



**NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC**  
**TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.,**  
**ON WEDNESDAY, 8 JULY 2015 AT 2.30 PM**

**AGENDA**

**WEDNESDAY, 8 JULY 2015**

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1	Minutes of meeting dated 6th May 2015 and matters arising	<b>1 - 6</b>
2	Chairperson's Business	<b>7 - 34</b>
	<ul style="list-style-type: none"><li>• <i>Update on Housing SPC Sub-Groups</i></li><li>• <i>Regeneration Update</i></li><li>• <i>Homeless Update</i></li><li>• <i>Traveller Accommodation Update</i></li></ul>	
3	Taking Racism Seriously	<b>35 - 46</b>
4	Irish Council Social Housing (ICSH) Presentation	<b>47 - 76</b>
	<i>Referred Motion from Cllr Cieran Perry:</i> Order: Refer to Housing SPC	
5	ALMO Report	<b>77 - 92</b>
6	Report on Expressions of Interest/Technical Update	<b>93 - 94</b>
7	Referred Motion from Councillor O'Brien	
	That this area committee seeks that the Housing SPC places on its agenda a discussion about Dublin City Council ends the practice of removing applicants from the housing allocations list if they have not responded to Dublin City Council correspondence before additional efforts have been made to contact the applicant by telephone and/or e mail. Order: Agreed. Refer to Housing SPC	
8	Presentation from Tulsa re: Referred Motion from Councillor Noeleen Reilly	<b>95 - 118</b>
	That this Council recognises that Women and Children are made Homeless by Domestic Violence. In 2014 513 referrals were made from Women's Aid to refugees with 137 refugees citing that they were full therefore no accommodation was available.	

Women cannot move on from refuges as there is no alternative accommodation available therefore creating a shortage of spaces in centres and in many cases forcing the victim to remain in the abusive home.

This Council needs to ensure that suitable, safe and secure accommodation is available for victims of domestic violence and that they are rehoused as a matter of priority.  
Order: Refer to Housing SPC

9 Referred Motion from Councillor Naoise O'Muirí

That this SPC supports the use of modular, factory-built housing as a means of providing good quality and secure living facilities for homeless families including young children currently in Emergency hotel/B&B accommodation in Dublin

10 Items raised at North Central Area Committee Meeting 15th June, 2015

Report on the Part VIII proposed amalgamation of 12 no. bedsits, into 6 no. 1-bed apartments at the Senior Citizens Complex, St. Vincent's Court, (Block 2, nos. 9-20), Collins Avenue, Dublin 9. The amalgamation of the apartments results in minor alterations to the north facing elevation. All other elevations remain unaltered. There are minor external works for the provision of level access to all ground floor apartments.

Order: Agreed. Refer to Housing SPC. Concerns regarding amalgamation of bedsits in Senior Citizens complex will lead to a decrease in units available.

11 Referred Motion from St. Michael's Regeneration Board, Cllr Pat Dunne, Cllr Dáithí Doolan and Cllr Críona Ní Dhálaigh

This Housing SPC committee agrees that the site known as "1b" in St. Michael's Estate be used only for social housing with a preference for a Senior Citizens complex and calls on the Minister for Environment, Community and Local Government to release funds for work to start on this site.

Site 1b is between Richmond Barracks and Thornton Heights and building on it would complete that section of St. Michael's Estate. Guaranteeing that this site be used for a Senior Citizen Complex is in the best wishes of the local community

12 Motion in the name of Cllr Anthony Connaghan

That the Chief Executive outlines what plans there are to deal with the high percentage of single unit applications on the Dublin City Council Housing List.  
How many applications compared to the total housing list are for single units at present and what numbers of single unit dwellings does the City Council have on their books currently?

**119 -  
130**

# HOUSING STRATEGIC POLICY COMMITTEE SPECIAL MEETING

WEDNESDAY 6<sup>TH</sup> MAY 2015

## MINUTES

### **1. Minutes of meeting dated 23<sup>rd</sup> February 2015 and matters arising:**

Meetings were agreed with no matters arising.

### **2. Chairperson's Business:**

- **Regeneration Update**

Gerry Geraghty, Executive Manager gave verbal update on regeneration areas across the city.

Discussion followed. The Lord Mayor, Cllr Christy Burke asked for an update on Croke Villas. He also asked that regeneration areas be ruled out for use as temporary homeless accommodation and enquired about rent caps in the private rented sector. Cllr Janice Boylan asked about plans for regeneration of O'Deveany Gardens. Cllr Ray McAdams asked about construction phase at Croke Villas and also about options for alternative locations for Homeless Accommodation given the Cllrs rejection of O'Deveany Gardens proposals here. Cllr Pat Dunne asked how many tenants are left at Dolphin House and St. Teresa's Gardens. He asked if there is a programme of house purchases as allocations for de-tenanting here causes delay to the normal process of allocation and transfer applications. The Chair asked that the final draft for St. Teresa's Gardens be made available to Cllrs and members on the Regeneration Board as their input is needed to ensure community facilities are included. Cllr Chris Andrews asked about other sites that could be used for temporary homeless accommodation.

The Manager advised that alternative locations are currently being looked at for provision of temporary homeless accommodation. He said that DCC have no control or input with regard to rent caps. He advised of an upcoming media campaign to target the private rental sector with a view to attracting interest for leasing schemes. Building programme to move forward when finance becomes available. DCC need to depend on Approved Housing Bodies (AHBs) and the private sector to meet demand for housing. Gerry Geraghty advised that de-tenanting at Dolphin House is ongoing with 19 units still occupied. Hope to be on site at Ballybough Road soon. Plans for NABCO development of 24 units at Moss Street have been submitted to the DOECLG and if approved should be on site in 2017.

*Agreed: Contact Gerry Geraghty directly via e-mail with any specific queries.*

- **Traveller Accommodation Update**

Report circulated to members prior to the meeting.

Lorraine McMahon asked for an update on feasibility study at Labre Park and for a review of the tendering process regarding rented sanitation units.

Céline Reilly, Executive Manager advised that the feasibility study for Labre Park is currently being reviewed by City Architects. A proposal for 10 of these units has been included as part of the call for submissions for CAS funding. In relation to a review of the tendering process for rental of sanitation units in 2011 there was an urgency in getting the units at the time and the speediest way to have sanitation units at Labre Park was to rent them. There were a limited numbers of suppliers in the market. There was a significant amount of time devoted to this at the recent LTACC and a decision was taken to replace the units, which are now in disrepair, and approval to tender for purchase will be sought in the first instance. The Chair asked that this matter be discussed and reviewed at the next LTACC meeting. Site visits to Traveller Accommodation Units at Cara Park and Labre Park to be arranged.

*Agreed: Traveller Accommodation Update accepted.*

*Agreed: Housing SPC members to be invited to site visits at Cara Park and Labre Park*

- **Homeless Update**

Dáithí Downey, Deputy Director of Dublin Region Homeless Executive (DRHE) circulated Performance Report: Quarter 1 2015, relating to Protocol Governing Delegation of Section 10 Funding for Homeless Services to members present. Numbers accessing homeless services are increasing. He advised of successful Threshold campaign helping tenants in private rented accommodation at risk of losing tenancy. Merchant's Quay night café is full all night. Those exiting homelessness are moving into social housing and private rented accommodation, although in smaller numbers here.

Discussion followed. The Chair said that the private rented sector need to engage with social housing to provide accommodation and need to build on HAP scheme. Cllr Alison Gilliland said that landlords are pushing up rents and asked if landlords can be taken to court for illegally issuing notice-to-quit. The Lord Mayor, Cllr Christy Burke asked what happens to a person outside of DCC jurisdiction arriving at Parkgate Street seeking help. Are they deemed not a priority and told to go home. Need to cap rent. He advocated appealing to landlords to provide private accommodation by making direct payments to them on time. Cllr Pat Dunne commends the staff at Parkgate Street. He said that tenants in RAS accommodation have been faced with notice-to-quits who have nowhere to go as there are no extra homes provided under RAS. HAP/RAS schemes will not increase the supply of houses. He advised of applications to reside refused by DCC and also commended parents and grandparents who take in adult children and grandchildren. Cllr Cieran Perry praised the tenancy sustainment service offered by Threshold and enquired about figures at Merchant's Quay night café who had never engaged with Homeless Services before. Cllr Dáithí Doolan asked about DOECLG funding to turnaround voids and also about capital funding to construct units. He also asked when directive of 50% allocation to Homeless will end. Cllr Tina MacVeigh asked about homeless families placed in hotels being asked to vacate during busy periods. Homeless agencies are looking at this issue and she suggested a sub-group be set up to discuss. Cllr Chris Andrews asked about follow up with individuals exiting homeless services. Living independently, linking into services and supports. He also asked about Night Café at Merchants Quay and if there are plans for a second night. Cllr Mannix Flynn said a single authority should deal with the housing crisis and said empty properties around the city should be used for housing. Cllr Janice Boylan said that more supply is needed. Cllr David Costello asked for a breakdown of homeless accommodation across the Dublin Local Authorities. He asked if other Dublin Local Authorities are allocating 50% of lettings to persons in Homeless. He also asked if there are any plans for a second night café. Cllr Ray McAdam asked about alternative options for temporary homeless accommodation. Lillian Buchanan advised that it difficult to get numbers for persons with disabilities in Homelessness but there is a good rate of success for those who access housing who engage with support plans.

The Manger advised that rent cap are outside of the control of DCC. With regard to HAP a rolling fund has been created to speed up the process here with payments made directly to the landlord while paperwork is dealt with. Void rates currently stand at 1.25% of total housing stock. This includes complexes for regeneration, such as O'Devaney Gardens and Croke Villas. 450 voids have been brought back into use since the start of 2015. Currently awaiting allocation of funding from the DOECLG for voids but works are being done with 220 voids been worked on.

Dáithí Downey advised that non-compliant notice-to-quits are referred to the PRTB. The DRHE do not turn anyone away but don't always have available accommodation. 21 commercial hotels are used across the Dublin region. Housing First programme has reduced the number of rough sleepers, although this figure is too high. There is no breakdown available for allocations made to homeless across the other Local Authorities. There are no plans for a 2<sup>nd</sup> night café in the city. He noted that 80% of those exiting homelessness have engaged with supports.

The Chair asked that further queries be e-mailed directly to the Manager. She also said that Cllrs are not members of Task Forces.

*Agreed: Forward Performance Report: Quarter 1 2015, relating to Protocol Governing Delegation of Section 10 Funding for Homeless Service to Housing SPC members.*

### **3. Loans – Shared Ownership Report**

Dáithí Downey gave a presentation Addressing and Resolving Mortgage Arrears in Dublin City Council. Overview of DCC loans, arrears and possible measures to address. Full Report to be forwarded to Housing SPC members when complete, with costings of possible options included.

All present welcomed the presentation and discussion followed. The Chair asked when full Report will go the City Council. Cllr Dáithí Doolan found the figures shocking and asked how mortgages were given to those with unsustainable incomes. He also advised the need to cost options here. Kathleen McKillion said that DCC should cease acting as a lender until arrears are resolved. She suggested that research findings be considered as part of future policy considerations on tenant purchase of social housing. Cllr Pat Dunne commended the staff in the Mortgage Support Unit and raised the following issues with regard to Shared Ownership. Mortgage to Rent scheme applies to properties with a market value of up to €220,000. Most households won't meet this criteria as property prices are going up. DCC won't allow properties under Shared Ownership to be rented out. When keys are handed back property remains empty until case goes through the courts. When making repayments rent portion is taken off first. Would propose equal measure be taken off the rent and mortgage. He concluded that DCC is not a bank. Cllr Cieran Perry advocated that costings are made to proposals and presented to full City Council.

The Manager advised that it is for the members of the Housing SPC to decide when full Report goes to the City Council for consideration. Gerry Geraghty advised that DCC have borrowed €300 million from the Housing Finance Agency (HFA). The Manager advised that final report with costings will be ready in 2 months. He asked that any comments or suggestions be forwarded.

*Agreed: Forward Addressing and Resolving Mortgage Arrears in Dublin City Council Presentation to Housing SPC members.*

*Agreed: Contact Dáithí Downey directly via e-mail with any specific queries.*

### **4. Social Housing Capital & Revenue Allocation**

Gerry Geraghty gave overview of DOECLG letter regarding targets for current and capital delivery of social housing. Currently involved in the tender process for Part 8s. Plan to be on site in 2016 and to deliver units in 2017, all going to plan. Tight programme.

The Chair requested figures here and asked that Cllrs are kept informed re: Part 8. Gerry Geraghty said that update on Part 8 will be provided as soon as possible and the updates will be provided to Area Committees on a regular basis.

*Agreed: Forward DOECLG letter re: Targets for delivery under Social Housing Strategy 2015, 2016 and 2017 to Housing SPC members.*

## **5. Updates:**

### **• Housing SPC Sub-Groups**

Four Housing SPC sub-groups set up:

#### **➤ Pre-63**

The Chair Cllr Ray McAdam advised that the group have met twice. Looked at IIP Report and are currently drafting 4 or 5 recommendations to bring to a future meeting of the Housing SPC.

#### **➤ DCC Housing Stock Standards**

The Chair Cllr Janice Boylan advised that the group have met twice and have looked at operations of Housing Maintenance and works carried out to DCC housing stock.

#### **➤ Rent Arrears**

The Chair Cllr Daithi Doolan advised that the group have met once and are looking at current policy of those in arrears with a request to transfer.

#### **➤ Innovative Housing Provision**

The Chair Cllr Criona Ní Dhalaigh advised the group that group is currently looking at how to deliver good quality housing quicker with regard to construction type and design and procurement requirements which can delay delivery.

The Chair advised that sub-groups help form policies and asked that any Cllrs who wish to join any of the sub-groups contact its Chair.

