



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC**

**TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.**

**ON WEDNESDAY 13 SEPTEMBER 2023 AT 11.00 AM**

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**AGENDA**

**WEDNESDAY 13 SEPTEMBER 2023**

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1	Minutes of meeting dated Wednesday 12th of July 2023 and matters arising	<b>3 - 7</b>
2	Chairpersons Business	<b>8 - 11</b>
	<i>i. Declaration For All: A call for a renewed European ambition</i>	
3	Unactivated Planning Permissions - Deirdre Scully, City Planner	<b>12 - 13</b>
4	Vacant Properties above Commercial Units - Fiona Craven, SEO Housing Delivery	<b>14 - 24</b>
5	Leased Units & Associated Facilities - Michelle Robinson, SEO Housing Delivery	<b>25 - 29</b>
6	Update on Working Groups	<b>30 - 37</b>
	<i>i. Public Housing Working Group</i>	
	<i>ii. Special Committee on Homelessness</i>	
	<i>iii. Senior Citizens Working Group</i>	
	<i>iv. Local Traveller Accommodation Consultative Committee</i>	
	<i>v. Oversight Committee on Animal Welfare Issues</i>	

7 Motion in the name of Cllr Mannix Flynn

That this meeting of the housing SPC. call on Dublin city Council, housing department, and approved Housing Body's to address the issue of discrimination and inequality regarding part five tenancies and the like who are experiencing exclusion from amenities that are attached to the apartment complexes, further that a clear policy regarding pet ownership for such tenants be initiated so as to give clarity to rights and due process to affected tenants. Also that a full audit of part five tenants who have been excluded from amenities as a result of Dublin City council initial agreement be initiated by the council immediately to address this issue of othering, inequality and exclusion.

8 AOB

**HOUSING STRATEGIC POLICY COMMITTEE**  
**MINUTES FOR SPC MEETING ON**  
**WED 12<sup>TH</sup> JULY 2023**

**Attendance:****Members:**

Cllr Mary Callaghan  
Cllr Hazel Chu  
Cllr Donna Cooney  
Cllr Kevin Donoghue  
Cllr Daithí Doolan  
Cllr Pat Dunne  
Cllr Alison Gilliland (CP)  
Cllr Eimer McCormack  
Cllr Cieran Perry  
Cllr Karl Stanley

Mike Allen – FI  
Ailbhe McLoughlin – ICSH  
Diarmuid MacDubhglais - PPN

**Dublin City Council Officials**

Coilín O'Reilly- Assistant Chief Executive  
Mary Hayes, Director of DRHE  
Michelle Robinson – Senior Executive Officer  
Paul Heffernan – Administrative Officer  
Damien McCabe - Administrator

**Other Councillors in attendance**

Cllr Deirdre Heney

**Apologies**

Cllr Deirdre Cronin  
Cllr Máire Devine  
Cllr James Geoghegan  
Cllr Briega MacOscar  
Cllr Colm O'Rourke  
Kevin Byrne – SGCRA  
Pat Greene - DSC  
Claire McManus – JFOC

## **1. Minutes of meetings dated Friday 16<sup>th</sup> June 2023 and Friday 19<sup>th</sup> of May 2023 and matters arising**

- Minutes agreed subject to changes to Attendance on Friday 16<sup>th</sup> June to reflect attendance of Cllr Kevin O'Donoghue at the meeting.

**Agreed:** Minutes Agreed

## **2. Chairpersons Business**

- No Correspondence

## **3. Homeless Day Services, Street Food, Wellbeing**

Mary Hayes, Director of The DRHE, provided a presentation on on-street food provision including:

- A reminder that all emergency accommodation under contract from DRHE provides all meals to those residing in them.
- The August 2021 review, main findings and recommendations for On-Street Food Services in Dublin.
- Suggested draft Bye-Laws for On-Street Food Provision in the DCC administrative area

The following matters relating to introducing bye-laws and the suggested bye-laws were discussed

- Bye-laws can offer protection to both those providing on-street food and those in receipt of food
- Some smaller groups providing on-street food were not included in August 2021 review – these needed to be consulted with as part of this proposal
- Possible difficulties for some groups in registering as Charities – some level of registration required but maybe not the level of register charity
- Proposed consultation between DCC and volunteer groups before adopting Bye Laws.

**Agreed:**

Contact would be made with the groups not included in the Aug 2021 review and they would be included along with all other stakeholders in an initial consultation on introducing bye-laws and on a draft set of bye-laws

A draft set of bye-laws would be presented to the SPC members for agreement ahead of being presented to the full Council for approval.

