



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE
ON WEDNESDAY 9 JUNE 2021 AT 11.00 AM**

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AGENDA

WEDNESDAY 9 JUNE 2021

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5 Presentation from Traveller Accommodation Unit	
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7 Motion in the name of Cllr. Daithi Doolan

That this Housing SPC write to the Minister for Housing, Local Government and Heritage asking that he consider amending the Housing (Miscellaneous Provisions) Act 2009, to allow people who having been several years on a local authority housing list and having been reassessed, or having got married, now find themselves marginally over the income level and are therefore forced off the list, without recourse to appeal, to remain on local authority housing lists.

8 Motion in the name of Cllr. Sophie Nicoullaud

That the LTACC and its members support the recommendations that came from Dublin City Councils Special Meeting on Traveller Accommodation. In particular, it supports the call for the word "Illegal" to be removed from any correspondence - either verbally or officially- going forward

9 AOB

HOUSING STRATEGIC POLICY COMMITTEE

MINUTES FOR SPC MEETING ON

WED 12TH MAY 2021

Attendance

Mary Callaghan

Lord Mayor Hazel Chu

Donna Cooney

Maíre Devine

Kevin Donoghue

Daithí Doolan

Pat Dunne

Anthony Flynn

Alison Gilliland - Chairperson

Briega MacOscar

Tina MacVeigh

Eimer McCormack

Cieran Perry

Colm O'Rourke

Catherine Stocker

Karen Murphy - ICSH

Claire McManus - JFOC

Mike Allen – Focus Ireland

Liam Kelly – WRA

Aine Wellard - VVI

Apologies

Pat Greene – DSC

Mick O'Reilly - ICTU

Cllr James Geoghegan

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Mary Hayes, Executive Manager

Christy McLoughlin, Administrator

Other Councillors in attendance

Deirdre Heney

Naoise Ó'Muiri

Patrica Roe

John Lyons

1. Minutes of meeting dated Wednesday 12th April and matters arising

Agreed : Minutes Agreed

2. Chairpersons Business

- i. Correspondence

Feedback from a member proposal to change the time of the meeting indicated a lack of support for a time change.

3. Update on Working Groups

- i. Public Housing Working Group

Chairperson Cllr Alison Gilliland provided an update to members indicating that the Public Housing Working Group would meet on Wednesday 26th May to review the implementation of the recommendation make with regard to preventing and recouping tenant rent arrears.

Agreed : Update noted

- ii. Services for Senior Citizens Working Group

Apologies from the Senior Citizens Working Group Chairperson, Cllr Mary Freehill were noted. An activity report detailing 5 meetings of the Group held to date presented by the SPC Chairperson Cllr Alison Gilliland and noted.

Agreed : Update noted

- iii. Special Committee on Homelessness

Agreed : Discuss in tandem with agenda point 4iii

- iv. Oversight Committee on Animal Welfare Issues

Brendan Kenny, Assistant Chief Executive, presented a report and provided an update to members.

Cllr Deirdre Heney Chairperson expressed her gratitude to all involved in the committee for their contribution and support.

Agreed : Update noted

4. Housing Management Update

i. Report on Housing Delivery Structures & Resources in Dublin City Council

David Dinnigan, Executive Manager, delivered a presentation covering structural and organisation change, procurement and cost management, communication as well as the key roles of key Dublin City Council personnel. Delivery streams, process improvements and strategic and operational goals were expanded upon.

The following considerations were discussed ;

- The importance of a fully equipped and resourced Housing Section
- Project Management Role and Structure
- Mixed Income/Income balance vs Mixed Tenue
- Role of income balance and residents groups/ associations in supporting community sustainability and social integration.
- Value for Money
- Resources to LDA (Land Development Agency) vs resources for local authorities
- AHB's (Approved Housing Bodies)
- DCC Regeneration Programme
- Estate Management
- Process streamlining with DHLGH (Dept. of Housing, Local Government and Heritage)
- Funding Mechanisms and implications of borrowing
- Communication with Stakeholders
- Legislation
- Planning and funding schemes: Affordable Purchase, Build to Rent, Leasing, Cost Rental, Part V, Direct Build
- Need for broader research/ evidence sources that reflect Irish context
- Sustainable Purchase
- Neighbourhood led planning

Agreed : Management to update members at a future meeting with an evaluation as to how the new DCC project team approach is working

ii. Report on Housing Supply

The Report on Housing Supply was noted.

