



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE BY REMOTE VIDEO CONFERENCING VIA - ZOOM
ON WEDNESDAY 15 FEBRUARY 2023 AT 11.00 AM**

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AGENDA

WEDNESDAY 15 FEBRUARY 2023

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4 SPC Strategic Priorities 2023	
• delivery	
• regeneration	
• green builds	
• accommodating diversity	
• homeless day services/street food	
5 Updates	
i. Public Housing Working Group	

- ii. Special Committee on Homelessness
- iii. Local Traveller Accommodation Consultative Committee
- iv. Senior Citizens Working Group
- v. Oversight Committee on Animal Welfare Issues

6 Motion

Cllr. Alison Gilliland

The Dublin City Council Strategic Policy Committee for Housing recognises the huge potential for our work in housing to contribute to climate mitigation measures both in terms of new builds and our management and interaction with current stock and acquired stock. In particular, we recognise the potential for our approach when preparing voids and acquisitions for allocation to transition towards a circular economy approach - one that maximises the re-use and re-cycling of internal materials. The Housing SPC therefore requests that a pathway towards this approach be explored, including a consideration of the benefit of joining the European Investment Bank supported Circular City Centre (C3) support programme (<https://advisory.eib.org/about/circular-city-centre.htm>) and a report presented back to the Housing SPC within 6 months.

7 AOB

HOUSING STRATEGIC POLICY COMMITTEE
MINUTES FOR SPC MEETING ON
WED 14TH DECEMBER 2022

Attendance:**Members:**

Mary Callaghan
Hazel Chu
Donna Cooney
Kevin Donoghue
Daithí Doolan
Pat Dunne
Dermot Lacey (CP)
Briege MacOscar
Cieran Perry
Catherine Stocker

Mike Allen - FI
Ailbhe McLoughlin – ICSH
Kevin Byrne – SGCRA

Dublin City Council Officials

David Dinnigan, Executive Manager
Frank d'Arcy, Executive Manager
Mary Hayes, Director of DRHE
Michelle Robinson, Senior Executive Officer
Christy McLoughlin - Administrator

Other Councillors in attendance

Cllr Mary Freehill
Cllr Mannix Flynn
Cllr Deirdre Heney
Cllr John Lyons
Cllr Patricia Roe

External

Martina Smith – HAIL
Ciarán Garrett - HAIL

Apologies

Cllr Máire Devine
Cllr Eimer McCormack
Cllr Deirdre Cronin
Cllr Colm O'Rourke

1. Minutes of meeting dated Wednesday 9th November 2022 and matters arising

Agreed: Minutes Agreed

2. Chairpersons Business

The following was discussed – Herberton Report – 39 vacant units

- Correspondence

Agreed: Management to issue a Herberton update

Agreed: Update Noted

5. Update on Working Groups

iv. Senior Citizens Working Group

Cllr. Mary Freehill provided attendees with an update which included the following;

- Footpaths
- Seating at bus stops – Pilot schemes
- Stakeholder engagement

Agreed: To discuss at this point in the meeting

Agreed: Update noted

3. Supporting the Needs of Those with a Housing Need and Mental Health difficulties – HAIL Presentation

Martina Smith delivered a presentation which included the following items;

- Establishment of Hail Organisation & it's profile
- It's mission
- Stakeholder engagement & Supports needed
- Finance
- Independent Living
- Referral process
- Dual Diagnosis
- Allocation process
- Tenant profile
- Challenges
- Supports in place
- Resources
- Individual circumstances

Agreed: HAIL organisation shall distribute information leaflet on their Regional Support Service

Agreed: Update Noted

5. Update on Working Groups

i. Public Housing Working Group

Cllr Donna Cooney provided an update which included the following topics;

- Online payments
- Direct debit – New Tenants

Agreed: Update noted

Agreed: To discuss at this point in the meeting

ii. Homeless Report & Special Committee on Homelessness

Cllr Hazel Chu delivered an update from previous meeting and a presentation by the Peter McVerry Trust.

