

## HOUSING SPC

THURSDAY 27TH JULY, 2017

**Present:** in the Chair

Councillors Christy Burke, Anthony Connaghan,  
David Costello, Patrick Costello, Francis Doherty,  
Pat Dunne, Alison Gilliland, Aideen Hayden,  
Catherine Kenny, Tina McVeigh, Ray McAdam,  
Criona Ni Dhalaigh, Norma Sammon and  
Sonya Stapleton

**Also in Attendance:**

Councillors

**Officers:** –

**Apologies:** Chris Andrews, Janice Boylan, Daithi Doolan,  
Cieran Perry and Eilis Ryan

### 1 **Minutes of meeting dated Thursday 22nd June 2017 and matters arising**

**Agreed:** Minutes agreed.

### 2 **Chairperson's Business**

Correspondence

➤ No Update

**Sub-Groups Update:**

➤ Data Protection & Housing List:

Brendan Kenny, Assistant Chief Executive provided a brief update.

➤ Condensation : DCC Housing Stock

Brief Discussion followed

➤ LECP Update

Circulated prior to meeting

**Agreed:** N/A

### 3 **Homeless Update**

Circulated to members prior to meeting.

Cllr. Tina MacVeigh sought an update in relation to consultation with the local community with regard to Clonard Family Hub site.

Eileen Gleeson, Director D.R.H.E. explained that the building is not ready, however, the Community Liaison Officer will engage with local residents to set up a meeting.

Cllr. Pat Dunne requested that local Cllrs be informed of future consultations with residents.

Cllr. Mannix Flynn enquired about an "Oversight Body" to inspect homeless accommodation premises.

Eileen explained that D.C.C. has their own regional inspectorate to investigate complaints and she updated attendees about the current status of the National Quality Standards Framework.

Members thanked the D.C.C. staff associated with Homelessness.

**Agreed:** Report noted.

**Agreed:** Cllrs to be informed of local consultations (Clonard Hub).

**Agreed:** Template Service Level Agreement to be circulated to Cllrs.

#### 4 **Housing Update Reports**

Circulated to members prior to meeting along with Rapid Build supplementary report.

Tony Flynn, Executive Manager requested that the committee notes the report (Rapid Build) and it be recommended to the City Council meeting. DCC can then forward the proposal to the Dept. of Housing, Planning, Community & Local Government for approval. He went through each slide/site and provided an update.

Cllr. Gilliland sought an update in relation to any communication with the Minister about reducing the 4 stage approval system to a 2 stage procedure. She asked that the "Spine Site" require a specific design that will Cul-d-Sac the whole estate.

Cllrs. Mannix Flynn & Christy Burke enquired as to whom the Rapid Build sites are intended for.

Cllr. David Costello sought a Masterplan for the Finglas South area.

Cllr. Pat Dunne requested information about sites at the following locations, Grand Canal Harbour, Weaver St., Bridgefoot St. & Cork St.

Cllr. Ray McAdam looked for current status/updates about O'Devaney Gdns., St. Mary's Mansions (contractors onsite), Infirmary Rd/Montpelier (Part 8) Croke Villas & Ellis Court Sites (Part 8).

Cllr. Criona Ni Dhálaigh requested analysis of the age profile for the various bands for people on the housing list.

Tony Flynn stated that plans for Social Housing schemes are not looked at in isolation and Local Area Plans are referenced when developing plans for social housing. In relation to public open space, only land zoned residential is considered for Housing. He acknowledged that the Spine site should be designed to eradicate issues. He provided members updates for the following areas O'Devaney Gdns, Bridgefoot St., Springvale, Cherry Orchard, St. Mary's Mansions, Infirmary Rd, Croke Villas, Eillis Quay, Dolphin Hse and the "Valley site" in Finglas.

Cllr. Gilliland enquired about Repair & Lease Scheme uptake stats and using the CPO process to acquire units.

Cllr. McAdam sought information about CPO process & Derelict Site information to be furnished at the September Housing SPC meeting.