Agreed : Members with specific questions to e-mail management for a response

iii. Special Committee on Homelessness and Report on Homelessness

Apologies from the Chairperson of the Special Committee on Homelessness, Lord Mayor, Cllr Hazel Chu who had to leave the meeting ahead of the report were noted. Cllr Gilliland presented a synopsis report on the work of the Special Committee on Homelessness.

Mary Hayes, Director of Dublin Regional Homeless Executive, presented a Report on Homelessness

The following considerations were raised;

- The impact of rent increases
- Homeless HAP caps & rent increases
- Reporting of duration of families in homelessness
- Severe lack of dedicated residential addiction supports
- Legislation
- Mortality reporting
- Housing First response
- Use of commercial hotels for the provision of emergency accommodation
- PASS System – Recording of Departures
- The impact of lifting of the Moratorium on Evictions
- Rapid Re-Housing

Agreed : Duration of family homelessness to be included in Homeless report and sent to Focus Ireland and to be included in future reports

Agreed : Chairperson to write to the Minister of Housing with regards to the ending of the eviction moratorium

iv. Report on Leasing

A Report on long term Leasing was presented by Brendan Kenny, Assistant Chief Executive. The following considerations were raised;

- Role of long-term leasing
- Investment funds and reform
- Tenant eligibility for Social Housing after Long Term Leasing
- Independent Financial Assessments – Rent Levels
- Legislation
- DCC Valuers role – Leasing
- Implications of borrowing
- Financial analysis comparison
- Stock refurbishment necessity

Agreed : Report noted

5. Motion in the name of Cllr. Alison Gilliland

That Dublin City Council Housing SPC recognises the over-reliance of DCC housing projects on contracting private development and construction companies to develop and particularly build local housing projects. This situation inevitability adds cost to and reduces control over projects.

While Dublin City Council Housing SPC also recognises a report presented at the March 2021 SPC recommending against the establishment of a DCC building company given that *'it would be a cumbersome and be a very difficult task to implement with many Governance, Legal, Financial and Bureaucratic implications to overcome and maintained into the future. Such a Company would have to tender for construction projects in the same way as ordinary private contractors. There is no certainty at all that it would achieve more positive construction costs.'* it acknowledges that other actions can be taken to increase DCC capacity in the area of development preparation and oversight, project management, on-site preparation and management as well as hands-on housing maintenance and small housing construction activities.

Therefore, the DCC Housing SPC seeks that a plan be put in place to increase internal, directly employed capacity to significantly speed up the realisation of the housing projects, including regeneration projects, outlined in the housing supply report.

Motion Agreed

6. Motion in the name of Cllr. Daithi Doolan

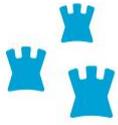
Dublin City Council will immediately set about establishing a publicly owned designated activity company in partnership with the Ireland Strategic Investment Fund for the sole purpose of constructing social and affordable housing on public land.

Agreed : Motion deferred to the June Housing SPC meeting

7. AOB

June meeting is scheduled for Wednesday 9th of June 11:00-13:00

Next meeting of the Public Housing Working Group is the 26th of May



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 9th June 2021

Item No. 2i

SPC Revised Standing Orders

Background

The Standing Orders Working Group at the request of the Elected Members was asked to review the Council standing orders regarding the existing procedures relating to the management of business on the Council agenda. At the May 2021 City Council Meeting, the new standing orders were adopted by the elected members.

Amendments

Among a number of changes made to the standing orders, the following amendments were included with regard to the existing operating procedures for Strategic Policy Committees:

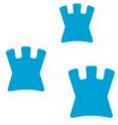
Duration of the Meeting

The length of the Housing SPC will be 2 hours with an option to extend it for another 30 minutes if the SPC members are in agreement, if this is carried by a vote 15 minutes before the conclusion of the standard time.

This would mean that the 2 hour meeting would run from 11:00am – 13:00pm, with a vote to be taken no later than 12:45pm that could extend the meeting to 13:30pm.

Time Allocated to Agenda Items

The Chair of the Committee will determine the maximum time for each item on the agenda, limit the number of presentations per meeting and limit the time allocated for each presentation.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 9th June 2021

Item No. 3ii

Dublin City Council Housing SPC Working Group on Services to Older People

The Working Group on Services to Older People Working was established in November 2020 as a result of an original proposal initiated by Councillor Mary Freehill. It reports to the DCC Housing SPC and also links with the programme work of the DCC Local and Community Development Committee particularly in relation to the national Age Friendly Strategy and the Heathy Ireland Programme.