### **• Arms Length Management Organisations (ALMOs)**

Céline Reilly advised that a Workshop with representatives of the National Federation of ALMOs (NFA) will take place on Wednesday 3<sup>rd</sup> June 2015 at 9.30am in the Wood Quay Venue, Civic Offices, Dublin 8. The purpose of the Workshop is to allow the NFA to outline how ALMOs were formed in Britain, how they function and their advantages and disadvantages. The following representatives have been invited to attend:

- Eamon McGoldrick, Manager Director NFA
- Mike Owen, Managing Director Murtagh Valley Homes (an ALMO in South Wales),
- Cllr Chris Barry, a Board Member of Murtagh Valley Homes
- Cllr Peter Bilson, Deputy Leader of Wolverhampton City Council
- Cllr Susan Wise, Lewisham Council

*Agreed: All City Councillors, Secotral Housing SPC members and Chairs of Housing SPCs in adjacent Dublin Local Authorities to be invited to the Workshop on 3<sup>rd</sup> June.*

### **• Expressions of Interest (Technical Dialogue)**

Gerry Geraghty advised that 67 expressions of interest were received on the foot of recent advertisement. Interviews are currently ongoing and should be completed by end of May. The Chair will be involved in the second stage of this process. The Manager advised that Housing SPC will be advised of findings of these interviews and any proposals for development arising from this process will need the approval of Cllrs.

Kathleen McKillion asked that those who have submitted Expressions of Interest be advised that their applications are dependent on the approval of the Cllrs.

## **6. Motion from Cllr Alison Gilliland**

*1. With regard to the 14.9 Ha site fronting Coolock Lance/Oscar Traynor Rd and close to the junction with the M1 motorway detailed in Report 225/2014, Council seeks that a traffic and public transport impact audit be undertaken.*

*This audit would:*

- *ascertain the potential environmental impact of new residents in the housing units/up and their cars on the traffic flow and movement in this area and on the current public transport provision*
- *recommend measures to be taken to reduce any negative impact*
- *recommend measure to ensure that adequate public transport (including cycling) be provided*

*The recommendations of this audit would be implemented concurrently with the development of these lands.*

*2. With regard to development of all new developments tendered by DCC on DCC lands, Council will ensure that all proposed developments, particularly multi-unit developments, provide playgrounds for young children, green spaces for free play and sports and at least one unit for local community use and that these facilities be built concurrently with the development (and not as an afterthought when families have moved in).*

Gerry Geraghty, Executive Manager advised that the above are always considered in planning permission.

## **7. Motion from Cllr Tina MacVeigh**

*In light of the forthcoming National Integrated Traveller and Roma Strategy, that all DCC service forms generally and also particularly housing forms be amended to include an ethnic identifier. It is currently not possible to identify the number of Traveller and Roma families (as well as other ethnic minorities) that are on the waiting list for local authority accommodation in the DCC area presenting a significant barrier to adequately addressing the housing issue in any current or future strategies. In addition to housing strategies, it is important to have more detailed information on ethnic minorities so as to better plan local authority services and strategies generally.*

Céline Reilly, Executive Manager advised that DCC housing application forms are national forms and permission would need to be sought from the DOECLG to make any amendments.

*Agreed: DCC to write to DOECLG to request ethnic identifier be included on Housing forms.*

### **In Attendance:**

#### **Councillors:**

Chris Andrews, Janice Boylan, Lord Mayor Christy Burke, David Costello, Patrick Costello, Dáithí Doolan, Pat Dunne, Alison Gilliland, Tina MacVeigh, Ray McAdam, Criona Ní Dhálaigh, Cieran Perry

#### **Sectoral Interests:**

Lillian Buchanan, Catherine Kenny, Kathleen McKillion, Lorraine McMahon, Sue Taylor

#### **Officials:**

Dick Brady, Gerry Geraghty, Céline Reilly, Cathal Morgan, Dáithí Downey, Úna Joyce, Mary Hayes, Mary Flynn, Elaine O'Kelly

#### **Other Councillors:**

Mannix Flynn

#### **Others Present:**

Olivia Kelly

#### **Apologies:**

Pat Doyle, Brendan MacConville, Cllr Anthony Connaghan

***Councillor Críona Ní Dhálaigh***  
**CHAIRPERSON**



## Traveller Accommodation Update

### TAP 2014-2018

The Department's 2015 capital budget for Traveller-specific accommodation is €4.3 million for Traveller Accommodation Capital budget. DCC received an allocation of €366,299.

LIST OF PROPOSED PROJECTS				
Non-Routine Works				
Miscellaneous: Repair of 10 most impaired yards	10	ASAP		In progress
Miscellaneous: Kitchen Replacement	10	ASAP	Replacement of 7 most impaired kitchens over 2015/6.	In Progress
Speed Ramp-Kylemore	1	N/A	Engineer recommended a ramp at the entrance to Labre only -	Not Started
Repainting of all Bays				In Progress
Roads & Footpaths Improvement Works			Road Improvement - Funding to be sought for road in Avila Park.	In progress
Capital Programme				
TAP Action	No of Units	Due Date		Status 22/06/15
Labre Park: Rebuilding of 3 Fire Damaged houses in Kylemore Grove (Phase 1)	3	2014		
			Pending DECLG approval to proceed to tender: Funding of €150,000 confirmed	In Progress
Labre Park: Emergency Facilities for families living on the site without sanitary facilities.	8	2014		<b>ALL STAGES COMPLETE</b>
Replace 2011 rented Sanitary Facilities	23	2015		In Progress
			2011 units -degraded through wear and tear/other issues. I. Application to DECLG for purchase via tender. II. Repairs to existing units pending funding for purchase.	In progress

<b>Bridgeview: House Refurbishments</b>	<b>2</b>	<b>2014</b>		<b>ALL STAGES COMPLETE</b>
<b>St. Margaret's Park electrical infrastructure upgrade</b>	<b>30</b>	<b>2014</b>		<b>ALL STAGES COMPLETE</b>
<b>St. Dominic's Park</b>	<b>15</b>	<b>2014</b>		
			Development of this site stalled due to illegal occupation.	On hold
<b>Avila Park Community Centre refurbishment</b>	<b>1</b>	<b>2014</b>		
			50% approval of cost by DECLG	Completed
			Preparation of Scope of Works – Structural Engineer	Completed
			Tender for Works Published	Completed
			Funding approval from 2014 not included in 2015 TAP allocation. Clarification sought from DECLG.	In Progress
<b>Cara Park: Special Needs Adaptations</b>	<b>2</b>	<b>2015</b>		
			DECLG approval for 73% of both houses.	Complete
			Approval to go to tender.	In Progress
<b>Cara Park: Overcrowding extensions</b>	<b>2</b>			
			Drawings received and estimated costs drawn up. Application to DECLG will be made in coming weeks.	In progress
<b>St. Oliver's Park electrical upgrade</b>	<b>15</b>	<b>2015</b>		Not Started
<b>St. Joseph's Park electrical upgrade</b>	<b>14</b>	<b>2015</b>		Not Started
<b>St. Joseph's Park Community Centre refurbishment</b>	<b>1</b>	<b>2015</b>		
			Structural Engineer survey	Complete
<b>Grove Lane- Redevelopment of Site</b>	<b>5</b>	<b>2015</b>		
			Survey by Structural Engineer	Completed
			Survey by COW	On hold
<b>Rebuild of Houses Bridgeview/Northern Close/Avila Park</b>	<b>3</b>	<b>2015</b>		
			Design & Costing	In progress
			Outline approval to DECLG	Not Started
<b>St. Margaret's Park Day-house upgrade</b>	<b>30</b>	<b>2015</b>		
			Pilot Scheme in October to trial 2 units -delayed pending completion of electrical contract.	In progress

			Feasibility of repair/upgrade/extension of existing built structure requested by tenants - City Architect's have prepared this alternative - costs currently being examined	In Progress
<b>Grand Canal Harbour - Refurbishment of 8 day-houses</b>	<b>5</b>	<b>2015</b>		
			Works to be done on a 4th bay; no other demand at present	Complete
			Drainage works required.	Completed
<b>St. Oliver's Park Day-house upgrade</b>	<b>15</b>	<b>2016</b>		Not Started
<b>Tara Lawns - Redevelopment of the site</b>	<b>10</b>	<b>2016</b>		
<b>St. Joseph's Park Day-house upgrade</b>	<b>14</b>	<b>2016</b>		
St. Joseph's Park Refurbishment of Bay	1	2015	100% funding approval from DECLG to bring the bay back into use. Mini-tender complete, pending start date.	In progress.
<b>Pigeon House Road - Redevelopment of de-tenanted site</b>	<b>6</b>	<b>2016</b>		<b>Not Started</b>
<b>Labre Park: Re-development (Phase 2)</b>	<b>24</b>	<b>2018</b>		
			Clúid to complete a feasibility study for the re-development of the existing site.	Complete
			10 units are included in DCC nominations in response to the DECLG call for CAS submissions; the remainder will be applied for through standard TAP funding.	In Progress
			Technical feedback.	Complete

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An aerial photograph of a residential neighborhood. In the center, there are several bright yellow houses with red roofs. Surrounding these are various grey and white houses of different styles. A road with several cars is visible on the right side. The overall scene is a dense suburban or urban housing development.

# The Welsh transfer experience

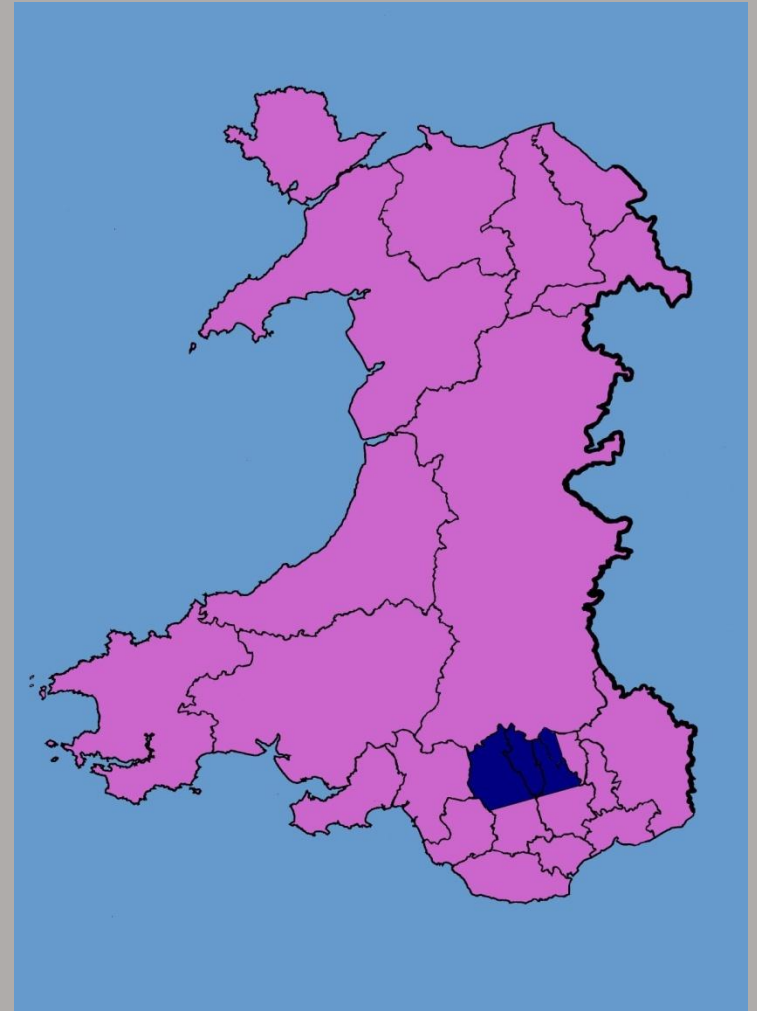
Mike Owen Merthyr Valleys Homes

- Housing is a Welsh Government responsibility
  - Housing Acts
  - Rent setting
  - Regulation of public bodies
- Welfare still with UK government
- Regulation is carried out by the Welsh Regulator
- Moving to a co-regulation away from an inspection process

# Background

## Merthyr Valleys Homes

- LSVT in 2009
- 4500 homes transferred
- 185 employees
- Transfer goal of improvements and regeneration



- 11 LSVTs
- 2 in North West Wales, Ceredigion, Monmouth then an arc across the Welsh Valleys- Blaenau Gwent, Bridgend, Rhondda, Neath/Port Talbot, Newport and Torfaen
- All had major repair backlogs
- All had major commitments to regeneration





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# Social Housing

## FINANCE, BUSINESS AND GOVERNANCE IN HOUSING

### Welsh LSVT deals delivered through long-term dowries

**T**he Welsh Assembly Government (WAG) has developed a stock transfer funding model which involves legally-binding commitments that last beyond the lifetime of the current Assembly.

Six large-scale voluntary stock transfers have taken place in Wales in the past 18 months (see table) with funding commitments of between 26 and 30 years.

The first tranche of these funding commitments is legally binding; for most transfers this guaranteed subsidy lasts for the

opposition parties before entering into the commitment.

Opposition housing spokesperson and Conservative Assembly Member Mark Isherwood told Social Housing magazine that his party was unaware of the legally-binding funding contracts.

He said: 'We haven't consented because we haven't been asked, and we would need to see the legal detail of the model.

'Much as we support the process of stock transfer and would be keen to ensure its

Peter Hughes, chair of the Council of Mortgage Lenders Cymru and head of commercial lending at Principality BS.

He said: 'Although absolute commitments are capped at five years WAG has been steadfast in re-inforcing its commitment to the process beyond that timescale.

'This ... requires considerable faith and understanding in the WAG approach, which is driven by budgetary constraints.

'Lenders are naturally aware that a reversal of the policy ... would have far-reaching

### Byker Bridge wins hostel VAT charge appeal

**H**M Revenue & Customs has backed down over an attempt to charge VAT on the construction of a homeless hostel, after months of delay.