**4. Affordable Housing Scheme**

Michelle Robinson, Senior Executive Officer, and Paul Heffernan, Administrative Officer provided a presentation on the proposed management approach for affordable housing schemes (affordable purchase and cost rental) including the following aspects:

- Legislation and regulations governing affordable housing schemes
- New website to provide information, allow for applications to and monitor the progress of Affordable Housing Schemes.
- Scheme of Priority for 30% of all affordable purchase developments.
- Overview of other Local Authority Priority Schemes.
- General criteria relating to eligibility and housing need

SPC members agreed that they would apply local criteria in respect of the allocation of 30% of available units and discussed options relating to the criteria for the DCC Scheme of Priority including:

- The geographical area covered by the local criteria
- Minimum length of time living in or have lived in the DCC functional area
- Process for allocating properties to priority applicants.

**Agreed:** The application of local criteria in respect of the allocation of 30% of Affordable Purchase Dwellings in Dublin City Council's functional area was recommended by the SPC Members.

The members' recommendation will now be verified by the Department of Housing, Local Government and Heritage for compliance with the Affordable Housing Regulations before being referred to the Elected Members for adoption.

**5. AOB**

No Business conducted.

**Agreed:** N/A

## Housing for all: a call for a renewed European ambition

We,

Mayors and representatives of European cities,

FEANTSA,

Housing Europe,

Urban Intergroup,

Call all on the EU institutions to put access to adequate and affordable housing at the heart of the priorities of the next mandate of the European Parliament and the European Commission.

The housing crisis affects the lives of many European citizens and obstructs progress on at least 3 European policy priorities:

- Employment
- Social inclusion
- Democracy

First of all, the economic recovery and the possibility of achieving 'full employment' in Europe are hampered by the lack of affordable housing close to employment areas. Frontline workers, providing services that are essential for our society to function properly – social workers, nurses, cashiers, cleaners, public transport drivers, social service workers, etc. – can no longer access housing in our cities. The price of housing, whether rented or purchased, is pushing the less well-off workers, who often have working hours and patterns that require proximity between home and work, further away. We are all faced with recruitment difficulties because the price of housing is disconnected from the income level of a growing proportion of job seekers. Every year, this problem affects more and more of the middle class workers too.

The lack of affordable housing in cities is in part due to the fact that housing is also seen as a lucrative investment for financial markets. Cities are trying to regulate the land and property markets to tackle speculation that aggravates existing dynamics of exclusion. However they are confronted with a lack of power to achieve this. They do not have the necessary regulatory and financial tools to counteract mechanisms playing out on a completely different scale. The European Union must support cities in regulating the housing market, which as a common good cannot be assimilated to an investment.

We cities are convinced of the challenge and are deploying actions to combat rising housing prices: rent control, tax on vacant dwellings, limitation of short term tourist accommodation, even expropriation of institutional landlords. But the speculative investments pressure into the real estate market are driving up housing prices and reducing their accessibility for



citizens, while policies to support the income of renting households ensure stable returns for investors.

All European metropolises are facing the problem of unaffordable housing. More and more people are being relegated to the outskirts of cities. The poorest and most vulnerable are excluded and experience homelessness.

We call for a social Europe.

The fight against homelessness is a key issue in preserving social cohesion. The launch of the European Platform on Combatting Homelessness is a first step. We must now give it the means to achieve the objective declared in Lisbon of eradicating homelessness in Europe by 2030. From this perspective, the deployment of Housing First and housing-led solutions for homeless people is the right way forward. Therefore reinforcing the supply of affordable housing and support services is necessary. In addition to supply, access for the most vulnerable must be ensured. The territories and in particular the cities, as the relevant level of implementation, must be supported in their actions.

The housing crisis highlights the democratic challenges we are experiencing. Access to decent and affordable housing is a fundamental right, essential for human development and fulfilment. Cities want to regain their capacity to intervene to ensure that everyone has access to it. Cities are ready to devote significant resources and innovative capacities to this, but they cannot meet this challenge alone. The European Union must be at their side in a direct dialogue.

With this declaration we recall that housing is a human right and that the European Union has an essential role to play, in particular in four areas:

- by regulating the intervention of private investors in housing,
- by regulating the housing market avoiding speculation through rent control laws,
- by putting together a “Next Housing EU plan” to support investments for affordable social housing providers throughout Europe and for the operating needs to provide support services to people.
- by promoting the only way to eradicate homelessness: the provision of self-contained housing and adequate support services, regardless of people's circumstances.

## Logement pour tous : un appel à une ambition européenne renouvelée

Nous,

Maires et représentants des villes européennes,

FEANTSA,

Housing Europe,

Intergroupe « Environnement urbain »,

Demandons aux institutions européennes de placer l'accès à un logement adéquat et abordable au cœur des priorités du prochain mandat du Parlement européen et de la Commission européenne.

