelling that may have been their home for many years. Nevertheless, the City Council will continue to consider transfer requests from tenants who wish to downsize wherever possible.

| B | D | E | H | J | K | L | M | N | P | Total |
|----|----|----|---|----|---|----|---|---|---|-------|
| 13 | 11 | 23 | 9 | 18 | 8 | 17 | 9 | 3 | 5 | 116 |

Dave Dinnigan
Area Manager

Contact: Mary Flynn, Allocations & Transfers
Tel: 222 2061

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**Dublin City Council
North West Area Committee
16th December 2014**

Item No. 19

Motion in the name of Councillor Noeleen Reilly

In light of the huge housing crisis that the North West Area Committee supports the reintroduction of the financial contribution scheme for older people so that those living in houses that have become too big for them can sell their home to the council at a discounted cost and in turn be accommodated in a unit which matches their needs.

Report

The City Council is no longer operating the Financial Contribution Scheme to any great extent. This is primarily due to budgetary constraints but also due to the reduction in newly built older persons accommodation. The source of funding for the house purchase programme is set down by the Department of the Environment, Community and Local Government. This budget has been significantly reduced in recent years and the City Council is now only purchasing a very small number of properties (through means of a specific budget) for tenants who are currently residing in flats complexes that have been designated for detenanting to facilitate regeneration.

Also it should be noted that social housing must be allocated to people deemed to have the highest need. Elderly people who own their own house have a much lower need than someone without any home. There is a waiting list for older person's accommodation from housing list applicants who do not have an asset to "trade" for accommodation and these people cannot be disadvantaged on the waiting list due to operation of the financial contribution scheme. A fair balance of needs and demands has to be achieved and this can only be accomplished when there is relatively strong supply of accommodation becoming available. As the supply of newly built older person's accommodation has also reduced it would be difficult to justify a significant increase in the number of financial contribution cases.

During the period 2005 to 2009, it was possible to consider offering a higher proportion of vacancies in older persons accommodation to financial contribution applicants. The City Council built several hundred older persons units and were purchasing significant numbers of properties from such applicants under the house purchase programme. However in recent years both the building and acquisition programmes have decreased significantly. As a result, it has not been possible to consider such applicants for accommodation and the amount of allocations to financial contribution applicants has reduced considerably. I set out in the table below the number of allocations to financial contribution applicants during the last six years:

| 2013 | 2012 | 2011 | 2010 | 2009 | 2008 |
|------|------|------|------|------|------|
| 19 | 14 | 22 | 27 | 55 | 112 |

Dave Dinnigan
Area Manager

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