Byker Bridge HA and its construction partner Isos HG were hit with a £340,000 VAT bill (SH21.3, p.1) when an HMRC inspector decided that the 31-bed hostel should be classified as hotel accommodation, and thus was a commercial building; this meant that VAT was payable on its construction costs.

Isos and its VAT adviser Ernst &

Done

- A mix of charitable HAs and mutual's
- All have local authority representation
- Council has a golden share at the AGM and 4 elected councillors sit on the Board
- Report to LA Scrutiny Committee
- Described by one housing commentator as “ALMOs *with your own money*”



- 2005 MTCBC option appraisal identified sufficient resources
- 2006 further stock survey identified problems and new appraisal of
  - Stay as you are
  - Transfer
  - PFI
- Decision to transfer 2007 subject to ballot
- Offer document to tenants agreed 2007 -2008 ballot Feb March 2008
- 132 separate promises on service, improvement and regeneration
- Turnout 57% with a 50.35 in favour

# Merthyr Valleys Homes



	Improvement promise
1	Around 2500 new high quality kitchens with choice of wall tiles, units and colour
2	Around 2000 bathrooms with where practicable choice over bath shower or level access cubicle
3	3000 new uPVC front doors
4	1400 homes with replacement windows uPVC Double Glazing
5	1500 new boilers central heating
6	500 new heating systems
7	£400,000 communal areas improvements
8	Repair or renew around 700 roofs



# Tenants making a difference



# 2019

- # 2019



# Work with us

- Commitment to not externalising jobs
- Living wage and pay increases
- Training and employment opportunities
- Working with social enterprises to create change
- Supporting local democracy





# Improve with us

Page 22

- £70m investment programme
- Co-op housing
- 26 new homes
- Tackling economic inequality
- 60% of our money spent in Merthyr Tydfil





# Phase two

- Star Chamber
- Digital Merthyr
- Deeper regeneration
- Building our mutual
- New offices



## The Regeneration of Gellideg

Over the last 7 years Merthyr Valleys Homes have improved every property in Gellideg, the majority have had WIGS works, new roofs and gutters and all have been painted.

**The Gellideg Foundation Group Wellbeing Centre** - A new £3m investment which will provide facilities for lifelong learning, employment skills development, health and well-being activities, and youth and early years development.

**Merthyr Valleys Homes new £3m head office.** This privately funded building will bring the head office of the Housing Association to the heart of the community.

**Gellideg Coop** is an innovative new 12 unit housing co-operative using funding loaned by MTBCB.

**Gellideg Foundation Group** founded in 1998 by local people in response to worsening economic and social conditions. The current services are run from former LA flats that are inaccessible to all the community, over crowded and expensive. These buildings will be demolished as part of the regeneration of the central area.

**Gellideg Foundation Group** manage all the public open spaces on behalf of Merthyr Valleys Homes through their environmental task force, training the community and bringing those furthest from the work place back in to work.

**Coed y Dderwen school's new Apple training centre for young people and parents.** The centre was refurbished through Community Benefits from Merthyr Valleys Homes contractors.

**Digital Merthyr** providing free Wi-Fi to households across Gellideg funded by Merthyr Valleys Homes and in the process of becoming a digital social enterprise, allowing access to jobs, homework clubs, benefits and opportunity.

MerthyrValleys  
HOMES

GELLIDEG FOUNDATION

# Merthyr Valleys Homes

twitter @merthyrVH

[www.mvhomes.org.uk](http://www.mvhomes.org.uk)

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# **Lands Initiative Report**

## **Update Report 225/2014**

Following agreement of the Council (report 225/2014 refers) and after discussions with the DOECLG who in turn consulted with the National Treasury Management Agency, advertisements were placed in the media early in February 2015 seeking participants to a technical dialogue to explore options for developing some large Council owned lands in particular:

- Lands at Belcamp/Malahide Road (North Central) (300 residential units)
- Lands at Cherry Orchard (adjacent hospital) (South Central) (300 residential units)
- Lands at Oscar Traynor Road/Malahide Road (North Central) (840 residential units)

## **Response to Public Notice (Feb 2015)**

Based on the responses<sup>i</sup> received to the public notice (Feb 2015) the Council considered it worthwhile to meet with respondents on a one to one basis. Each respondent was invited to meet with a panel comprising a mix of internal and external planning, architects, valuers and housing experts. Respondents came from a variety of backgrounds including estate agents, finance advisors and investors, house builders, developers, Approved Housing Bodies, project managers/engineers and architects and consortia combining all or some of the above.

## **Development Potential of Lands**

There was a broad consensus that the lands at Cherry Orchard would be the least likely to appeal to the market at this time. The main concern related to social sustainability and the recommendation was that the significant infill sites in the area should be developed before this greenfield site. In addition these lands were seen as relatively landlocked compared to the other two sites and to other Council lands including former PPP lands at O'Devaney and St Michaels. All respondents considered that there was potential to develop the lands at Belcamp and Oscar Traynor.

## **Weakness of Apartment Market**

Despite the positive reaction to the development potential of the two north city sites the issue of whether or not an "owner occupation market" for apartments still existed was raised. The concern centred on the cost of constructing apartments to current standards relative to current market prices in those areas. This concern was restricted to apartments only and was not seen as an issue with other housing forms.

## **Requirement for Mixed Tenure**

These lands were deemed too large for development exclusively for social housing and the Council wished to explore with representatives of the property market how the development of the sites could contribute to alleviating the housing shortage in the city including looking at options for mixed tenure development. The Council was particularly interested in looking at options for managed private rental properties at market rent and at cost based rent as well as home ownership and social housing on these lands. There was a variety of reactions to the idea of the model proposed by the Council using

the land to leverage a combination of mixed tenure (social rent, below market or subsidised renting, market renting and owner occupation).

### **Building to Sell v Building to Hold – Supply Issues**

Most Irish based respondents were of the view that the construction sector in Ireland was not geared up to build-to-hold for rental income and that this model would be difficult to adopt as the market here had traditionally borrowed to build repaying loans with income from the sale of housing. It was acknowledged that building-to-hold worked in other countries and there was some discussion about developers who had become landlords it was still considered that this was by accident rather than design. The risk was seen as significant and there was a view that domestic banks would not fund housing long term. UK respondents were more in tune with the concept as were some investor-respondents but there was concern about the risk of achieving return on capital employed (RoCE) related to cost of apartment delivery and funding interest rates (short term funding v long term funding interest rates).

### **PPP Approach**

Many respondents commented on the high level of transaction costs associated with PPP particularly for unsuccessful applicants/tenders. They indicated that costs and planning uncertainty could be reduced if an indicative masterplan showing open space, road layout and services was prepared by the Council. Masterplans were prepared some time ago for the Oscar Traynor/Malahide Road and Belcamp/Malahide Road lands and while they may need to be updated much of the preliminary work has already been done.

There was very little enthusiasm for reverting to the traditional PPP procurement (land swap and/or money in exchange for social housing units and community facilities), which was seen as having been an obstruction in the context of housing provision because of its complexity, expense and the time taken from EU notice to tender and conclusion. Where there was any willingness to consider this option it was in the context of houses not apartments. In some cases particularly UK respondents PPP was seen as a way of delivering social housing in exchange for annual lease payments. There was not much conviction that a mixed tenure mixed use approach would succeed using traditional PPP methodology. The discussion tended to move onto the architectural competition model at this point as a model which predated PPP and which had worked in a number of locations.

### **Architectural Competitions**

There was some positive discussion about an architectural competition approach which would allow 4 or 5 applicants to be shortlisted, these could then be resourced to provide greater detail including financial proposals from which a finalist could be selected, this would apply to each site. Such an approach could provide for aspirations to do with both a mix of tenure and mix use to comply with zoning, density and requirements for open space. This approach would operate in conjunction with disposal but there was a concern that it could develop into a PPP approach unless it followed a disposal route.

### **Modular Housing**

One solution proposed by several respondents to the issue of construction costs was to use modular housing including in apartment schemes. The advantages cited were quality, price certainty and



speed of delivery and these were seen as even more important if the Council wished to promote innovation in delivery of mixed tenure.

There was also some discussion particularly with modular housing proponents that design would cater to their production systems and where modular was not proposed the option of build/finance/maintain was discussed with sites achieving planning prior to disposal via Section 183 and with preliminary design and specifications beyond planning also being provided.

### **Lease Rental Model (Availability Agreement) – Social Housing**

There was considerable understanding of the model being discussed by Government through the NTMA which proposes “lease rental income” to pay the cost of providing of social housing. It was acknowledged that the scale of development required on these sites (300-800) would not permit this model to be used as a mix of tenures would be required to achieve social sustainability.

One option proposed was that the lease rental model could be adapted so that some of the lease payments would be met from private rental income (e.g. managed by an Approved Housing Body but underwritten by the Council/Government). This option effectively required a guaranteed ROC so that any shortfall in private rental income would be met by the State. The model is being used in the UK although there housing benefit could make up the shortfall.

An availability agreement (PPP) model similar to traditional PPP but closer to model being proposed by NTMA was proposed by several respondents. There was interest particularly from UK respondents to a model whereby the units were provided to Council specification and then leased back by the Council when built over a 25-30 year period (at reduced rent provided an agreed return on capital was achieved).

There were different opinions about whether ownership would revert to the Council at the end of the availability agreement period and whether this would be by way of nominal or actual payment.

There was some discussion about whether it was preferable to exclude design from the model in favour of providing sites with planning permission.

### **Disposal (Section 183) 2001 Act.**

Several respondents suggested that the Council would be able to achieve the same outcome from a disposal of the lands with the option to purchase back housing units through Part V mechanisms by agreement this could be increased beyond the current statutory level.<sup>ii</sup>

It was suggested that disposing of the land to the highest bidder was not the only criteria that had to be used in a disposal that there were other considerations that could be used including future uses of the land for below cost renting etc. This model was spoken of as a disposal with conditions that were imposed or agreed in relation to the Council's aspiration for the lands in the short, medium or long term.

Respondents coming from an Approved Housing background tended to think that the lands or part of them should be given to them to develop for social housing which they would build using private finance loans and that the Government/Council should then pay them a lease amount to repay their loan.

A number of respondents from the private developer background were interested in the acquisition of the sites for future development. They felt the lands should be sold on a phased basis with accompanying Masterplans. In a number of circumstances it was stated that the timing of

developments was crucial, at present builders/developers can secure finance from international sources at competitive rates, if interest rates change however then the viability of such developments would need to be reconsidered. In general this sector was not convinced that there was a market for private rental that they could meet<sup>iii</sup>.

### **Shared Risk (Private Renting)**

There was a view among house builders/developers and this view was shared by others that if private rental (particularly below cost renting) was to be promoted on public lands it would only work if the risk was shared through some level of guaranteed lease rental income by Government. Most respondents were open to part of the site being used for owner occupation to help fund the cost of provision of rental properties (particularly if linked to traditional housing forms i.e. not apartments).

It was envisaged that Approved Housing Bodies would provide management rather than Council and that this might reduce the risk of rent arrears. It was also seen as providing a more coherent housing market if local authorities were not seen to become involved in private renting. The majority of Approved Housing Bodies initially felt that their sector's remit did not extend to market rent however generally they agreed that it could be considered.

A number of providers suggested that they would provide design build and finance (and maintain) mixed tenure housing on the sites if there was a guarantee of ROCE. In the more sophisticated examples the model provided for void periods, mix of rent levels, provision for rent arrears, void periods and allowances for capital works to do with refurbishment/void turnarounds. Rents would be based on prevailing rental income in the area with subsidies agreed with the Council (e.g. 80% and social rental levels).

This model had the advantage of provided a mix of tenures and rent levels and unlike pure leasing models there was a built in mechanism for generating income towards the payment of ROC albeit that the risk remained with the public sector. The proposers indicated that there was an issue with the size and quality standards of apartments. The solution mentioned on a number of occasions in the same context was for modular housing where construction costs would be relatively fixed. The modular housing under discussion was the higher end of the market. It was promoted as being of equal if not better quality than standard build in apartments and able to meet current Irish housing standards/regulations including BER etc.

### **Multi ownership Apartment Schemes**

There was agreement that mixed tenure within block of flats that remain in single ownership would be easier to sell to investors than individual flats in multi-ownership blocks – this is similar to the experience of the Council where pepper potting of apartments within blocks is not proving as successful as pepper potting in traditional “houses”.

### **Conclusions**

The market in Dublin is interested in working with the Council to develop some of its land for a mix of housing types and tenures. It is nervous about becoming involved in mixed tenure private rental and below cost rental unless there is a safety net of guaranteed lease funding in the event of a shortfall in rental income to repay ROCE to investors. There is reluctance to become involved in traditional PPP models due to uncertainty in planning, timing and transaction costs particularly for those who do not go on to make a successful bid. Options such as disposal with conditions, masterplans, Part V and possibly architectural competitions were seen as achieving the same outcomes without the same disadvantages of PPP. Other sites were seen by respondents as potentially more easily developed than Cherry Orchard including former PPP sites but the two north side sites were seen as attractive.



The cost of constructing apartments to the current standards was a concern particularly relative to current market prices in some parts of the city.

## Recommendations

1. Lands should be offered to the market with Masterplans (indicative rather than statutory) showing requirements for public open space, infrastructure including public transport, roads, drainage, sewers. Mastepans should indicate scale, height and density of development residential and commercial where relevant.
2. Former PPP lands at O'Devaney and St Michaels should be included as well as Belcamp and Oscar Traynor lands but the lands at Cherry Orchard should be held back until other infill lands in Cherry Orchard are developed and the social sustainability of the area improves.
3. Development of the lands should be undertaken by the private sector following disposal of the lands via Section 183. The disposal should provide for the Council to purchase units back under Part 5 using the requisite valuation process. In order to ensure that a percentage of units provided are retained for private rental including below cost rental it is recommended that a percentage of the lands should be disposed of via 20-25 year lease at a significant discount compared to the remainder of the land which can be sold freehold at current market prices. At the end of the lease period the lease can either be extended at nominal rent or it can be sold freehold with no discount.