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Tony informed members of the logistical issues involved in Large Land Bank development. He provided updates/information about "Repair & Lease Scheme" "Buy & Renew Scheme" (CPO under Derelict Sites).

Aideen Hayden sought clarification with regard to the Transfer List, HAP & Homelessness. (Information to be broken down further within Housing Update report)

Francis Doherty provided current status update on Repair & Leasing and Buy & Renew initiatives.

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Brendan Kenny, Assistant Chief Executive stated that there have been timeframe improvements made delivering Rapid Build. He stated that Rapid Builds will be for general housing needs going forward and progress has been made concerning Derelict sites. He provided an update on HAP. He outlined that if a person gets housed in a certain area, they would have requested the area rather than necessarily living there or being from the area.

Cllr. Ni Dhálaigh enquired about the possibility of a S.O.L. new group being convened.

Brendan Kenny stated that there be a S.O.L. review first and the Head of Allocations will come back to the SPC with a discussion document before a sub committee being set up. (Agreed at a previous SPC meeting).

**Agreed:** *Housing Update Reports noted.*

**Agreed:** *Rapid Build Report noted & to be forwarded to the Council meeting for consideration.*

**Agreed:** *Provide feedback about Bridgefoot development timeframe at a future SPC Meeting.*

**Agreed:** *Report to the Housing SPC October meeting with regard to Part 8 – Enhanced Park & additional units in St. Teresa's Development along Eugene St.*

## 5 **Traveller Accommodation Update**

Circulated to members prior to meeting.

Cllr. MacVeigh – enquired about the current status of the proposed development of the adjacent lands in Labre Park.

Cllr. Alison Gilliland requested a Grove Lane update.

Cllr. Mannix Flynn asked about a Fire Plan for all sites – is progress being made on the current sites within D.C.C.'s control.

Tony Flynn stated that the concentration is on the Labre Park redevelopment at present. He provided an update on the Grove Lane site. He stated that there is a detailed Fire Plan for all of D.C.C. Traveller Accommodation sites and an update on implementation would be brought to the SPC in September.

**Agreed:** *Report noted*

**Agreed:** *A Fire Safety progress update to be brought to the SPC in September.*

## 6 **Motion in the Name of Cllr. Tina MacVeigh**

That, following the tragic fire at Grenfell in London earlier this week, a fire safety review of multiple unit buildings constructed between 2000 and 2008 be carried out in the Dublin South Central Area, that said review will entail an audit of all buildings in the area constructed at this time and that random checks of those buildings then be conducted to ascertain all potential risks including the use of cladding of all types and determine whether there is any cause for concern; and that this motion be forwarded for inclusion on the July agenda for Housing SPC, Planning, International Relations & Property Development, Environment SPC and the Special Committee for Fire and Ambulance Services so that a similar exercise be agreed for the city of Dublin.

Cllr. MacVeigh explained the context of her motion.

Cllr. Criona Ni Dhálaigh seconded motion.

Cllr. Mannix Flynn enquired about the undertaking of fire drill scenarios.

In context of the Motion, Céline Reilly provided an update in relation to D.C.C.'s Housing Stock. She also advised that there are 5 Rest Centres in the City Council Area that can be used in the event of an evacuation being required. An exercise had been held in March to test

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the Rest Centre Plan and the learning from that exercise informed a more recent activation of the Centre to facilitate an evacuation in the Fingal Area.

**Agreed:** *Managers report was noted.*

**7 Motion in the Name of Cllr. Andrew Keegan**

This motion proposes that Dublin City Council Management be mandated to request the Minister of the Environment to increase the economic threshold barring working families from accessing public housing. Households with income up to 80,000 net should be considered eligible to access public housing.

**Agreed:** *At the request of Cllr. Tina MacVeigh, Motion deferred to the Housing SPC September meeting.*

**8 A.O.B.**

Discussion followed

**Agreed:** *Housing SPC Administrator to send details of September meeting to members.  
Chair*

**Duration of the meeting:** Times Not Specified

Chairman at the meeting on  
Thursday 27 July 2017