La crise du logement affecte la vie de nombreux citoyens européens et freine les progrès d'au moins trois priorités politiques européennes :

- l'emploi
- l'inclusion sociale
- la démocratie

Tout d'abord, la reprise économique et la possibilité d'atteindre le "plein emploi" en Europe sont entravées par le manque de logements abordables à proximité des bassins d'emploi. Les travailleurs de première ligne, qui fournissent des services essentiels au bon fonctionnement de notre société - travailleurs sociaux, infirmières, caissières, nettoyeurs, chauffeurs de transports publics, travailleurs des services sociaux, etc. - n'ont plus accès au logement dans nos villes. Le prix des logements, qu'ils soient loués ou achetés, éloigne les travailleurs les moins aisés qui ont souvent des horaires et des rythmes de travail nécessitant une proximité entre le domicile et le lieu de travail. Nous sommes tous confrontés à des difficultés de recrutement car le prix du logement est déconnecté du niveau de revenu d'une part croissante des demandeurs d'emploi. Chaque année, ce problème touche de plus en plus de travailleurs de la classe moyenne.

Le manque de logements abordables dans les villes est en partie dû au fait que le logement est également considéré comme un investissement lucratif pour les marchés financiers. Les villes tentent de réguler les marchés fonciers et immobiliers afin de lutter contre la spéculation qui aggrave les dynamiques d'exclusion existantes. Cependant, elles sont confrontées à un manque de pouvoir pour y parvenir. Elles ne disposent pas des outils réglementaires et financiers nécessaires pour contrecarrer des mécanismes qui se jouent à une toute autre échelle. L'Union européenne doit soutenir les villes dans la régulation du marché du logement qui, en tant que bien commun, ne peut être assimilé à un investissement.

Nos villes sont convaincues de l'enjeu et déploient des actions pour lutter contre la hausse des prix du logement : contrôle des loyers, taxe sur les logements vacants, limitation de l'hébergement touristique de courte durée, voire expropriation des propriétaires institutionnels. Mais la pression des investissements spéculatifs sur le marché immobilier fait grimper les prix des logements et réduit leur accessibilité pour les citoyens, alors que les politiques de soutien aux revenus des ménages locataires assurent des rendements

stables aux investisseurs. Toutes les métropoles européennes sont confrontées au problème du logement inabordable. De plus en plus de personnes sont reléguées à la périphérie des villes. Les plus pauvres et les plus vulnérables sont exclus et font l'expérience du sans-abrisme.

Nous plaidons pour une Europe sociale.

La lutte contre le sans-abrisme est une question clé pour préserver la cohésion sociale. Le lancement de la Plateforme européenne de lutte contre le sans-abrisme est un premier pas. Il faut maintenant lui donner les moyens d'atteindre l'objectif affiché à Lisbonne d'éradiquer le sans-abrisme en Europe d'ici 2030. Dans cette perspective, le déploiement du "logement d'abord" et de solutions axées sur le logement pour les personnes sans domicile est la bonne voie à suivre. Il est donc nécessaire de renforcer l'offre de logements abordables et de services d'accompagnement. Outre l'offre, l'accès des plus vulnérables doit être assuré. Les territoires et en particulier les villes, en tant que niveau pertinent de mise en œuvre, doivent être soutenus dans leurs actions.

La crise du logement met en lumière les défis démocratiques auxquels nous sommes confrontés. L'accès à un logement décent et abordable est un droit fondamental, essentiel au développement et à l'épanouissement de l'homme. Les villes veulent retrouver leur capacité d'intervention pour que chacun y ait accès. Les villes sont prêtes à y consacrer des ressources importantes et des capacités d'innovation, mais elles ne peuvent pas relever ce défi seules. L'Union européenne doit être à leurs côtés dans un dialogue direct.

Par cette déclaration, nous rappelons que le logement est un droit de l'homme et que l'Union européenne a un rôle essentiel à jouer, notamment dans trois domaines :

- en réglementant l'intervention des investisseurs privés dans le logement,
- en réglementant le marché du logement, en évitant la spéculation grâce à des lois sur le contrôle des loyers,
- en élaborant un plan "Next Housing EU" destiné à soutenir les investissements des fournisseurs de logements sociaux abordables dans toute l'Europe et à répondre aux besoins de fonctionnement des services d'aide aux personnes,
- en promouvant le seul moyen d'éradiquer le sans-abrisme : la mise à disposition d'un logement indépendant et de services d'accompagnement adéquats, quelle que soit la situation des personnes.



## **Report to Housing SPC 13<sup>th</sup> of September 2023.**

### **Inactivated Planning Permissions**

Each quarter Dublin City Council (alongside the adjoining Dublin Authorities) presents to the Department an updated set of figures in relation to housing planning permissions; to inform the publication of the Housing Supply Coordination Task Force for Dublin . These figures have been collated since 2014, as an action of 'Construction 2020', the Government strategy for a Renewed Construction Sector.

The most recently published figures are for Quarter 1 (Jan-March) 2023, and a full copy of the document is available at <https://www.gov.ie/en/publication/7ae27-housing-supply-coordination-task-force-return-reports-q1-q4-2023/#>

Sites included in the task force data are also mapped and can also be viewed at the above site.

The focus of the Task Force Report is to identify and provide clear data regarding the supply of housing units within the Dublin region. The data is collected to monitor

- (1) the number of permissions and units completed
- (2) the number of permissions and units under construction
- (3) the number of permissions and units granted permission
- (4) the number of permissions and units on appeal to ABP
- (5) the number of permissions and units currently in the planning system
- (6) the number of units currently subject to pre-planning discussion.