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<sup>i</sup> Approximately 65 responses were received (there were some duplications) and of these 2/3 met with the Council to discuss their thoughts and ideas for how the lands should be developed.

<sup>ii</sup> Dublin City Development Plan provides for 20% of which 15% is social and 5% is affordable. The indications from Government is that new legislation will be introduced shortly which will set the percentage for Part V at 10%.

<sup>iii</sup> They tended to be of the view that the foreign investors operating in the private rental market had purchased apartment schemes that were below cost of construction based on current standards. However they were willing to consider this as an option if research showed that there was a growing trend for investors to purchase for long term rental.

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8th July 2015.

**To the Chairman and Members  
Housing Strategic Policy Committee**

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**Re: Rent Arrears Sub-Group**

At the meeting of the SPC held on 23<sup>rd</sup> February 2015 it was agreed that a Sub-Group on rent arrears policy would be established to examine position in relation to rent arrears and submit recommendations on the matter to the SPC.

Membership of the Sub-Group consisted of Cllr. J. Boylan, Cllr. D. Doolan, Cllr. P. Dunne, C. Kenny, Cllr. C. Ni Dhalaigh and Cllr. S. Stapleton. At the first meeting on 22<sup>nd</sup> April 2015 Cllr. D. Doolan was elected Chairperson of the Sub-Group and the terms of reference were agreed as follows :

- *Consideration of policy in respect of historical arrears. The first step to be agreement on a definition of historical arrears.*
- *Consideration of policy in respect of general arrears*
- *Consideration of policy on scheduling arrangements to include guidelines on levels of repayments, length of time schedule to which a tenant should adhere and pattern of repayments. With a suggested guideline being that a tenant enters into an agreement to make sufficient repayments over a period of 1 year to reduce the arrears by 50%.*

Further meetings of the Sub-Group were held on 13<sup>th</sup> May 2015 and 17<sup>th</sup> June 2015 at which issues around transfers with arrears were explored and discussed. Current policy in DCC is to allow tenants with arrears of less than €200 to transfer as this is considered to be a manageable amount. Other cases with arrears in excess of €200 are considered on their individual merit and exceptional circumstances. Examples of such cases were presented to the Sub-Group

At the last meeting of the Sub-Group held on 17<sup>th</sup> June 2015 the following recommendations were agreed :

- 1. Letter to issue to tenants on the transfer list advising them of the requirement to have a clear rent account, a satisfactory payment record and an up to date rent assessment.**
- 2. Cut off point for transfer with arrears to remain at €200 and all cases to continue to be considered on individual merit.**

**Cllr. Daithi Doolan  
Chairman  
Rents Sub-Group**

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# Taking Racism Seriously: Housing

Dr Brid Ni Chonail and Teresa Buczkowska

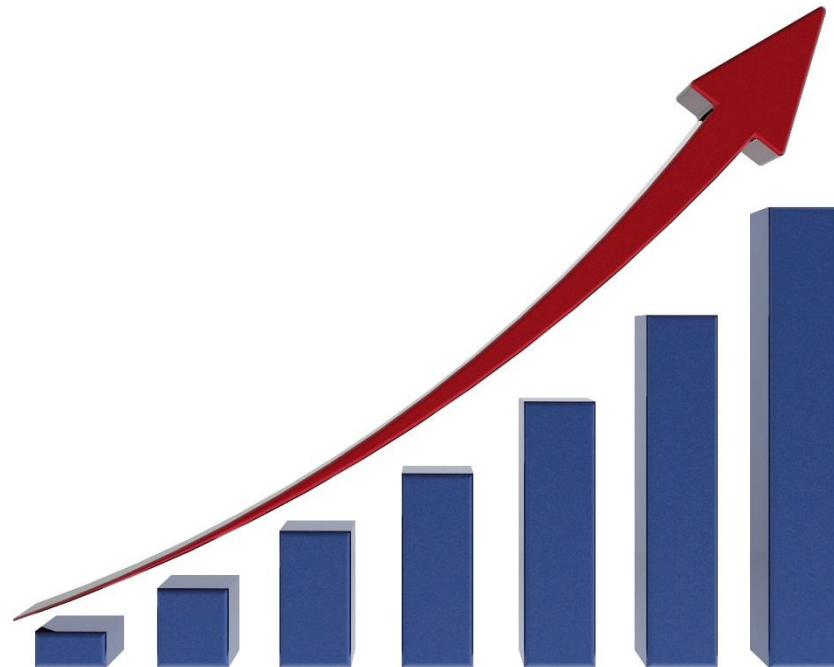
IT Blanchardstown

Immigrant Council of Ireland



# General statistics

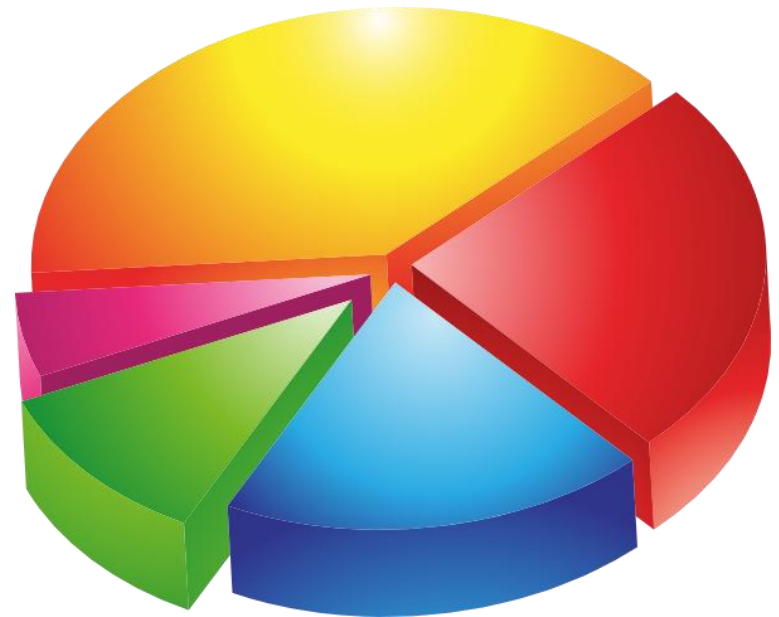
- ❖ 2011 - 40 reports
- ❖ 2012 - 78 reports
- ❖ 2013 - 144 reports
- ❖ 2014 - 217 reports



# Racist Incidents in Housing Areas

- ❖ 2012 – 5 incidents (6.5%)
- ❖ 2013 – 17 incidents (21 %)
- ❖ 2014 – 37 incidents (17%)

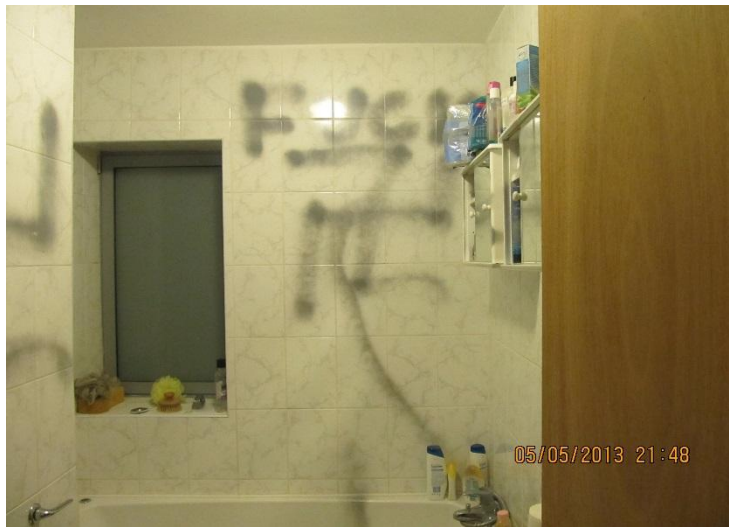
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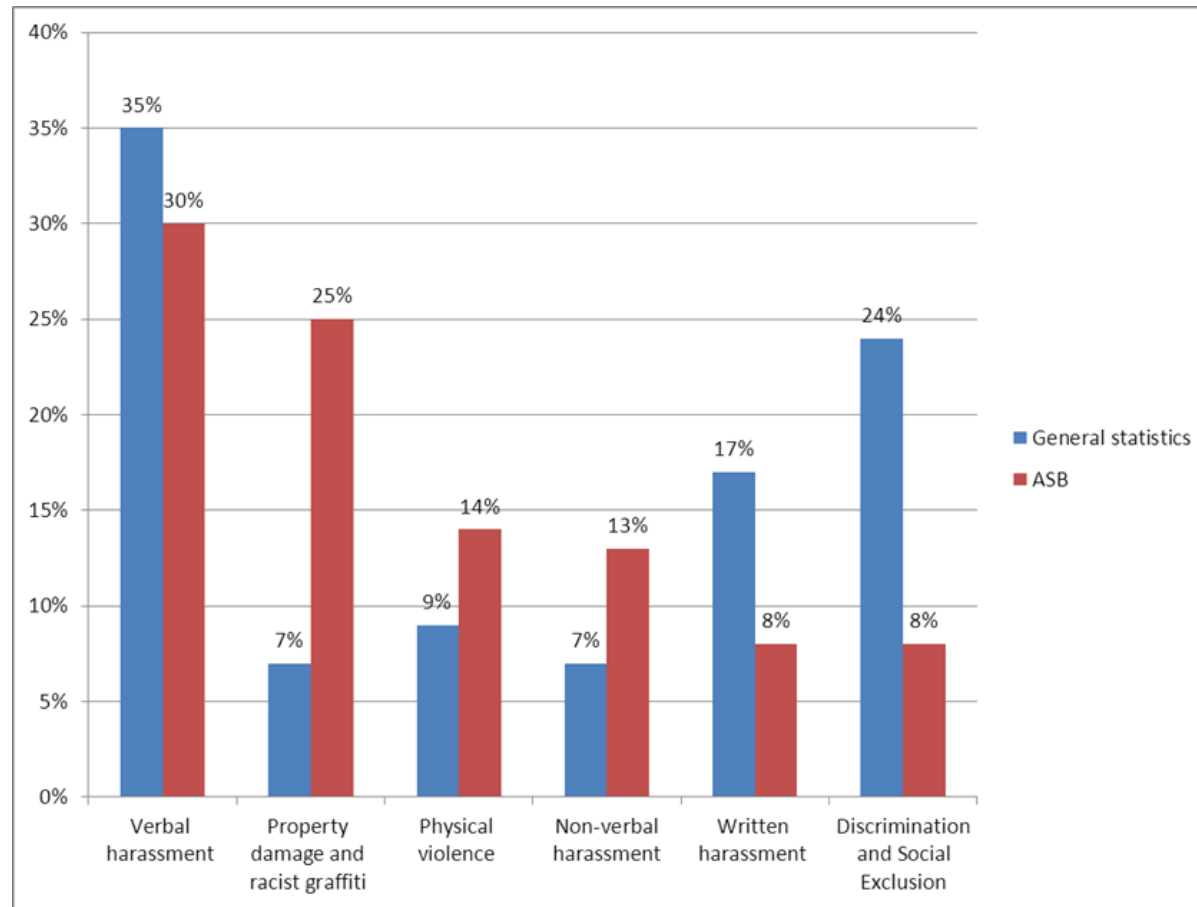




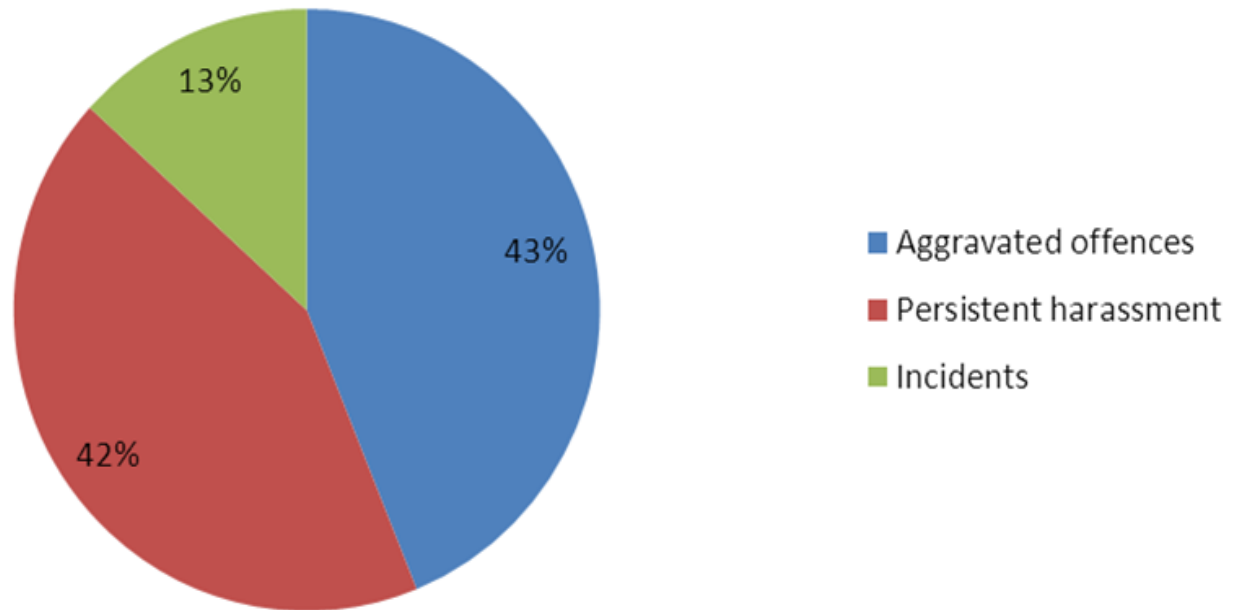




## General statistics versus statistics in housing areas



## Classes of racist offences



# Main issues

- ❖ Implementation of the ASB strategy and policies
- ❖ Lack of appropriate general legislation that makes racism an aggravating factor
- ❖ Lack of appropriate training on issues of racism to the front line staff
- ❖ Transfers/Rehousing