The following items were raised under point ii;

- Unvalidated reporting on Social Media and consequences
- Racism
- Winter eviction ban
- Stakeholder engagement & communication
- Outreach response
- Service responses to Cold Weather Accommodation Suitability

Agreed: Update noted

Agreed: To discuss at this point in the meeting

4. Draft Scheme of Priorities

Michelle Robinson, Executive Manager, provided an overview.

The following items were discussed;

- Income limits
- Eligibility
- The requirements to advertise the scheme in accordance with the Scheme of Priorities
- Role of Elected Members
- Process involved – application/time
- Legislation adherence
- First Time Buyers

Agreed: Future workshop shall be held to discuss scheme

Agreed: To discuss at this point in the meeting

5. Update on Working Groups

- iii. Traveller Accommodation Unit Update & LTACC Report

No business conducted

Agreed: N/A

- v. Oversight Committee on Animal Welfare Issues

Cllr Deirdre Heney provided an update, the following item was discussed

- Staff resources & job opportunities
- Stakeholder training
- Legislative powers
- Out of Hours service
- Horse Drawn Carriages & regulation

Agreed: Update noted

6. AOB

The following was raised under AOB

- Press Release protocol
- Handling & escalation of complaints in relation to unauthorised occupants within Senior Citizen complexes
- Choice Based Lettings

Agreed: Unauthorised Occupants within Senior Citizens complex report to be included on a future SPC

VOID PRESENTATION 15TH FEB 2023



Robert Buckle
Senior Engineer
Housing and Community

VOIDS MANAGEMENT PROGRAMME

Vacant (Void) Property Refurbishments completed in 2022

Totals by Area	Central	North Central	North West	South Central	South East	Total
House	27	47	62	63	11	210
Apartment	93	22	50	89	64	318
Senior Citizens	36	66	55	46	41	244
Total	156	135	167	198	116	772

These properties can be divided into: Vacant Council Properties: **669** Acquisitions: **103**

Number of Council properties which became vacant in 2022 : 638

VOIDS MANAGEMENT PROGRAMME

CURRENT REFURBISHMENT OF VOIDS UNDERWAY 2023

Status	Central	North Central	North West	South Central	South East	Total
Awaiting Vacant possession	26	4	15	16	21	82
Contractor On-site	81	53	67	71	34	306
Direct Labour	26	11	20	30	35	122
Total	133	68	102	117	90	510

VOIDS STAGES

Vacant Possession Stage

Refurbishment works can not begin until vacant possession has been secured by the Local Area Office. Issues such as time for families to collect belongings, succession cases, abonnement and tenants adhering to exit times when transferring tenancy can delay the securing of vacant possession, there needs to be a balance between giving families enough time to vacate and reducing the time the property is vacant.

Refurbishment Stage

Properties are refurbished by a combination of Contractors and Direct Labour. We have a new Framework agreement in place since November 2022 and we have 11 contractors working across the city on over 300 properties.

Ready for re-letting Stage

Once the refurbishment is complete the property is given to the Allocation Section and Area Offices for re-letting. We work very closing with these section to make them aware of the estimated dates when properties will be ready for re-letting.

VOID MANAGEMENT, DELIVERY AND CHALLENGES

Voids Management

- Working with Area Offices to gain vacant possession,
- Monthly reports to Area's and Allocations on the status of all voids

Delivery

- We have increased the number of units with contractors from 170 units February 2022 to 306 February 2023
- We have reduced the number of units awaiting vacant possession from 223 in February 2022 to 82 in February 2023
- We are constantly meeting with the framework contractors to increase capacity and focus on turnaround times

Challenges

- Capacity within the construction sector, new framework has given extra capacity but all contractors are stretched at present i.e to staff retention, sub contractors availability etc.
- Materials delays, there big delays across the sector on items such as windows, doors and internal fire doors, but these items are only replaced when necessary.
- Void visibility, some units may seem void when the are not i.e units may be have steel on them due to :Anti-social behaviour , Regeneration, awaiting Demolition, while seeking vacant possession or awaiting re-allocation.