It should be noted that the data only monitors permission in **excess of 10 units** and does not include Part 8 permissions; which are reported to the Department separately.

In relation to units granted permission and as yet unbuilt the following most recent information is available is Q1 2023 with **22,638** housing units as yet unbuilt. For comparative purposes I have listed below the previous 4 quarters.

Q4 2022: 23,013

Q3 2022: 21,966

Q2 2022: 22,435

Q1 2022: 21,872.

As part of the review process proceeding the making of the City Development Plan, the taskforce figures were examined to assess the capacity of the City to meet the population and housing targets set by the National Planning Framework and Regional Spatial Economic Strategy.

At the time of preparation of the Issue Paper for the Pre-Draft Consultation process of the Development Plan; the Housing Task Force figures showed a trend of growing live permissions; reflecting the significant number of permissions granted under the SHD process.

In this analysis of the unused permissions; at the time, a high proportion of the permission were recently granted- under 3 years in length. Due to the complexity of many large urban permission sites; it is common for it to take a at least a year minimum for the permission to go on site; reflecting the complex nature of a large project including compliances; detailed design, certification, contractors appointed etc.

It is intended to repeat this assessment in 2024 of unused permissions to inform (i) the mid-term review of the City Development Plan; (ii) the ongoing monitoring of the core strategy and (iii) as part of the survey work for the implementation of Residential Zoned Land Tax.

**Deirdre Scully**

**A/City Planning Officer.**

# Housing SPC Meeting

September 13<sup>th</sup> 2023

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## Agenda Item 4: Vacant Properties Above Commercial Units

Fiona Craven

Adaptive Reuse Programme Manager



Tionscadal Éireann  
Project Ireland  
**2040**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Vacant Properties Above Commercial Units: DCC Initiatives

## ➤ Living City Initiative

## ➤ Management of Vacant Property Refurbishment Grant (Croí Cónaithe)

- 210 applications received – all for refurbishment of residential properties

## ➤ Adaptive Reuse Projects

- Property review complete
- 13 projects in progress with potential to deliver 135 units



# Adaptive Reuse Programme: Vision

- **Housing Delivery:** Create new homes by refurbishing vacant office and commercial space.
- **City and Urban Regeneration:** Restore derelict properties and protect newly vacant properties from degeneration.
- **Climate Action:** Contribute to circularity in the built environment and to meeting climate action targets by delivering new homes with approx. 66% less embodied carbon emissions than new build development.



# Adaptive Reuse Feasibility : 114-116 Capel Street, Dublin 1

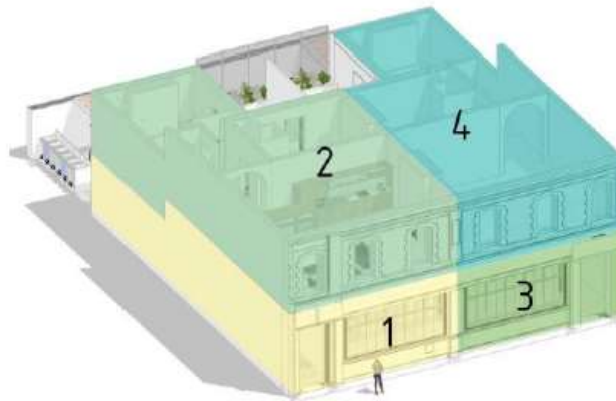


## 4 No. Apartments on Upper Floors:

2-Bed Apartments:	73 m <sup>2</sup>
1-Bed Apartments:	43 m <sup>2</sup>

- Feasibility Study Complete
- Funding Application submitted to DHLGH (SHIP Renewal)
- Funding Application submitted to DHLGH (URDF)
- Funding Approved by DHLGH (SHIP Renewal and URDF)
- In Negotiations to Purchase
- Potential Delivery: 2025

# Adaptive Reuse Feasibility: 371-373 North Circular Road, Dublin 7



## Potential for 4 No. 2 x Bed Apartments:

Ground Floor: 85 m<sup>2</sup>  
First Floor: 80 m<sup>2</sup>

- Feasibility Study Complete
- Funding Application submitted to DHLGH (SHIP Renewal)
- Funding Approved by DHLGH
- In Negotiations to Purchase