# The aim of the study

The aim of the research for the 'Taking Racism Seriously: Housing' project is **to provide an insight into the experiences of racism** that is occurring in social housing in Dublin city, **to analyse current policy and practice around racism in social housing** and **to recommend best practice** for the sector



# How? - methodology

- ❖ A mixed methods approach will be used for the research
- ❖ Literature review related to key concepts
- ❖ Quantative and qualitative analysis of ICI data recorded from the Racial Incident Support and Referral Service
- ❖ Qualitative analysis of interviews with members of Dublin City Council and other stakeholders
- ❖ Recommendations for best practice in the sector



# Next steps

- ❖ Initial input from members of Dublin City Council in Departments linked to housing and integration on March 9th 2015
- ❖ Follow on interviews
- ❖ Launch of the research findings in December and feedback to the Housing SPC







AT HOME IN  
EUROPE

  
Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

  
Immigrant Council  
of Ireland

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# Taking Racism Seriously: Housing



[www.immigrantcouncil.ie](http://www.immigrantcouncil.ie)







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for Social Housing

# How to Improve Communications between Elected Members and Housing Associations

Kathleen McKillion,  
Director of Operations,  
Irish Council for Social Housing

8th July 2015

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# Content

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- Overview of housing association sector and activity in Dublin
- Roles of local authority, Councillors & housing associations
- New operating environment: loan finance
- Tensions: Improving Communications
- Elected members survey
- Regulation



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# Irish Council for Social Housing(ICSH)

- National Representative Federation for Approved Housing Body(AHB) Sector;
- *ICSH committed to assisting members in the provision of social housing to meet the needs of various groups such as the elderly, homeless, people with disabilities or families on low incomes.*
- 270 members - 30,000 units of Housing Stock

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# Different “tiers” of Approved Housing Bodies(AHBs’) Housing Associations

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Large Housing Association

Located over a number of local authorities providing housing & services for families and special need groups e.g Respond, Cluid, Túath

Regional or County Based Housing Associations

Primarily focused on a county area or HSE Region e.g. Fold Ireland

Local Community Based Housing Associations

A significant number of housing associations often linked to local organisations



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# Scale of Properties in Social Housing

- Local authorities 120,000
- Non-profit Approved Housing Bodies 30,000



Delivery	Units
Family Housing (CLSS)	10,152
Special Needs(CAS)	15,771
Leased Properties	3,500





# The Iveagh Trust, Rathmines, Dublin 6



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# Fold Ireland Housing Association, Ballygall Road East, Dublin 11





# Clúid Housing Association, Finglas, Dublin 11

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# Dublin City Council & Túath Housing Association, Cabra, Dublin 7



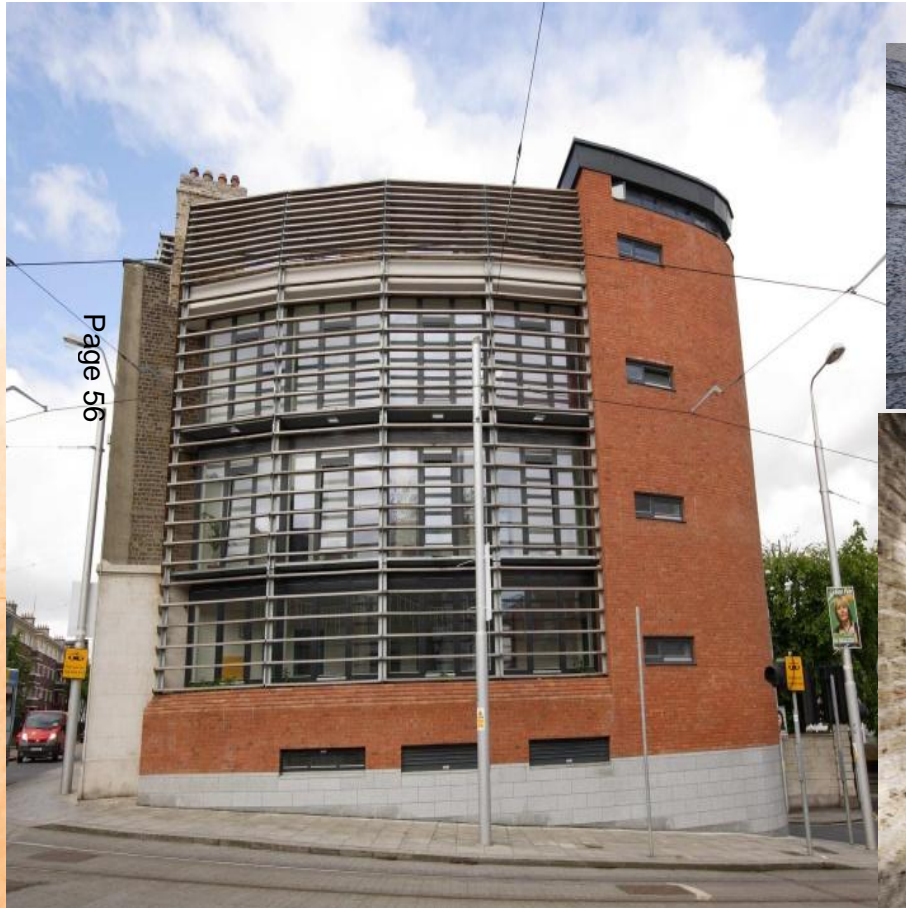
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# Túath Housing Association & Depaul Ireland, Dublin 8



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# Túath Housing Association, Shelbourne Wharf, Dublin 4

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# HAIL, Clúid Housing Association & Sonas Housing Association, Belmayne, Dublin 13

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# Circle Voluntary Housing Association, Dublin 1



# Sophia Housing Association, Cork Street, Dublin 8



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# Sons of Divine Providence, Ballyfermot, Dublin 10



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# Role of local authority

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- Local authority provision of land/sites
- Approving CAS, CALF & other funding to deliver on Social Housing Strategy: 35,000 new homes over 6 years, plus HAP
- Homeless budget to specialist providers
- 100% nominations from local authority housing list
- Monitor standards



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# Role of Councillors

- Promotion of social housing as option and greater choice with housing associations
- Protect role of council as a provider of housing & enable association development
- Responding to local need, ensure a balance of housing types in locality
- Councillor as advocate, leader and innovator not as allocator (ref Cllr Mary Murphy, ICSH conference 2003)



# ICSH Role

- Elected members regional meetings and survey in coming weeks: improving communications
- Events and Conference: Sep 16<sup>th</sup> & 17<sup>th</sup>
- Provide information flow
- Supporting regulatory developments bringing increased accountability & professionalism
- Facilitating regional social housing forums
- Multi annual development programme





# Role in Social Housing Strategy for Approved Housing Bodies

- Assist local authorities meet their housing needs and Government targets for those on local authority waiting lists-Large AHB's enhanced role.
- Provide new social housing with off-balance sheet loan financing
  - Loan financing sourced from financial institutions and Housing Finance Agency and EIB
  - Debt servicing with assistance through Payment and Availability Agreement
- Provision of social housing to meet the needs of special needs groups
  - Capital assistance scheme for people with disabilities, older people and the homeless
  - Target of 440 in 2015
- Option for local authorities to use approved housing bodies for managing Part V developments
- Facilitate any refurbishment of local authority stock with loan finance

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# Role of Housing Associations

- Delivering on the Social Housing Strategy targets & assisting local authority meet housing need
- Choice in provision of housing options- general needs and specialists
- Housing management expertise- HAPM evidence
- Option to purchase/manage Part V: 10% social housing in new developments via adoption of new Housing Strategy
- Secure permanent tenancies- under PRTB from 2016
- AHB enhanced role in Government policy
- Providing off-balance sheet funding, private borrowing
- Refurbishment of local authority stock- retrofit pilot
- Innovative delivery mechanisms NAMA, Mortgage to Rent (97 cases closed), stock transfer

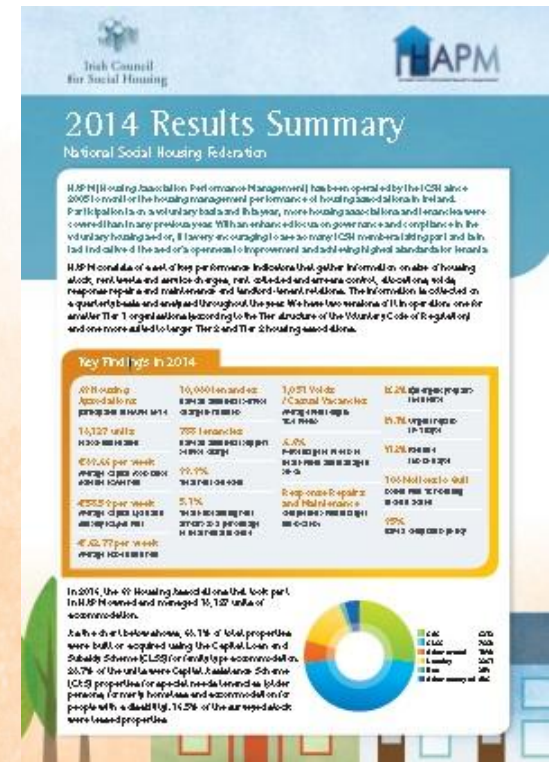




# 2014 Housing Association Performance Management (HAPM) results

- 1,535 lettings 93.4% off LA waiting list
- 1,051 casual vacancies
- Average rents €53.59 (families) €42.77 (lease); €69 (special needs)
- 4.4% relets
- 89.7% urgent repairs
- 106 notices to quit-18 court action

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# Options for loan finance for AHB's to use to meet local authority housing need

Options Pursued	Progress to date
Housing Finance Agency (HFA) -Longer term finance	11 approved housing bodies certified for borrowing; 5 approved for loan finance
Private Financial Institutions (banks) -Move more to short/medium term finance	4 financial institutions with 16 associations
Capital markets (pension fund, bond, placements) -Long-term finance	Engagement with 2 institutions to establish criteria for investors
Social finance -Medium-term with social objectives	Programme for smaller housing associations with limit per project
-NAMA	Some funds to complete projects
Other (EU structural funds ERDF, EIB)	New programmes approved



# Evaluating the new environment

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Challenges	Opportunities
Funding schemes to deal with private finance mixed funding environment (30% state CALF 70% loan)	NARPS (NAMA) properties to own or management
Accessing sufficient loan finance on good terms and conditions	Mortgage to rent to assist those with unsustainable mortgages
Implementing range of new regulations to enhance accountability	Assist local authorities with regeneration/retrofitting
Supply of sites for new provision	Loan finance options-Payment and availability agreement
Ensuring continuous increased delivery and more active private sector	A six year social housing programme



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# Offer of AHB's working in partnership with local authorities

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- AHB's can source additional private finance to provide new secure affordable social housing
- AHB's can assist local authorities taking people off the local authority waiting list (2,012 completions in 2008)
- Can leverage additional private finance for local authority refurbishment projects
- Can be Part V manager (2,050 Part V homes managed by AHB's)
- Will have new regulation in place, both for the AHB's and landlord tenant relationship (PRTB)



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# Local authority enabling role for AHBs

- Provision of subsidised sites for AHBs which were previously very successful in meeting needs of housing applicants
- Provision of nominations from local authorities to any AHB vacancies
- Access to framework panels for procurement
- AHB allocations/completions to be included in overall local authority targets





# Tensions/Improving Communications

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- Different attitudes to housing associations (quotes from SPC meetings)
- Perceived loss of influence of councillors in political allocation of housing
- No Tenant Purchase : Incremental Purchase Scheme- new houses for sale
- Integration versus cherry picking allegations



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# Elected Members – Draft Questionnaire

**This survey is designed to ascertain the awareness, interaction and views of elected representatives towards the not-for-profit housing sector.**

- How would you rate your awareness of the work of housing associations in your local authority area generally?
- Based on the work of the associations that you know of, what would you consider to be the overall quality of supports and services delivered to tenants?
- What are the major challenges for the delivery of social housing in your area at the moment? (obstacles to delivery)
- How aware are you of the new regulatory and governance structure concerning housing associations?
- Does this new regulatory structure increase your confidence in the sector?
- How would you rate the importance of the contribution of housing associations in your local authority area?



# Elected Members – Draft Questionnaire

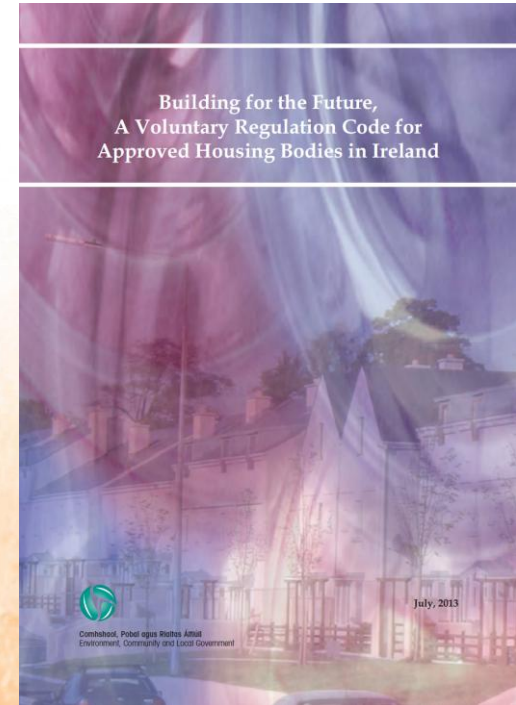
- To what extent do you think housing associations should be involved in the delivery of social housing
- To what extent do you think local authorities should be involved in the future delivery of social housing
- What are the major challenges facing associations, and how can the Council facilitate the delivery of units?
- Would you be open to facilitating collaboration between associations and the Council in the future?
- What are the main housing issues raised by your constituents?
- **What can housing associations do to work better with local councillors?**
- Have you heard of the Irish Council for Social Housing, the representative body for housing associations?
- What can the ICSH do to further engage with local councillors?





