

HOUSING SPC

THURSDAY 26TH OCTOBER, 2017

Present: in the Chair

Councillors

Also in Attendance:

Councillors

Officers: –

Apologies:

1 **Minutes of meeting dated Thursday 28th September 2017 and matters arising**

2 **Presentation: ICTU**

Discussion followed

Members thanked the ICTU for presentation

Agreed: ICTU presentation first on the agenda.

3 **Chairperson's Business:**

- Correspondence
 - No Update
- **Sub-Groups Update:**
 - Condensation: DCC Housing Stock – members updated as to date of next meeting.
 - Scheme of Lettings
 - Mary Hayes, Administrative Officer updated attendees in relation to last meeting held.

4 **Homeless Update**

Circulated to members prior to meeting.

Cllr. Christy Burke enquired as to when the Winter Initiative will begin.

Cllr. Cieran Perry sought an update about the Mater Dei and Clontarf Family Hubs.

Cllr. David Costello enquired about the role of the "Placefinders".

Cllr. Criona Ní Dhálaigh checked if there is a contingency in place when people are being asked to leave hotels over the bank holiday weekend.

Cllr. John Lyons looked for an explanation as to the delay for the Family Hub located at Greencastle and checked if the October schedule for the units in Clontarf was realistic.

Eileen Gleeson, Director of the Dublin Regional Homeless Executive (DRHE) updated members about the Winter Initiative, currently in planning, long-term beds to announced in the coming weeks.

She explained the "Placefinders" role and process and provided an update on the Mater Dei and Clontarf Family Hubs. Eileen explained the reason for the delay

regarding the Hub in Greencastle road and provided an update about the Hub located on St. Laurence road, Clontarf.
Members thanked the DCC staff associated with Homelessness.

Agreed: Report Noted

5 **Housing Update Reports**

Reports circulated to members prior to meeting.

➤ Maintenance Update:

Cllr. Janice Boylan requested a breakdown of "Outdoor Staff" Joiners and Choke Car personnel and enquired as to how much work is contracted out. She also checked if Dublin City Council (DCC) could recruit their own staff.

Cllr. D. Costello raised a query about Tender stipulations regarding refurbishment turnaround times and asked about window replacement statistics.

Cllr. Ní Dhálaigh checked if tenants in flat complexes could have the opportunity to recycle, she sought information in relation to new windows for flat complexes where needed. She asked if Value for Money check done for major refurbishment works.

Cllr. Perry had a query in relation to some drain structures and with regard to the Window Replacement Scheme, checked about the evaluation process for people on the list. He queried if there will be an increase in maintenance staff for works scheduled in 2018.

Cllr. Alison Gilliland checked if there are post work inspections carried out after work is completed by a subcontractor.

Cllr. Burke enquired about budget in relation to dampness and sought clarification about demolition works in Croke Villas scheme.

An update relating to Housing maintenance section was circulated.

Frank d'Arcy stated that voids are refurbished both by Contractor and Direct Labour and inspections are carried out prior to completion. He explained that there is a backlog in the Joinery workshop and provided member with statistical information. A framework is being put in place to deal with this backlog and funding has been secured to deal with the same. In relation to dampness query he informed members that a Condensation Sub Group has been established and recommendations will be considered by Housing Management. A planned programme for upgrading of steps in various complexes is being put in place. He provided an update on extension programme. Members sought detail in relation to staff figures for Joinery and Choke Car personnel and this to be provided.

Agreed: Update on Choke Car resources to be made available for the November SPC.

Agreed: Update regarding Window Framework will be sent to Members.

Tony Flynn, Executive Manager, explained the context of actions that were undertaken for the 4 houses in Croke Villas.

- Programme of works for City Council flat complexes: Preliminary report.

Brendan Kenny, Assistant Chief Executive, explained the context of the initial document.

Agreed: Flat complex information to be included on the Housing SPC agenda going forward.