The group aims are:

- a) To recommend democratic structures of governance and participation that would include elected members, staff and representation of older people.
- b) To examine, service delivery and best method of engagement that would reach all older people in the DCC area.
- c) To develop public policy proposals under national Age Friendly strategy and Healthy Ireland programme and within context of COVID19 recovery - with the focus being on which Dublin City Council services can be adapted, enhanced, or proposed, in order to improve quality of life.

The members of the Working Group are as follows:

- Councillor Mary Freehill, Chairperson of Group
- Councillor Alison Gilliland, Chairperson Housing SPC
- Councillor Mary Callaghan, Deputy Lord Mayor
- Councillor Donna Cooney, DCC Elected Member
- Councillor Anne Feeney, DCC Elected Member
- Councillor Niall Ring, DCC Elected Member
- Councillor Mannix Flynn, DCC Elected Member
- Dáithí Downey, Chief Officer DCC LCDC

Meeting 6 Thursday 22nd April 2021 at 1430 to 1630
Meeting online via zoom

Elected members present: Cllr. Alison Gilliland, Cllr Mary Callaghan, Cllr. Mary Freehill, Cllr. Donna Cooney, Cllr. Anne Feeney, Cllr. Niall Ring

Elected Members apologies: Cllr. Mannix Flynn

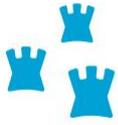
DCC staff present: Dáithí Downey, Beatrice Casserly, Sophia Brennan, Síle McNulty Goodwin.

- Ms Síle McNulty Goodwin, DCC Healthy Ireland Coordinator update members on key activities and services being delivered under the national Keep Well policy initiative. This includes distribution of 5,000 Paly Packs to senior citizen in Dublin via the Area Office Community Development Officers.
- Ms Beatrice Casserly, Regional Manager Age Friendly Programme presented on the revised DCC Age Friendly Strategy 2020 to 2025.
- Mr Jamie Cudden (SEO) and Ms Orla Veale (Project Officer) presented on SMART Dublin and SmartD8 Health programmes and projects respectively.
- A round table discussion on advancing key programmes and projects was undertaken among members. A number of actions were considered with the following proposed:
 - a) Planning for a future workshop on use of technology to support health and wellbeing among senior citizens to be undertaken.
 - b) Correspondence with the National Disability Agency to invite information and knowledge exchange on public realm and seating infrastructure specific to public transport in Dublin (i.e. Dublin Bus stops, Bus Eireann and Luas stations)
 - c) Request for further information on the Urban Playful Paradigm (Cork City) and update on all relevant current Age Friendly activities planned in Q3 and Q4, 2021.

DONM: Thursday June 3rd, 2021 @ 1430 online via zoom.



Dáithí Downey
Chief Officer, DCC Local Community Development Committee (LCDC)
Senior Executive Officer,
Housing and Community Services.



Special Committee on Homelessness

A meeting of the Special Committee on Homelessness took place on 5th May 2021 via Zoom. The following were in attendance:

Lord Mayor Hazel Chu	GP, CHAIR
Clr Alison Gilliland	LAB
Clr Deirdre Conroy	FF
Clr Daithí Doolan	SF
Clr Janet Horner	GP
Clr Catherine Stocker	SD

Mary Hayes, Director DRHE
Bob Jordan, National Director of Housing First
Bevin Herbert, DRHE

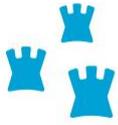
Mary Hayes, Director DRHE, made a presentation giving an overview of the Allocations Scheme and single persons experiencing homelessness. Members were invited to raise any queries following the presentation. The following topics were discussed:

- Investing in Emergency accommodation versus investing in Housing.
- HAP transfer list waiting time, frustrations with changing positions and move towards 50% of lettings. Allocations gradually increasing to the Transfer list particularly Band 1 Transfer HAP.
- Interagency work and the supports available to persons experiencing and exiting homelessness. Closer work with HSE and planning around integrated assessments.
- Domestic Violence and Homelessness – How DRHE works with TUSLA
- Comparison of HAP, Social Housing and Emergency Accommodation in terms of Cost
- Homeless assessment and placement process
- Safety concerns of persons in relation to using EA
- Planned research with Irish Prison Service and Probation Service regarding ex-prisoners experiencing homelessness
- EA for persons with low/no care needs

The next meeting will take place on 2nd June 2021 via Zoom and the topic will be Deaths in Services, with representatives from relevant organisations present. The following have been invited to attend:

Lord Mayor Hazel Chu	GP	CHAIR
Clr Alison Gilliland	LAB	

Cllr Deirdre Conroy	FF
Cllr Daithí Doolan	SF
Cllr Janet Horner	GP
Cllr Catherine Stocker	SD
Cllr Anthony Flynn	IND
Cllr Tina MacVeigh	PBP
Cllr Kevin Donoghue	LAB
Cllr James Geoghegan	FG
Mary Hayes	Director DRHE
Mary Flynn	Deputy Director DRHE
John Durkan	Deputy Director DRHE
Bob Jordan	National Director of Housing First
Bevin Herbert	Central Placement Service DRHE
Dr Austin O'Carroll	SafetyNet
Brian Kirwan	HSE, CHO 9



Oversight Committee on Animal Welfare Meeting

- The first official meeting of the Oversight Committee on Animal Welfare was held on the 12th May 2021. In attendance were:

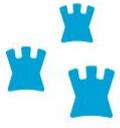
Cllr. Deirdre Heney	Brendan Kenny, Deputy Chief Executive
Cllr. Caroline Conroy	Pat Teehan, A/Senior Executive Officer
Cllr. Donna Cooney	Declan Ronan, Area Housing Officer
Cllr. Cieran Perry	Gareth Matthews – Minute Taker
Garda Sergeant Angela Bates	Garda Gillian Duffy

- Cllr. Deirdre Heney elected Chairperson of Committee.
- Cllr. Cieran Perry elected Vice Chairperson of Committee.
- (DH) - All meetings to be held in camera due to the sensitivity of Animal Welfare and Tender process. All Council members are welcome to attend the committee meetings.
- An update was given on the tender process and the members of the evaluation was agreed.
- The following bi-monthly meeting schedule for 2021 has been agreed:
14th July 2021 @ 9am
13th September 2021 @ 9am
15th November 2021 @ 9am
- Terms of reference to be finalised and agreed at the next meeting
- Members of the subcommittee can contact Pat Teehan and or Declan Ronan for out of office Animal Welfare issues. A 24/7 number for the reporting of animal welfare emergencies will be set up and monitored on out of hours times and weekends. This will be completed by end July 2021.
- A member of the Department of Agriculture, food and the Marine will be invited to the next meeting as a participating member.

Actions:

- Vans for the use of the Animal Welfare Unit have been leased, liveried and currently being kitted out.
- Equipment for the safe handling of animals is currently being sought and purchased.
- The Single Party Framework Agreement for the Provision of a Dog Shelter Service has closed on tenders. There were 10 expressions of interest and three tenderers have completed the tender process. Members of the evaluation committee are currently assessing the validity of the tenders prior to a full evaluation to be completed in the coming weeks.
- A new Animal Welfare Unit page is currently being designed for inclusion on Dublin.ie. The page will contain information on the Unit, the Oversight Committee and the minutes of meetings once agreed by the Chairperson.
- The Animal Welfare Unit continues to meet with the Dublin Regional Horse Welfare Group and also with the other Dublin Councils. Personnel from the Unit has also visited various animal shelters and rescue centre over the last number of weeks to ascertain what.
- Animal Welfare staff met with staff from the DSPCA on Thursday 27th May on Dunsink Lane for a chip and pin clinic as part of an ongoing programme to engage horse owners in the area.

- The Unit is continuing its work to develop and improve policies and procedures to ensure that animal welfare is central to our work across the city.
- The Unit is continuing to develop relationships with statutory, voluntary, charitable and community organisations with a specific interest in animal welfare.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 9th June 2021

Item No. 4

Update on Regeneration Project on site of the Former O`Devaney Gardens Estate



A Planning Application was submitted to An Bord Pleanala on 25th May 2021 for the redevelopment of the site formerly known as O'Devaney Gardens. This submission was due at an earlier stage but it was delayed because of the Covid-19 Pandemic.

Under the Planning and Development (Housing) and Residential Tenancies Act 2016, the proposed development is considered a Strategic Housing Development (SHD) and as such, the application was made directly to An Bord Pleanala. The proposed development is to accommodate **1047** new homes across the 5.19-hectare site. 8,247 square meters of public open space will be provided comprising a 5,500 square meter central park with multiuse games area (MUGA).

The revised number of new homes represents an increase of 279 from the scheme originally presented as part of the procurement process. In the context of the current housing supply problems in Dublin City these additional homes are very welcome and the 30% social and 20% affordable housing contribution for Dublin City Council will now apply to the increased number of homes proposed. (Subject to final Planning decision)

50% of the total homes are earmarked for private sale, however the Developer as you are aware committed to selling at least 30% of these homes to the Approved Housing Sector for them to develop as Cost Rental Housing. Two Approved Housing Bodies (Jointly) were selected by Dublin City Council to negotiate with the Developer for this purpose. Those negotiations are ongoing and will continue.