# New Regulatory Framework

- **Launched by the former Minister in July 2013**
- **194 AHBs signed up to the Code**
- **81% of owned/managed stock**
- **Pre cursor to statutory regulation**
- **Based on a proportionate approach for Tiers One Two and Three**



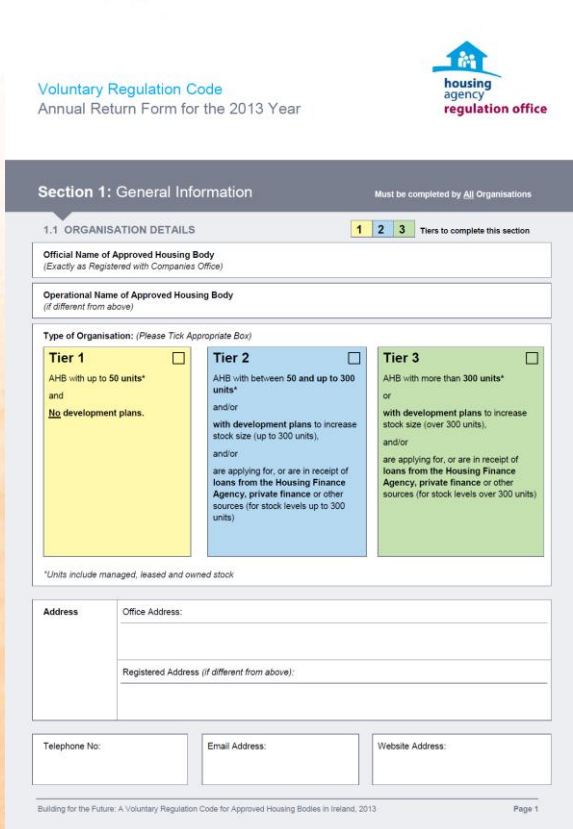
# Voluntary Regulation Code Annual Return

- 142 AHBs assessed based on 2013 info.
- Main areas of focus/information required:
  - Governance
  - Financial Viability
  - Performance Management
  - Tenant services policies

*“Results were positive”*  
*Head of Regulation June 2015*

**Financial Standard & Assessment Framework**  
**To be launched 14 July 2015**

➤ **Regulation mandatory for new AHBs**



The screenshot displays the 'Voluntary Regulation Code Annual Return Form for the 2013 Year' from the housing agency regulation office. It shows 'Section 1: General Information' which must be completed by all organisations. The section is divided into '1.1 ORGANISATION DETAILS' and 'Tiers to complete this section' (1, 2, 3). The form includes fields for 'Official Name of Approved Housing Body', 'Operational Name of Approved Housing Body', and 'Type of Organisation'. Three tiers are defined: Tier 1 (AHB with up to 50 units\* and No development plans), Tier 2 (AHB with between 50 and up to 300 units\* with development plans to increase stock size), and Tier 3 (AHB with more than 300 units\* with development plans to increase stock size). The form also includes fields for 'Address', 'Office Address', 'Registered Address', 'Telephone No.', 'Email Address', and 'Website Address'. A footer note states: 'Building for the Future: A Voluntary Regulation Code for Approved Housing Bodies in Ireland, 2013'.







# THE ALMO SECTOR IN ENGLAND

**Dublin City Council**

**3 June 2015**

# Order of Presentation

- ALMO's – the beginning
- Explain the ALMO model and operational characteristics
- Outline set up process
- Describe today's ALMO world
- Summarise benefits and drawbacks

# ALMO's – the beginning

- Decent Homes Programme – funding options
  - Stock Transfer
  - Private Finance Initiatives (PFI)
  - ALMO Model
- Arms Length Management Organisations not a new concept
- First Housing ALMO's all about incentives, improvement and rewards!

# ALMO's – the beginning

- Government gave additional borrowing powers to ALMO's who could demonstrate good service delivery
- Service judged by Audit Commission
- Borrowing released incrementally
- Added benefit – tenants and residents involved in shaping and delivering services



# Governance

- ALMO is a Council Owned Company
- Council delegates housing management and maintenance functions to ALMO
- Management Agreement outlines responsibilities for both parties including budgets and performance targets.
- ALMO publishes Service Delivery Plan

# ALMO Boards

- Original ALMO Boards one third residents, Council nominees and independents
- Some now appointing staff members
- All registered Company Directors
- New Board Directors selected or elected
- Variety of sub –committees to deal with risk, scrutiny etc

# Set Up Process

- Hard work but very rewarding!
- Workstreams include
  - Scoping functions
  - Establishing a Shadow Board
  - Management Agreement negotiations
  - Consultation and Communication
  - HR / TUPE Transfer
- Set aside staff resources and start up budget

# ALMO Achievements/ Benefits

## ■ Service improvement

- 24 ALMO's achieved Excellent ratings
- significant improvements in tenants satisfaction

## ■ Value for Money

- total focus on costs, productivity, wastage
- significant financial savings
- new income streams



# Achievements/ benefits

## ■ Staff

- new opportunities
- culture change
- award and reward

## ■ Residents

- real involvement
- at the heart of decision making
- transparency and openness

# Achievements / Benefits

## ■ Councils

- still own the assets
- can focus on strategic role
- better services for less
- happier customers!
- flexible vehicle to deliver other services

# Drawbacks

- Some additional set up and day to day running costs that need to be recovered or offset
- Won't bring in large sums for capital investment

# Modern ALMO's

- 42 managing 600,000 homes ( 4 - 30,000)
- Budget responsibilities varied
- Long term Agreements now common
- Diversifying

Homeless services

Housing Strategy/ Business Planning

Private Rented Sector

Building new homes

Non Housing services



# Non Housing services

- Same principles – improve services and save money!

South Tyneside Homes – Highways

Stockport Homes – Schools maintenance

Colchester BH – Facilities Management

Barnet – Adult Social Care

Eastbourne Homes – Regeneration lead

Nottingham City – Trading subsidiary

# Building new homes

- Being done using variety of resource streams
  - Council land
  - Reserves / borrowing on HRA
  - Prudential Borrowing
  - Cross subsidy developments
  - HCA Grant
  - Efficiency savings on Management Fee
  - Right to Buy receipts

# Summary

- ALMO model a simple concept
- Very flexible
- Evolving / diversifying
- Perfect for Council's who want to retain some control but improve services, involve residents more and get away from a traditional public sector culture

# Thank You For Listening

## NATIONAL FEDERATION OF ALMOs

Website: [www.almos.org.uk](http://www.almos.org.uk)

Email: [info@almos.org.uk](mailto:info@almos.org.uk)

Twitter: @almos\_nfa



# **Report on the Procurement and Use of Sanitation Units**

## **Why were the facilities provided?**

On many City Council traveller sites, families who are not tenants relocate to empty spaces on the site. In such instances DCC frequently receives requests to provide emergency shower, toilet and basic kitchen facilities for these families although they are not tenants and the site is not designed for accommodation.

In 2010 at a time when there were issues of anti- social behaviour in Labre Park with a building and houses being destroyed on site, DCC refused a number of requests from advocacy groups to provide temporary facilities of water, sewerage and electricity to the caravans illegally located there, citing the prohibitive cost of the provision of facilities (Appendix 1 Report prepared for Area Committee by Kieran Cunningham - Senior Executive Officer).

In 2011 the *National Traveller Accommodation* budget was €3m. The cost for redevelopment of Labre Park at that time was estimated to be in the range of €8m. Given that the redevelopment of Labre Park was unlikely in view of the funding levels available, having regard to the plight of these families, and representations made by local traveller advisory groups and elected members, a decision was taken to rent units that would provide emergency facilities.

The Council always maintained the costs of providing services to all unofficial Traveller camps was high but in these cases took a humanitarian approach in view of the conditions in which the families were living. In 2014 DCC was requested by BTAP to provide temporary services to a further 8 illegally located families. This request was acceded to despite similar reservations about the cost.

## **Decision to Rent**

Both rental and purchase were considered at that time but rental was considered preferable on cost grounds if the units were used for less than 3 years taking into account the provision of maintenance as part of the contract. It was estimated that the minimum cost of purchase of these units is in the region of €200-230,000 (based on quotes from 2 companies) and this would have required a significant capital investment in addition to the capital required for groundworks.

## **Selection of Supplier**

The application to the DECLG at the time states the basis of selection; i.e. a limited number of suppliers in the market, a belief that a proposal for redevelopment would be submitted within a year There was intense pressure on DCC to provide these units as a matter of urgency despite the very high costs of infrastructural works and ongoing rental/maintenance costs for temporary services. The Traveller Accommodation Unit researched suppliers for these units in 2011 and found only 2 main suppliers. Portakabin Allspace was selected as the preferred supplier.

## **Issues relating to Electrics and Fire Risk**

Following a fire in one of the units earlier this year, there was an inspection of the electrics of that unit by a contract electrician whose opinion was that a twin socket was the probable source of the fire and that overloading of the socket was the most likely explanation.

The Traveller Accommodation Unit requested that a Fire Prevention Officer examine the units and the officer made a number of recommendations. (Appendix 3) All units have been provided with a fire blanket and a contract for the supply and maintenance of fire extinguishers is in negotiation. A letter went to each user of the units to advise of the concerns raised in the report regarding unsafe storage of combustible materials, the risks of forcing electrical wiring through sockets without plugtops, overloaded extension leads lying under clothing (results in a build up of heat), overloading of sockets, flammable items of clothing, toys and furniture on top of electrical items. Extension leads were observed being used way beyond their permitted capacity, which is a major fire hazard.

Following the inspection, Electrical Services looked at the electrics in all the units and advised that the electric were in order. A contractor was instructed to carry out other structural repairs.

## **Repairs & Maintenance**

There have been ongoing issues with the maintenance contract. Following a meeting in January 2015 to resolve Health and Safety concerns, DCC agreed that a supervisor would be onsite to liaise between the supplier of the portocabins and users of the units. The supplier made an offer to reduce the rent of the units by 15% in return for DCC taking on the responsibility for maintenance of the units. This offer was not accepted on the basis that it did not represent good value and the repairs to the units were outstanding for some duration, requiring a significant investment to bring them up to standard.

Following the inspection of the units by electrical services, a snag list was sent to the supplier in March 2015. DCC has complained to the supplier about the delays in getting these repairs completed. A structural repairs programme commenced on the 22<sup>nd</sup> June. A DCC supervisor liaises with the supplier on a daily basis onsite to ensure the works are progressing.

There have been complaints from the supplier that the units have been misused and they point to the far better condition of the units in Cara Park, which were hired at the same time and are used for the same purpose. The Clerk of Works is overseeing the repairs programme.

## **LTACC - Local traveller Accommodation Consultative Committee**

The statutory consultative group (LTACC) has membership from local councillors, Traveller representatives and officials of the City Council. The options, advantages and disadvantages with regard to replacement/ refurbishment and purchase /rental options have been discussed there in fine detail so that all parties are clear about the issues involved.

# Tusla – Child and Family Agency

## Current housing issues in the context of protecting and caring for victims of Domestic Violence

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Joan Mullan

Tusla

Interim National Manager for  
Domestic and Sexual Violence Services



An Ghníomhaireacht um  
Leanaí agus an Teaghlach  
Child and Family Agency

# Overview of Presentation

- Background to Tusla – Child and Family Agency role
- Context – Domestic Sexual and Gender Based Violence Services nationally
- Overview of Domestic Violence services in Dublin
- Challenges of homeless situation for service users of DV services
- Issues and recommendations





# Functions of Tusla - Child and Family Agency

The specific functions of the Child and Family Agency, as set out in the legislation, can be summarised as follows:

- Support and promote the development, welfare and protection of children, including the provision of care and protection for children in circumstances where their parents have not been able to, or are unlikely to, provide the care that a child needs.
- Support and encourage the effective functioning of families, to include the provision of preventative family support services aimed at promoting the welfare of children; care and protection for victims of domestic, sexual or gender-based violence, whether in the context of the family or otherwise; and services relating to the psychological welfare of children and their families.