Potential Delivery: 2024



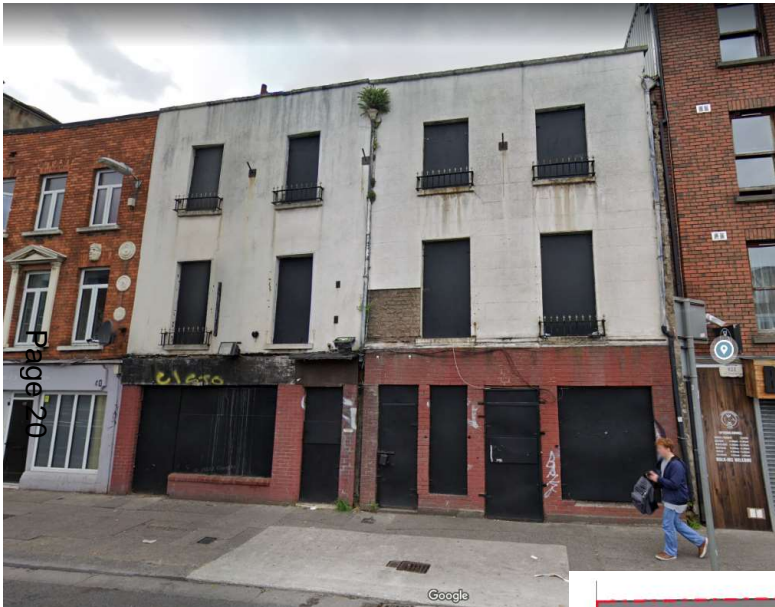
## Adaptive Reuse Feasibility: 85-87 Swords Road, Dublin 9



**Potential for 4 No. 2 x Bed Apartments  
and 2 No. Mews Houses:**

- **Feasibility Study Complete**
- **Funding Application submitted to DHLGH (SHIP Renewal)**
- **Sale Agreed with another Purchaser**

# Adaptive Reuse Feasibility : 38/39 Bolton Street, Dublin 1



- Feasibility Study Complete
- Conservation Sensitive: Dutch Billy
- Proposal for 6 No. 1 x Bed Apartments
- Funding Application submitted to DHLGH (SHIP Renewal)
- Funding not approved by DHLGH due to risk. Alternative funding process suggested.



## Adaptive Reuse Projects: DCC-Owned Properties



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## Adaptive Reuse Projects: Feasibility Complete or In-Progress: Potential Acquisitions



## Adaptive Reuse Projects: Potential Feasibility Study or Remove from Programme



# Adaptive Reuse Opportunities

GeoDirectory Commercial Buildings Report Q2 2023

## Dublin



Dublin's vacancy rate in Q2 2023 was 13.1%, increasing by 0.5pp from the previous year, and lower than the national average of 14.1%.

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## Business Post

PROPERTY

### Commercial property prices could fall 23 per cent in the next two years, Bank of Ireland warns

Economic modelling carried out by Bank of Ireland has found that commercial property prices in Ireland could fall by 15 per cent this year and 8 per cent in 2024 in a worst case scenario for the market

LORCAN ALLEN | MARCH 7, 2023



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Dublin City Council

## Adaptive Reuse Challenges

- **Complex Projects**
- **Require Similar Process Stages as Larger New Build Developments**
- **Properties Identified as Suitable for Adaptive Reuse May Have Title Issues That Can Take Time to Resolve**
- **The Complexity Associated with Funding Streams Can Make Some Projects More Complex and Add Risk**

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## Summary: Vacancy Over Commercial Units

- **Costs and Access to Funding Appear to be Barrier for Private Developers & Individuals**
- **Not Feasible for DCC to Convert Upper Floors Over Occupied Commercial**
- **Excellent Potential for Adaptive Reuse of Vacant Commercial Properties**



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## Leased Units & Associated Facilities

Dublin City Council has signed long term lease agreements for six multi-unit schemes where amenities such as gym, residents lounge, cinema/media rooms, co-working areas etc. operate onsite.

Dublin City Council's agreed rental values with the owner/lessor are solely for the residential element of the developments. Access to recreational amenities is available to Dublin City Council tenants in five of the six schemes with service charge for use being a matter for the owner/ lessor and tenant to agree. The Council is currently engaging with the Letting Agent in the remaining development to facilitate access to the additional amenities.

Below details each of the six leasing scheme.

1. **Swiss Gardens, Swords Road, Dublin 9** is located within the North Central Area, comprising 11 leased units (6 x 1 bed & 5 x 2 bed apartments). Tenants can benefit from co-working spaces, residents lounge and an on-site gym. The development is serviced well by bus routes and is a short walk to the Omni Park Shopping Centre.

### Swiss Gardens



2. **Rostrevor Place, Rathgar, Dublin 6** is located within the South East Area comprising 7 leased units (7 x 1 bed apartments). There is an onsite gym, additional storage, concierge, meeting room and residents lounge all available to tenants.

### **Rostrevor Place**



3. **Wellfield Bridge, Parkside Boulevard, Dublin 13** located in the North Central Area. 46 leased units (17 x 1 beds, 29 x 2 beds). The development benefits from outdoor recreational space including playground, basketball nets and walking distance to Father Collins Park. Close proximity to a number of primary and secondary schools.

### **Wellfield Bridge**



4. **The Davitt, Davitt Road, Dublin 12** located in the South Central Area comprising 30 units (20 x 1 bed, 10 x 2 bed). Located next to the Goldenbridge Luas stop, close to schools, retail and nearby parks. Tenants can avail of gym, co-working space, parcel motel, residents lounge and concierge.