- Housing Supply Report

Circulated prior to meeting.

Cllr. Daithi Doolan required updates on Rapid Build projects and enquired as what may alleviate any potential hold-ups. He asked for information about Jamestown Court build.

Cllr. Perry asked if the if the allocations previously agreed for Prospect Hill be adhered to.

Cllr. Pat Dunne enquired if the Dept. of Environment has currently blocked local authorities procuring properties.

Cllr. Alison Gilliland sought assurances about the road in Buttercup Park.

Cllr. Anthony Connaghan enquired if consultation has taken place with local residents regarding the two Rapid Build projects in Finglas South. (Woodbank & Virginia sites).

Cllr. Sonya Stapleton looked for an update concerning Bethany House.

Cllr. Gilliland asked if the apartment building viability study was carried out for the Oscar Traynor site.

Tony Flynn provided hand-over dates for Rapid Build schemes. He informed attendees that consultation took place with local residents, he provided updates about Jamestown Court (Title Issue) and Prospect Hill. He clarified Prospect Hill allocations policy. He mentioned that funding is in place for acquisitions of properties. With regard to Buttercup Park, he explained that major restructuring of carriageway is needed.

Eileen Gleeson provided an update about the Blindcraft building/site on Davitt Road (HSE) to members.

She stated that Hub on Sarsfield road is scheduled for the end of November and a Service Level Agreement is currently being addressed with the operator.

Mary Hayes addressed the main points of the Financial Contribution report submitted to members prior to the meeting.

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Cllr. Connaghan and Cllr. Perry sought clarification about eligibility under point 3 of report.

Cllr. Perry looked for clarification about the previous scheme that was in place.

Cllr. Gilliland asked if there will be a parallel senior citizen build scheme.

Cllr. Dunne enquired if DCC are in a position to accept new applicants under the Financial Contribution Scheme and if so, can applicants be matched to areas similar to the general allocations scheme.

Mary Hayes explained the context of point 3 under eligibility criteria and shall explore the rewording of eligibility section. She outlined the differences from the previous scheme.

Mary explained that the scheme would be different to the general allocations scheme in that it will allow an applicant to specify a specific complex within the overall area.

Tony Flynn explained overarching themes in Housing Dept. to assist with the provision of the scheme. Units being delivered in such schemes as Armagh Road, Raleigh Sq. and Dolphin Park. He briefed members on a planned programme to existing senior citizen complexes/developments

6 Traveller Accommodation Update

Circulated to members prior to meeting.

Cllr. Connaghan wanted clarification on aspects of the report (illegal caravans).

Pat Teehan, Administrative Officer, explained the context of the report and stated that DCC are actively seeking new sites to alleviate ongoing issues.

Cllr. Connaghan expressed concerns about the report.

Pat stated that illegal caravans would have to be removed as each caravan or mobile is a fire hazard due to lack of space and illegal electrical connections.

Agreed: *Report noted*

7 Motion in the name of Councillor Andrew Keegan

Agreed: *Motion Noted*

8 Motion in the name of Councillor Anthony Connaghan

Agreed: *Motion Noted*

9 Motion in the name of Councillor Dermot Lacey

Cllr. Gilliland explained context of Motion.

Discussion followed

Agreed: Motion Noted

10 Motion in the name of Councillor Greg Kelly

Cllr. Doolan explained context of Motion

Agreed: Motion Noted

11 **Motion in the name of Councillor Daithi Doolan**

Cllr. Doolan explained context of Motion

Agreed: Motion Noted

Agreed: Motion to be forwarded to the City Council meeting for discussion.

12 **A.O.B.**

Chair and members thanked Céline Reilly, Executive manager for her contribution to the Housing SPC over the last few years and wished her well in her new role.
Chair thanked all for their attendance.

Cllr. Daithi Doolan
CHAIRPERSON

Duration of the meeting: Times Not Specified

Chairman at the meeting on
Thursday 26 October 2017