# Overview of Domestic and Sexual Violence Services Programme

- Under legislation establishing the Child and Family Agency, the Agency has been designated with statutory responsibility for services to victims of Domestic, Sexual and Gender Based Violence (DSGBV).
- Tusla – Child and Family Agency funds almost **60** specialist Domestic Violence (DV) & Sexual Violence (SV) services
  - **42** Domestic Violence services including 20 crisis refuges
  - **16** Sexual Violences/Rape Crisis (RCC) services

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# Tusla Resources Allocated for DSGBV in 2015

- Over **€19.m** in funding dedicated to DV and SV services - **€15m** to DV services in 2015
- This includes €2.5m former Section 10 Homeless funding which transferred to Tusla from DECLG in 2015
- €5.3m DV Services Dublin Region
- €4.6m Emergency Refuge Accommodation and DV Support Services - Dublin

# Accommodation-based Domestic Violence Services

- 4 Crisis Refuges in Dublin Region
  - Aoibhneas Women and Children's Refuge, Coolock
  - Viva House Refuge, Blanchardstown (Sonas)
  - Saoirse Refuge, Tallaght
  - Rathmines Women's Refuge (Tusla – Child and Family Agency)
- Supported Domestic Violence Housing (Sonas)



# Other Specialist DV Services

- Community based DV support services
  - D12 Domestic Violence
  - Inchicore Outreach Service
  - Women's Aid Support Services (including Helpline)
  - Sonas Visiting Support and Community-based Support Services

# Dublin Region Emergency DV Accommodation

- 33 refuge spaces for women and their families (up to 80 children)

# Examples of Accommodation Challenges\*

- Experience of Service A
  - 8 women discharged to homeless accommodation over 2014
  - 4 women Q1 2015
- Q1 2015, numbers of women/families turned away because of lack of space increased to almost 80% of those presenting (48% turned away in 2014)

*\*Note – the data here should be treated as indicative - there is not full and complete data available for 2015 validated by Tusla*

# Refuge space availability\*

## Service B

- Only 10% of women/families presenting were accommodated in Q1 2015 (17% accommodated in Q1 2014)

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*\*Note – the data here should be treated as indicative - there is not full and complete data available for 2015 validated by Tusla*



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# Typical Discharge Pattern Q1 2015\*

- 10%-17% to homeless services (1.6% of women with children discharged to homeless services) (up 10% on Q1 2014)
- 47 % to family/friends because of homeless issues
- 26% returned home to abusive partner
- 10% found private rented accommodation
- Some referrals to other DV services

*\*Note – the data here should be treated as indicative - there is not full and complete data available for 2015 validated by Tusla*



# Example of changes in length of stay in refuge (average stay)\*

- **2011 - 16 days**
- **2012 - 19 days**
- **2013 - 20 days**
- **2014 - 21 days**
- **2015 - 24 days (Q1)**

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*\*Note – the data here should be treated as indicative - there is not full and complete data available for 2015 validated by Tusla*

# Issues identified by service providers

- The process for getting service users onto housing lists and advocating for the needs of women and children has become more difficult and resource-intensive for staff
- Procedures and responses to DV issues vary across the four Dublin Local Authorities
- Two refuges reported that for the first time this year clients who could not be accommodated in the refuge were offered sleeping bags because there was no other accommodation – in one case the client had a small child

# Issues identified by service providers

- Intensive direct contact with ‘move-on’ services is perceived as the only way to achieve positive outcomes for clients – the change to direct assessment for access to supported housing post-refuge is seen as positive by other services.

# Issues for Tusla

- Tusla has statutory responsibilities for care and protection of victims of DV – and resources are directed at responses that meet victims' needs. Professional and intensive support and advocacy services are in place.
- The accommodation challenges faced by service users impact on their ability to benefit from the supports provided (e.g. Parenting support)

# Issues for Tusla

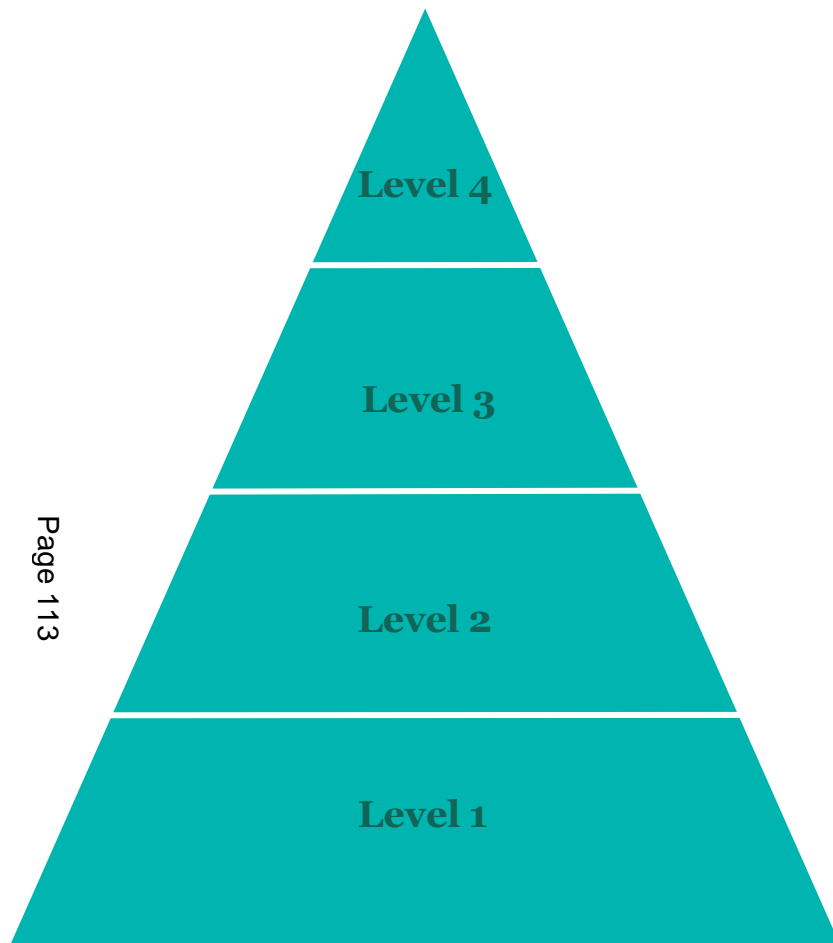
- The current accommodation crisis presents challenges for Tusla around service planning, commissioning and development of Key Performance Indicators for DV refuges.
- Tusla is mindful that the experience of discharging service users to temporary homeless accommodation, to cars or to return to violent and abusive partners is difficult for DV services and particularly their frontline staff.



# Developments in Tusla Commissioning

- Commissioning Framework being developed through which Tusla identifies how to align resources with the activities and services that will achieve best outcomes currently and into the future – for children, families and individuals (commissioning mechanisms for funding of external services from 2016 onwards)

# Tusla – Hardiker Definitions to Support Commissioning



**Acute Targeted:** Represents support to families or individual children and young people where the family structure has broken down temporarily or permanently. Interventions at this level are typically long term requiring highly skilled assessment and planning.

**Targeted:** Represents support to families or individual children and young people where there are chronic or serious needs e.g. Springboard, NYP, YAP etc.

**Early Intervention:** Represents services to children who are vulnerable or who have some additional needs. Services at Level 2 are characterized by referral, full parental consent and negotiation. Work is typically task centered, usually short term with the objective of restoring personal and social functioning e.g. parenting support, therapeutic services, teen counselling services etc.

**Prevention:** Refers to engagement with L1 universal services -identification of local needs and service planning for children and families (e.g. through CYPSC & FRCs); early identification of children and families at risk; leveraging support of L1 partners to provide targeted services e.g. potential to deliver L2 and L3 services in L1 settings

*Source of definition: adapted from HSE 2013 National Survey of Funding to agencies providing children and family services*

## **Note:**

**These definitions are being applied to support commissioning priorities and service categorisation.**

- More detailed complementary definitions are being applied across Tusla
- Other models being applied to identify children and family needs.

# Conclusions

- Tusla recognises the challenges for Housing Authorities in the current situation and that there are many vulnerable groups requiring additional supports.

# Conclusions

- Shared understanding of the role of Domestic Violence Emergency Refuge Accommodation – these services do not meet the needs of all women and children who require accommodation because of DV.
- Consistent understanding of the complexities of domestic violence, appropriate responses from housing authorities to safety and trauma issues in allocating accommodation.
- Guidance for Housing Authorities is a recommendation of the National Strategy on Domestic Sexual and Gender Based Violence
- Focus required on perpetrators' responsibilities.

# Thank you





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6<sup>th</sup> July 2015.

**To the Chairman and Members  
Housing Strategic Policy Committee**

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**Re: Housing Allocations Report to Councillors.**

In the context of the housing waiting list and the growing requirement by Councillors to have information and statistics on the makeup of the list, waiting times, stock and housing options the Allocations Officer has proposed that, the Housing Allocations Section will present a comprehensive Report to each area committee on a quarterly basis, commencing in July this year to ensure that Councillors are kept informed.

It is proposed that this Report will include the following information:

- The number of applicants on the housing and transfer list broken down by housing area, band, category, waiting time, family size etc.
- The number of applicants housed by housing area, category, waiting time,
- the dwelling type into which applicants were housed and
- Any other relevant statistical information.

The Report will also include an update on housing schemes nearing completion (both City Council and Approved Housing Bodies) and any other allocations matters that might be of relevance to City Councillors.

There have been several similar type enquiries received regarding various housing options that the City Council operate such as older applicants downsizing to older persons accommodation, the financial contribution scheme and the Tenancy Protection Service to assist applicants in retaining their rented accommodation. It would be hoped that the Reports would be a useful reference guide for all such schemes and be a useful means of communication for all allocations related topics and changes or improvements in the delivery of housing services to housing applicants.

It would be hoped that such reports would remove the need for the increasing volume of requests for statistics on a weekly if not daily basis. The replies to these questions, which can sometimes be very detailed, are very demanding to collate given limited staff resources.

Therefore, following the first report, any other suggestions or information required by any of the Councillors can be incorporated into these reports into the future, and contact from any of the City Councillors regarding information they would like included or any other suggestions they may have in this regard would be welcomed.

***Céline Reilly***  
Director of Services

### Voluntary Housing 2015:

Prospect Hill (Cluid)  11 x 1 beds 40 x 2 beds 7 x 3 beds	58 units	Nominations done. Offers will be made when units handed over. Due in September 2015
Belmayne (Cluid)  22 x 1 beds 37 x 2 beds 14 x 3 beds	73 units	Phase 1 - Moved in 17/12/2014 Phase 2 – Moved in 19/3/15 Phase 3 – 15 units – Nominations done Phase 4 – 19 units – July 2015 – nominations made to Cluid
Emerald, Ballymun (Cluid)  12 x 2 beds 5 x 3 beds 2 x Bungalows 1 x 2 bed (adapted)	20 units	All nominations and interviews are done. Pre tenancy course completed May 15. Tenants to move in 2 <sup>nd</sup> week of July
Castleforbes Square (Tuath) 3 x 1 beds 16 x 2 beds 2 x 3 beds	21 units	Due to planning compliance issues the units will not be ready for sale until end of 2015.
Castleforbes – Northbank	21 units	Due in Nov/Dec 15
Calderwood, Drumcondra (NABCO) 6 x 1 beds 7 x 2 beds	13 units	Nominations done. Due to be handed over to NABCO next month, familiarisation programme scheduled for July, all nominees have been notified of this.

July 2015 HOUSING Waiting List Figures by Band Category						TABLE 1 (a)					
Waiting List Code	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
Band 2 Housing list	1690	328	1174	872	705	703	600	438	624	157	7291
Band 2 Housing older	41	4	57	34	24	14	36	33	74	10	327
Band 3 Housing list	3293	503	2099	1018	1076	1010	804	533	955	193	11484
Band 3 Housing older	149	10	116	74	57	68	52	48	96	16	686
Tied Accommodation								1			1
Traveller priority	75	21	30	2	38	11	2	2		1	182
Housing Medical priority	42	6	28	19	17	23	10	11	7	4	167
Housing medical older	6		9	2	2	3	2	2	4		30
Housing Welfare	29	10	10	15	17	3	5	7			96
Housing welfare older	1		1	3	4	3		3	2	1	18
Homeless	407	81	200	193	125	109	106	31	42	16	1310
Housing List Total	5733	963	3724	2232	2065	1947	1617	1109	1804	398	21592

July 2015 TRANSFER Waiting List Figures by Band Category						TABLE 1 (b)					
Waiting List Code	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
Band 2 Transfer list	212	45	200	202	142	197	192	128	49	45	1412
Band 2 Transfer older	73	4	64	34	21	27	14	26	38	5	306
Band 3 Transfer list	759	141	562	424	382	371	456	265	136	103	3599
Band 3 Transfer older	43	32	53	39	49	23	63	30	33	13	378
Surrendering larger	12	8	18	9	19	9	16	8	3	5	107
Transfer Medical priority	27	5	24	17	13	10	18	20	3	5	142
Transfer medical older	3	2	4	8	4	2	3	3	3	1	33
Transfer Welfare	59	14	33	26	50	29	28	13	6	3	261
Transfer welfare older	3	1	2	1	2	2	4	5	2		22
Transfer List Total	1191	252	960	760	682	670	794	498	273	180	6260

July 2015 Combined Waiting List Figures by Band Category						TABLE 1 (c)					
Waiting List Code	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
Housing List Total	5733	963	3724	2232	2065	1947	1617	1109	1804	398	21592
Transfer List Total	1191	252	960	760	682	670	794	498	273	180	6260
Combined Total	6924	1215	4684	2992	2747	2617	2411	1607	2077	578	27852



July 2015 HOUSING Waiting List Figures by waiting time								TABLE 2 (a)			
No of years waiting on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
0 to 1 yr	761	80	440	272	228	254	164	118	183	20	2520
1 to 5 yrs	2864	438	1739	1051	983	927	771	511	859	167	10310
5 to 10 yrs	1821	384	1307	772	717	639	556	409	627	162	7394
over 10 yrs	287	61	238	137	137	127	126	71	135	49	1368
Housing List Total	5733	963	3724	2232	2065	1947	1617	1109	1804	398	21592

July 2015 TRANSFER Waiting List Figures by waiting time								TABLE 2 (b)			
No of years waiting on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
0 to 1 yr	66	23	52	59	39	23	46	27	14	4	353
1 to 5 yrs	377	123	329	252	211	176	286	171	77	41	2043
5 to 10 yrs	449	72	304	236	215	208	239	187	94	59	2063
over 10 yrs	299	34	275	213	217	263	223	113	88	76	1801
Transfer List Total	1191	252	960	760	682	670	794	498	273	180	6260

July 2015 COMBINED Waiting List Figures by waiting time								TABLE 2 (c)			
No of years waiting on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
0 to 1 yr	827	103	492	331	267	277	210	145	197	24	2873
1 to 5 yrs	3241	561	2068	1303	1194	1103	1057	682	936	208	12353
5 to 10 yrs	2270	456	1611	1008	932	847	795	596	721	221	9457
over 10 yrs	586	95	513	350	354	390	349	184	223	125	3169
Combined Total	6924	1215	4684	2992	2747	2617	2411	1607	2077	578	27852