### The Davitt



5. **Hamilton Gardens, Dublin 7** located in the Central Area, 89 leased units (22 x 1 bed, 67 x 2 bed). The development is well connected by Dublin Bus and Luas. Tenants can access onsite gym, co-working space, cinema room, residential lounge, parcel motel and concierge.

### Hamilton Gardens



6. **The Beeches, Santry Place, Swords Road, Dublin 9** is located within the North Central Area, 38 units (18 x 1 bed, 20 x 2 bed). The development is close to a large park at Santry Demesne and walking distance to the Omni Park Shopping Centre. Tenants can avail of concierge, residents lounge, gym, cinema room, co-working space and games room.

### **The Beeches, Santry Place**



**Ends.**





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Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: Wednesday 13<sup>h</sup> Sept 2023**

**Item No. 6. v.**



Comhairle Cathrach  
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Dublin City Council

**Animal Welfare Oversight Committee**  
**Minutes of Meeting held on 4<sup>th</sup> September**  
**2023**

Conference Room 233 Block 2 Floor 3, Civic Offices and via Teleconferencing (Zoom)  
9.00 am – 9.45am

**Members In Attendance:**

Cllr. Deirdre Heney, Chair (DH)  
Cllr. Caroline Conroy (CC)  
Cllr. Donna Cooney (DC)  
Cllr. Cieran Perry (CP)  
Catherine Lawler (CL) (Department of Agriculture)  
Martina Kenny (MK) (My Lovely Horse Rescue)

**Dublin City Council Representatives**

Ursula Donnellan, Senior Executive Officer (UD)  
Richie Herlihy, Administrative Officer (RH)  
Maeve Furlong, Animal Welfare Inspector (MF)  
**Minute Taker:** Gareth Matthews, Staff Officer (GM)

**Apologies:**

Chief Superintendent John Gordon, An Garda Síochána (CS,JG)  
Inspector Peter Woods, An Garda Síochána

		<b>Discussion</b>	<b>Matters Arising / Actions</b>
1	<b>Minutes of last meeting (19/06/23)</b>		Minutes agreed.
2.	<b>Manager's Report and Updates</b>		
	Dog Control Statistics	<p>YTD statistics presented and noted.</p> <p>Chair) Length of time spent by dogs awaiting court proceedings an issue</p> <p>Number of Garda seized dogs in DCC and duration of time in the shelter to be included in report going forward.</p>	A.W Unit & Hollygrove have expanded contacts for rehoming dogs. Recent success in N. Ireland.
	Dog Shelter Facility	<p>Dublin Dog Hub DBE certificate granted.</p> <p>Security measures have increased. An isolation unit/area as well as infrastructural improvements &amp; operational/safety procedures to be established.</p>	<p>R.H) Contract is at draft stage, to be issued imminently. DCC Procurement Policy to be followed and time allowed for Dublin Dog Hub to review and agree T&amp;C's of contract.</p> <p>VEAT notice to follow once contract agreed.</p>
	Horse Control Statistics	<p>YTD statistics presented and noted.</p> <p>Chair) Action required to make an impact on illegal horse ownership.</p> <p>Difficulties arising from attempted seizures</p> <ul style="list-style-type: none"> <li>- Logistics of seizure operations take time.</li> <li>-Garda support required to increase safety measures</li> <li>-Horses removed from original/multiple locations to properties/locations out of sight.</li> </ul> <p>M.K) Daytime seizure in Kilkenny successful. Notable amount of Garda presence required.</p>	Daytime multi-agency seizure to be arranged.
	Procurement Process for New Control of Horses Contract	Following a meeting of the Education Procurement Service and all stakeholders the Request for Tender for	

		the Horse Seizures Procurement is now in its final stages. Once the final Award Criteria is agreed the RFT will be issued without delay.	
	Ballyfermot Horse Report	R.H) A.W staff to meet with Gardaí from Ballyfermot Station and Cherry Orchard Equine members to discuss measures to reduce number of Horses on public land.	A.W staff to meet with Gardaí from Ballyfermot Station and Cherry Orchard Equine members to discuss measures to reduce number of Horses on public land.  Cllr Vincent Jackson to be contacted and included in above discussions.
	Multi-agency checkpoints	Chair-Night time checkpoint in Temple Bar needs to take place.	M.F) commenced planning with Gardaí for checkpoints to be carried out late at night in Temple Bar
	DCC Animal Welfare Unit Staffing	Advertisement for external Animal Welfare Warden live on 1 <sup>st</sup> Sept, closing date for applicants 21 <sup>st</sup> Sept.  U.D) Internal competition interview for A.W Warden position scheduled for Friday 8 <sup>th</sup> September. External interviews to take place early October.	GM) to circulate A.W Warden job application to committee members.  All committee members asked to increase awareness of the vacancy to potential candidates.
	Joint Training Programme	M.F) Training has been arranged, delay in roll out due to low participations numbers. DSPCA have been engaged to contribute in delivery of training.  Chair) Mark Randell to be contacted and involved in the delivery of training programme.	Chair) Training is required now, DCC AW Officers to receive training when appointed.
3.	Meakstown-Dublin City Council Capital Programme 2024-2027	The Chair outlined a proposal to put forward a recommendation from the AWOC that a DCC owned site at Meakstown be included in the Capital Programme 2024-2027 for the development of an animal shelter facility, and requested that members support the proposal.	The proposal was endorsed by the Committee. Outline report to be prepared and circulated to members in advance of the