At the northern edge of the development a 2,260 square meter park will be developed, with a further 487 square meters of urban open space throughout the scheme.

The apartment blocks will accommodate private open space in the form of courtyard gardens serving the residents. A proposed central boulevard will connect existing neighbourhoods to the development providing a vibrant main street with dedicated cultural and community facilities, shops, cafes and childcare facilities in 2,294 square meters of non-residential uses.

The proposal is available to view through the SHD website that went live on 14th May.

In addition, the scheme proposal has been made available for public review as follows:

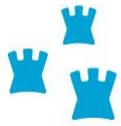
- Development of the ODG App. For android and apple, went live 14th May
- Full page advertorial in the Northside People Wednesday 19th May
- Newsletter drop (An Post distributed) Friday 14th May
- Social Media (linkedin) updates including animation 17th May

An open day event will take place in mid-June at the TU Grangegorman Campus offering the community an opportunity to view an exhibition relating to the redevelopment.

A determination on the Planning Application is expected from An Bord Pleanala by the end of September.

David Dinnigan
Director of Housing Delivery
9th June 2021





Housing SPC Motion – 14th April 2021 Terms of Reference for External Audit.

The following two Notices of Motion were approved by the Housing Strategic Committee (SPC) on the 14th April 2021: “That Dublin City Council directs the Chief Executive to undertake an immediate external audit on exact construction costs paid by the local authority in the delivery of social housing. This external audit, should include, but not be limited to, the schemes referred in the report on Construction Costs published by Dublin City Council on 31st December 2020. This urgent requirement comes following the publication of the Society of Chartered Surveyors Ireland report on the 26th of January 2021 and news reports over the weekend that senior executives at Dublin City Council have raised concerns about the "premium price" it has been charged by private contractors for social housing.

That Dublin City Council also directs the Chief Executive to undertake an evaluation of the efficiency and effectiveness of the 4 stage approval process and of the tendering protocols and practices with regard to housing project design, costs – including impact of extended timelines caused by current procedures, the timely delivery of housing, duplication of work across DCC, the Department of Housing, Local Government and Heritage and the Department of Public Expenditure and Reform, flexibility to react to/accommodate local needs and the quality of design/build. That this evaluation would make recommendation on how current processes, protocols and legislation could be changed to afford both accountability and effective efficient delivery of high quality sustainable communities”.

The following are the draft terms of reference for the commissioning of reports on these two Motions:

(1)

- Examine the costs as contained with Dublin City Council’s report on Construction Costs dated 31st December 2020.
- Examine the costs as contained within the Chartered Surveyors of Ireland report-‘The Real Cost of Apartment Delivery’ dated 26th January 2021.
- Examine the Chartered Surveyors of Ireland report on the ‘Real Cost of New Housing Delivery’ dated 4th July 2020.
- Discuss issues with nominated representatives from Dublin City Council including Councillors to gather further insights as appropriate.
- Provide a comparison and relevant analysis of the costs contained within the three reports as mentioned above.
- Outline findings in relation to any differences arising in the three reports.
- Provide a benchmarking analysis of market norms and trends regarding housing construction costs.
- Deliver commentary in response to the ‘premium price’ statement contained within the above motion.

- Deliver a clear analysis of the differences between Local Authority construction costs and those in the private housing sector and why those differences exist.

(2)

- Carry out a comprehensive review of all the steps involved in bringing a site/land (In DCC ownership) from initial planning /feasibility stage right through to handover of the constructed homes to the tenant.
- Examine impact of procedures and protocols that lead to delays in getting to construction stage.
- Examine the exact time-periods that result from the necessary adherence to Public Procurement rules and procedures including the time-periods spent on the administration and management of the various Public Procurement procedures (Consultants and Building Contractors) e.g. preparing briefs, assessment of tenders etc.
- Examine the time and procedures/process involved in bringing proposals to Part 8 Planning.
- Examine the impact cause by the strong resistance and opposition from Local Communities to the development of social housing in their area.
- Review perceived duplication of work on the development of housing schemes between across DCC, the Department of Housing and in certain situations the Department of Public Expenditure and Reform, the flexibility to react to/accommodate local needs and the quality of design/build.
- Make recommendation on how current processes, protocols and legislation could be changed to afford both accountability and effective efficient delivery of high quality sustainable communities.