July 2015 HOUSING Waiting List Figures by Bedsize Requirements						TABLE 3 (a)					
Bedsize Requirements	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 bed	2858	465	1853	1577	988	963	1119	758	1244	246	12071
2 bed	2184	389	1419	483	826	725	368	280	416	101	7191
3 bed	634	101	416	159	226	223	107	62	128	47	2103
4 bed	48	7	33	12	19	32	17	9	13	4	194
5 bed	9	1	3	1	6	4	6		3		33
Housing List Total	5733	963	3724	2232	2065	1947	1617	1109	1804	398	21592

July 2015 TRANSFER Waiting List Figures by Bedsize Requirements						TABLE 3 (b)					
Bedsize Requirements	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 bed	308	101	275	332	199	141	380	231	156	76	2199
2 bed	449	68	353	238	235	243	249	165	70	66	2136
3 bed	366	64	273	170	213	241	149	90	40	36	1642
4 bed	61	14	46	16	26	44	16	12	7	1	243
5 bed	7	5	13	4	9	1				1	40
Transfer List Total	1191	252	960	760	682	670	794	498	273	180	6260

July 2015 COMBINED Waiting List Figures by Bedsize Requirements						TABLE 3 (c)					
Bedsize Requirements	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 bed	3166	566	2128	1909	1187	1104	1499	989	1400	322	14270
2 bed	2633	457	1772	721	1061	968	617	445	486	167	9327
3 bed	1000	165	689	329	439	464	256	152	168	83	3745
4 bed	109	21	79	28	45	76	33	21	20	5	437
5 bed	16	6	16	5	15	5	6		3	1	73
Combined Total	6924	1215	4684	2992	2747	2617	2411	1607	2077	578	27852

July 2015 HOUSING Waiting List Figures by Family Size												TABLE 4 (a)
Family Size	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total	
Single	2630	425	1687	1456	911	890	1020	703	1124	229	11075	
Couples	194	30	147	115	64	63	91	50	114	15	883	
Families	2909	508	1890	661	1090	994	506	356	566	154	9634	
Housing list Total	5733	963	3724	2232	2065	1947	1617	1109	1804	398	21592	

July 2015 TRANSFER Waiting List Figures by Family Size												TABLE 4 (b)
Family Size	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total	
single	282	86	233	301	169	114	332	196	141	64	1918	
couple	24	15	43	34	30	25	49	34	13	10	277	
Families	885	151	684	425	483	531	413	268	119	106	4065	
Transfer List Total	1191	252	960	760	682	670	794	498	273	180	6260	

July 2015 COMBINED Waiting List Figures by Family Size												TABLE 4 (c)
Family Size	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total	
single	2912	511	1920	1757	1080	1004	1352	899	1265	293	12993	
couple	218	45	190	149	94	88	140	84	127	25	1160	
Families	3794	659	2574	1086	1573	1525	919	624	685	260	13699	
Transfer List Total	6924	1215	4684	2992	2747	2617	2411	1607	2077	578	27852	

July 2015 HOUSING Waiting List Figures by Bedsize requirements & Time on List

**TABLE 5 (a)**

Size	No of years on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
1 bed	0 to 1 yr	444	48	251	189	128	146	126	80	132	17	1561
	1 to 5 yrs	1514	230	939	783	529	476	556	368	628	118	6141
	5 to 10 yrs	803	163	583	524	292	307	351	261	404	87	3775
	over 10 yrs	97	24	80	81	39	34	86	49	80	24	594
1 bed Total		2858	465	1853	1577	988	963	1119	758	1244	246	12071
Size	No of years on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
2 bed	0 to 1 yr	259	29	161	71	85	89	33	34	41	2	804
	1 to 5 yrs	1126	178	658	223	397	364	180	116	191	41	3474
	5 to 10 yrs	700	160	520	163	300	222	135	117	154	43	2514
	over 10 yrs	99	22	80	26	44	50	20	13	30	15	399
2 bed Total		2184	389	1419	483	826	725	368	280	416	101	7191
Size	No of years on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
3 bed	0 to 1 yr	50	3	25	12	14	18	5	4	9	1	141
	1 to 5 yrs	207	25	132	41	56	77	30	24	37	6	635
	5 to 10 yrs	294	59	187	78	115	94	55	27	59	30	998
	over 10 yrs	83	14	72	28	41	34	17	7	23	10	329
3 bed Total		634	101	416	159	226	223	107	62	128	47	2103
Size	No of years on list	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
4 bed	0 to 1 yr	7		3			1			1		12
	1 to 5 yrs	12	4	9	4		8	4	3	2	2	48
	5 to 10 yrs	21	2	15	6	8	16	10	4	9	2	93
	over 10 yrs	8	1	6	2	11	7	3	2	1		41
4 bed Total		48	7	33	12	19	32	17	9	13	4	194
Size	no of years A	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
5 bed	0 to 1 yr	1				1						2
	1 to 5 yrs	5	1	1		1	2	1		1		12
	5 to 10 yrs	3		2	1	2		5		1		14
	over 10 yrs					2	2			1		5
5 bed Total		9	1	3	1	6	4	6		3		33

July 2015 HOUSING Waiting List Figures by Family Size

**TABLE 5 (b)**

Family Size	Area B	Area D	Area E	Area H	Area J	Area K	Area L	Area M	Area N	Area P	Grand Total
single	2630	425	1687	1456	911	890	1020	703	1124	229	11075
single + 1	1254	222	767	266	480	392	178	146	183	56	3944
single + 2	573	133	388	92	216	208	66	51	77	29	1833
single + 3	171	37	110	35	55	68	18	4	23	9	530
single + 4	36	4	25	14	19	17	6	6	4	3	134
single + 5	7	1	5	1	5	6		1	4	1	31
single + 6		1	5	2	2	3	2				15
single + 7	2				1						3
single + 8	1				1						2
<b>Singles Total</b>	<b>4674</b>	<b>823</b>	<b>2987</b>	<b>1866</b>	<b>1690</b>	<b>1584</b>	<b>1290</b>	<b>911</b>	<b>1415</b>	<b>327</b>	<b>17567</b>
couple	194	30	147	115	64	63	91	50	114	15	883
couple + 1	298	41	221	90	103	106	86	66	109	20	1140
couple + 2	331	40	216	94	116	105	80	52	108	22	1164
couple + 3	152	19	112	46	54	40	38	21	34	9	525
couple + 4	54	5	28	14	26	33	16	4	17	3	200
couple + 5	21	4	8	6	7	10	8	5	3	2	74
couple + 6	6	1	3	1	2	4	3		2		22
couple + 7	2				3	1	3		2		11
couple + 8	1		1			1	2				5
couple + 9			1								1
<b>Couples Total</b>	<b>1059</b>	<b>140</b>	<b>737</b>	<b>366</b>	<b>375</b>	<b>363</b>	<b>327</b>	<b>198</b>	<b>389</b>	<b>71</b>	<b>4025</b>
<b>Grand Total</b>	<b>5733</b>	<b>963</b>	<b>3724</b>	<b>2232</b>	<b>2065</b>	<b>1947</b>	<b>1617</b>	<b>1109</b>	<b>1804</b>	<b>398</b>	<b>21592</b>



Overall Housing & Transfer Lettings from Jan to June by category and Area Housed									TABLE 6 (a)		
Priority or Points	B	D	E	H	J	K	L	M	N	P	Grand Total
Band 2	15	13	31	39	20	4	43	24	7	4	200
Band 3	27	10	40	28	14	7	17	10	3	1	157
Detenancing		1	2		3	9	20	2	1	2	40
Essential Maintenance							1				1
Financial Contribution	2		3	1		1		1	2		10
Fire Emergency					1		2				3
Flood Emergency								1			1
Homeless Priority	34	9	24	42	24	3	28	18	8	11	201
Medical Priority	4	3	7	8	6	5	4			2	39
Mortgage to Rent	1		5	1	4	1	1				13
Surrender Larger	2	2	4	2	1		1	1			13
Traveller Priority	3	1	3		3						10
Welfare Priority	7	6	1	2	8	4	8	8	1		45
Grand Total	95	45	120	123	84	34	125	65	22	20	733

Housing Lettings by category and Area Housed									TABLE 6 (b)		
Priority or Points	B	D	E	H	J	K	L	M	N	P	Grand Total
Band 2	8	7	20	30	13	3	37	16	4	3	141
Band 3	20	4	23	15	8	4	11	8	3	1	97
Financial Contribution	2		3	1		1		1	2		10
Homeless Priority	34	9	24	42	24	3	28	18	8	11	201
Medical Priority	2		5	4	6	2	3			1	23
Mortgage to Rent	1		5	1	4	1	1				13
Traveller Priority	3	1	3		3						10
Welfare Priority	5	2	1	2	2	4	6	6	1		29
Grand Total	75	23	84	95	60	18	86	49	18	16	524

Transfer Lettings by category and Area Housed									TABLE 6 (c)		
Priority or Points	B	D	E	H	J	K	L	M	N	P	Grand Total
Band 2	7	6	11	9	7	1	6	8	3	1	59
Band 3	7	6	17	13	6	3	6	2			60
Detenancing		1	2		3	9	20	2	1	2	40
Essential Maintenance							1				1
Fire Emergency					1		2				3
Flood Emergency								1			1
Medical Priority	2	3	2	4		3	1			1	16
Surrender Larger	2	2	4	2	1		1	1			13
Welfare Priority	2	4			6		2	2			16
Grand Total	20	22	36	28	24	16	39	16	4	4	209

**TABLE 6 (d)**

Homeless Housed Jan to June 2015	Central Area			NC Area	North West Area		South Central Area			South East			Grand Total
Family Size	E	H	P	B	D	E	J	K	L	L	M	N	
Homeless Singles	1	23	7	26	2	9	14	2	15	8	14	6	127
Homeless Families		19	4	8	7	14	10	1	4	1	4	2	74
Homeless Total	1	42	11	34	9	23	24	3	19	9	18	8	201

**Overall Housing & Transfer Lettings from Jan to June by Dwelling Size and Area Housed****TABLE 7 (a)**

Dwelling Size	B	D	E	H	J	K	L	M	N	P	Grand Total
Bedsit	32	12	12	16	13	9	22	17	10	4	147
one bed	27	18	36	69	24	7	41	22	6	9	259
two bed	17	11	33	34	37	13	49	24	6	5	229
three bed	15	4	37	4	9	5	10	2		1	87
four bed	4		2		1		3			1	11
Grand Total	95	45	120	123	84	34	125	65	22	20	733

**Housing Lettings by Dwelling Size and Area Housed****TABLE 7 (b)**

Dwelling Size	B	D	E	H	J	K	L	M	N	P	Grand Total
Bedsit	28	6	11	14	13	7	20	14	9	4	126
one bed	19	6	23	51	19	4	27	15	5	6	175
two bed	15	9	29	28	23	5	35	20	4	5	173
three bed	10	2	19	2	5	2	3				43
four bed	3		2				1			1	7
Grand Total	75	23	84	95	60	18	86	49	18	16	524

**Transfer Lettings by Dwelling Size and Area Housed****TABLE 7 (c)**

Dwelling Size	B	D	E	H	J	K	L	M	N	P	Grand Total
Bedsit	4	6	1	2		2	2	3	1		21
one bed	8	12	13	18	5	3	14	7	1	3	84
two bed	2	2	4	6	14	8	14	4	2		56
three bed	5	2	18	2	4	3	7	2		1	44
four bed	1				1		2				4
Grand Total	20	22	36	28	24	16	39	16	4	4	209

No Of Lettings
155
89
0
0
27
39
8
4
13
0
40
1
133
0
136
65
0
10
13
0
23
1
26
0
2
0
<b>785</b>

Overall Housing & Transfer Lettings from Jan to June by category of Letting and Area Housed										TABLE 9 (a)	
Category of letting	B	D	E	H	J	K	L	M	N	P	Grand Total
Bungalow		1			1						2
Maisonettes		1	2		1	2					6
Mortgage to Rent	1		5	1	4	1	1				13
Newbuild Apartment		1			16						17
Newbuild House					3						3
Previously Occupied (Apartment)	4	13	7	45	16	1	99	41	7	9	242
Previously Occupied (House)	11	6	8	2	6	10	2				45
Purchase of Previously Occupied Dwelling	3	1	5		1	4	1			1	16
Senior Citizen Existing unit	43	20	29	15	22	16	3	22	12	8	190
Social Leasing				1							1
Voluntary Housing	33	2	64	59	14		19	2	3	2	198
Grand Total	95	45	120	123	84	34	125	65	22	20	733

Housing Lettings by Category of Letting and Area Housed										TABLE 9 (b)	
Category of letting	B	D	E	H	J	K	L	M	N	P	Grand Total
Bungalow					1						1
Maisonettes		1	2		1	2					6
Mortgage to Rent	1		5	1	4	1	1				13
Newbuild Apartment					7						7
Previously Occupied (Apartment)	4	11	5	36	15	1	69	34	4	8	187
Previously Occupied (House)	9	3	5	1	4	3					25
Purchase of Previously Occupied Dwelling	2		4		1						7
Senior Citizen Existing unit	32	6	20	11	17	11	3	13	11	6	130
Social Leasing				1							1
Voluntary Housing	27	2	43	45	10		13	2	3	2	147
Grand Total	75	23	84	95	60	18	86	49	18	16	524

Transfer Lettings by Category of Letting and Area Housed										TABLE 9 (c)	
Category of letting	B	D	E	H	J	K	L	M	N	P	Grand Total
Bungalow		1									1
Newbuild Apartment		1			9						10
Newbuild House					3						3
Previously Occupied (Apartment)		2	2	9	1		30	7	3	1	55
Previously Occupied (House)	2	3	3	1	2	7	2				20
Purchase of Previously Occupied Dwelling	1	1	1			4	1			1	9
Senior Citizen Existing unit	11	14	9	4	5	5		9	1	2	60
Voluntary Housing	6		21	14	4		6				51
Grand Total	20	22	36	28	24	16	39	16	4	4	209