			Capital Programme process.
4.	Animal Welfare Charter	R.H) Document to be circulated to all committee members for discussion and suggested inputs welcomed	To be discussed at next scheduled meeting.
5.	Members update	No additional discussions	
6.	A.O.B	Chair) Halloween is approaching. DCC have agreed policy to not support events with the use of Fireworks involved. This has been met with resistance by members of the public.	Cllr members asked to support the exclusion of events involving fireworks for the protection and welfare of Animals.
	<b>Next meeting TBC</b>		



## CONTROL OF DOGS

	Total 2022	Year to Date 21/08/2023
Number of dogs to enter the shelter	286	100+11 pups
Number of dogs transferred out to charities	163	51
Number of dogs euthanised (court order / welfare recommendation)	10	21 & 11 pups
Number of dogs on hand	15	30
Number of dogs returned to owners	98	22
Number of dog licences issued	9,203	5,866

<b>Dog Breeding Establishments</b> <a href="#">Dog Breeding Establishments Act 2010</a>	Total 2022	Year to Date 2023
Reports received of suspected DBE (call & emails)	19	14
Inspections of reported properties	11	9
Dogs removed from inspected properties	4	15
Official application for DBE Boarding Kennel	1	1
DBE certificates issued in 2022	0	0

### Breakdown of Time in Shelter by Breed – August 2023\*

No.	Name	Breed	Approx. Age	Colour / Markings	Entry Date
0.09	Cleo	Belgian Shepard	1 year	Black/brown	17/01/2023
001	Mack	Pitbull X	12 months	Black/brown	18/01/2023
003	Gandalf	Husky X Lab	9-12 months	Golden	25/01/2023
004	AJ	Husky X Lab	9-12 months	Golden/white chin	25/01/2023
005	Ralph	Husky X Lab	9-12 months	Golden/black hair on back	25/01/2023
012	Kane	Boxer X	2-3 yrs	Brown/Tan	20/02/2023
017	Princess	Lab X	12-14 months	Black	28/02/2023
027	Jackson	Pitbull	12-14 months	Brown	09/03/2023
044	Penny	Chihuahua	9 months	Light brown/tan	05/04/2023
045	Flash	Chihuahua	9 months	Light brown/tan	05/04/2023
046	Annabell	Staff X	2 Yrs	Light brown/tan and white	05/04/2023
046	Buttons	Staff X	5 months	Black/white brown paws	05/04/2023
047	Jolean	Pocket bully	3 years	Blue/White	12/04/2023
049	Daisy	Mali X	12-14 months	Brown	01/05/2023
059	Diva	Staff	2-3 yrs	Black	02/06/2023

062	Murphy / Loki	GSD	3 years	Black / tan	09/07/2023
065	Tonto	Boxer X	2 - 3 years	black	14/07/2023
068	Heuston	JRT	3 - 4 years	Tan	24/07/2023
069	Marley	Pitbull	2-3 years	White/brown	27/07/2023
072	Mildred	Bichon Fris	4 years	white	09/08/2023
073	Honey	Shitzu	4 years	White/brown	09/08/2023
076	Leo	Mali x	3 year	Black/brown	14/08/2023
078	Kuna	Pocket bully	10 months	White Fawn	16/08/2023
079	Scratch	cocka -poo	6 months	Black	17/08/2023
081	Dessie	Pocket bully	2-3 years	Brown	17/08/2023
083	Jasper	Lurcher	2 year	Brown	18/08/2023
084	Betty	XL Bully	3-5 yrs	Champagne merle /white	20/08/2023
085	Poppy	Labradoodle	8 yrs	fawn	21/08/2023
086	Rutty	XL Bully	1 year	Brown/White	21/08/2023
087	Sandy	Staffy	2 year	Red/fawn	21/08/2023
088	Sparkles	Staffy	3 year	Brown/White	22/08/2023

\*This table represents a snapshot of the dogs in care at a point in time. The situation as at 22<sup>nd</sup> August 2023 shows 31 dogs in situ.

### Dog Shelter Capacity

The Shelter at Hollygrove continues to operate above capacity. Discussions are continuing to explore the potential of further expansion at this site. Negotiations are also continuing so secure space at and an alternative site and there has been good progress on this. Clarifications have been sought regarding Licencing, Security, Isolation Facilities and Veterinary Services.

## CONTROL OF HORSES

### Statistical information

	Total 2022	Year to date 2023
Number of horses seized	43	20
Number of horses transferred to Animal Welfare Charity	36	19
Number of horses returned to owners	7	1
Number of horses in Pound @ 29/08/2023	0	0
Number of horses euthanised	0	0
Number of horse licences issued	12	20

## CURRENT PROJECTS

### Procurement Process for New Control of Horses Contract

As previously reported a nationwide tender process will be run, by an OGP appointed company Education Procurement Service on behalf of Local Authorities, the Department of Agriculture, Food & the Marine (DAFM) and Coillte.

A draft tender for the “*Provision of Services for the Control of Stray, Abandoned and Unidentified Horses for DAFM*” has been circulated to the inter-agency working group. DCC have made a number of recommendations that have been incorporated into the tender specification. It is anticipated that the Tender will be published in the coming weeks by Education Procurement Service (EPS). In the meantime a short term contract has been agreed between the existing contractor and all of the Dublin Local Authorities that will maintain services until a new national framework can be put in place.

### **Horse Carriage Multi-agency checkpoints**

A multi-agency operation was held over the August bank holiday weekend. The operation was attended by Animal Welfare and eight 10-day-notices were issued where licences could not be produced. A number of these cases have since produced a licence or are in the process of obtaining one. In one case the owner will not be returning to this jurisdiction. There were no obvious cases of mistreatment or neglect but neither was there any evidence of food and water being provided for the animals. The area provides little in the way of shelter for the horses who may have to stand for long periods in the sun.

### **Ballyfermot Horse Situation**

The situation in the Ballyfermot area remains a serious difficulty for the Animal Welfare Unit and its partners. Unmanned Light Aircraft video footage has helped to gain a clear picture of the extent of the issue but security issues for the staff engaged in seizures still poses the main concern. A number of attempts have been made to seize horses in this area but most have failed either because the situation was deemed too dangerous or simply because the horses had been moved before a response could be mounted. At present the horses identified in the aerial photography are being moved to private property overnight making operations difficult to plan. The Animal Welfare Unit will continue to liaise with the DCC local Area Office as well as members of An Garda Síochána and other local interested parties to see if an alternative approach to seizures can be found as the traditional approach of night-time/early morning operations do not seem to be effective in this situation.

### **Joint Dublin City Council / An Garda Síochána Animal Welfare Training**

Progress is being made to design and rollout a new programme of training for all parties involved with Animal Welfare issues. The AWU have attempted to contact with the legal team in the DAFM with a view to developing a version of the seminar that was first delivered in June 2014. It is hoped that DCC would host this seminar at our Wood Key Venue and invite parks and other community staff as well as members of An Garda Síochána and other interested parties.

The unit has also identified a number of practical dog and horse handling courses that will be suitable for staff who have occasional interactions with these animals up to field operatives involved with daily animal welfare issues. These courses will be carried out over the next number of months as staff arrive in the Animal Welfare Unit and will also be offered to our colleagues in AGS and Parks.

The modules will include:

- Case building
- Practical Dog Handling
- Powers of Authorised Officers
- Aggressive Behaviour & Lone Working
- Court Reporting & Witness Statements

- Facility Inspections

It is anticipated that this programme will evolve over time to include a wide variety of Animal Welfare and Control issues.

## ANIMAL WELFARE UNIT STAFFING

Animal Welfare Staff	Status
<b>Administration</b>	
Administrative Officer	Post Filled
Staff Officer	Post Filled
Assistant Staff Officer	Vacant – awaiting appointment from new panel
Clerical Officer	Post Filled
<b>Operations</b>	
Animal Welfare Inspector	Post Filled
Assistant Inspector	Post Filled
Temporary Dog Warden	Post Filled
5 Animal Wardens**	Competition Advertised pending interviews

\*\* The Animal Warden Post will be advertised publicly on Friday 1<sup>st</sup> September as an insufficient number of applications were received internally by the closing date of Friday 25<sup>th</sup> August. Interviews for the internal candidates will be held in parallel with the external recruitment process. It will be necessary for the Animal Welfare Unit to contract with the Warden Service from HMS to manage our obligations under the Control of Dogs Act until suitable permanent staff can be identified and fully trained.

## HOURS OF SERVICE

Difficulties remain in managing the out of hours service due to staffing levels. It is hoped that once new staff are employed and fully trained the unit will be in a position to increase its hours of service.

For clarification the current contact details and hours of operation for the Animal Welfare Unit are

**Office Hours:** Tel. **01 222 3368 / 5441** E-Mail [animalwelfare@dublincity.ie](mailto:animalwelfare@dublincity.ie)  
Monday – Friday 9:00 a.m. – 5:00 p.m.

**Out of Hours:** Tel. **01 222 6060**  
Saturday, Sunday and Bank Holiday 12:00 noon – 4:00 p.m.

All other hours are **voicemail only**. All voicemails will be dealt with on the following working day.

It is important to emphasise that the Animal Welfare Service is **not an Emergency Service**. A **life-threatening** Emergency incident involving an animal should be reported to An Garda Síochána via **999**

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