

HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 10TH MARCH 2017

ATTENDANCE

Members:

Cllr. Daithi Doolan (Chair)
Cllr. Alison Gilliland
Cllr. Anthony Conaghan
Cllr. David Costello
Cllr. Tina Mac Veigh
Cllr. Ray Mc Adam
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Cllr. Sonya Stapleton
Cllr. Chris Andrews
Cllr. Christy Burke
Cllr. Pat Costello
Cllr. Pat Dunne
Lillian Buchanan
Kathleen McKillon
Kevin White
Winnie McDonagh

Other Cllrs present :

Cllr. Mannix Flynn
Cllr. John Lyons
Cllr. Michael Mullooly
Cllr. Éilis Ryan

Others:

Threshold – John-Mark McCafferty, Gary Byrne & Gavin Elliot
Laoise Neylon (Dublin Inquirer)
Olivia Kelly (Irish Times)
Jill Young (ICSH)

Apologies

Cllr. Janice Boylan
Pat Doyle
Aideen Hayden

Officials Present:

Tony Flynn, Executive Manager
Céline Reilly, Executive Manager
Eileen Gleeson, Director D.R.H.E.
Dymphna Farrell, Senior Executive Officer
Daithi Downey, Senior Executive Officer
Lorraine Brogan, Administrative Officer
Pat Teehan, Administrative Officer
James Nolan, Executive Engineer
Colm Smyth, Principal Environmental Health Officer
Una McEvoy, Administrative Officer
Mary Davis, Staff Officer
Sandra Carley, Trainee Accountant
Christy McLoughlin, Assistant Staff Officer

Sarah Ann Murphy, Clerical Officer

1. Minutes of meetings held on 10th February 2017 and Matters Arising.

Agreed: Minutes agreed.

2. Threshold – Tenancy Protection Service Presentation

John- Mark McCafferty, Gary Byrne and Gavin Elliot presented.

Attendees thanked Threshold staff for their presentation.

Cllr. Pat Dunne enquired about a legal aspect - Part 4

Cllr. Christy Burke asked if a Notice to Quit has to be signed "Off" by a solicitor.

Gary Byrne explained the legal aspects of the work and explained their advocacy service. He informed meeting that a "Notice to Quit" can be signed by an authorised agency (can be a family member or a Letting Agent).

Gavin Elliot explained the Part 4 process (rolling 4 or 6 year tenancy) in response to Cllr. Dunne's query.

Agreed: *Presentation noted*

3. Chairperson's Business:

➤ R.A.S. and Rental Protection Zones

Cllr. Doolan queried whether the legislation might have unintended consequences for tenants; however Céline Reilly, Executive Manager, advised that landlords can't benefit financially by leaving R.A.S. She also advised that it is proposed that there be a review of the Rent Protection Zones in June and that the Councillors could make a submission at that stage.

Cllr. Pat Dunne asked if the R.A.S. section is going to accept new tenants. Lorraine Brogan, Administrative Officer, advised that yes, DCC are accepting new applicants and landlords as there are still people looking to come into the scheme.

➤ P.P.P. (Public Private Partnership)

Cllr's. Doolan, D. Costello, Ni Dhálaigh, Flynn & Connaghan, expressed concerns regarding the P.P.P. process.

Cllr's. Doolan, D. Costello, Ni Dhálaigh, Dunne & Lyons voiced concerns about Value for Money/Financial aspects of P.P.P. model.

Cllr. Christy Burke asked if developers that failed to deliver in the past would be exempt from current/future P.P.P. projects.

Elish Ryan looked for clarification in relation to the selection/establishment of a Project Company and guaranteed profit margins for developers.

Tony Flynn, Executive Manager sought support from members that Dublin City Council be the lead authority for Bundle 1, 500 Social Houses (Under Section 85 Local Government Act). He explained what the report was outlining, the financial implications & process for D.C.C. Two sites will be

managed by Approved Housing Bodies (A.H.B.'s) and the council will get the properties back after the process/25 years. He stated that it was different from the models that D.C.C. had before.

He informed attendees that the process meets the requirement of the "Public Spending Code" & is managed by an independent Process Auditor.

James Nolan, Executive Engineer explained how previous models operated versus the current model. With regards to V.F.M., he outlined the process. He stated that they will be going to the Area Committees to provide feedback.

He stated that the Project Company would be a consortium & that there would be no guaranteed profit margin for developers. He outlined the process involved.

Tony Flynn acknowledged concerns of the group. He stated that if current process has to start again, it could add another 18 months to the process. He stated that a Cost Benefit Analysis and Economical Appraisal have to be done as part of the process.

- Chair of St. Teresa's Gardens
Tony Flynn outlined the nomination procedure.

- **Sub-Groups:**

- Data Protection & Housing List:
Cllr. Pat Dunne provided an update on the Data Protection group. The Councillor stated that he was of the view following the meeting with the Data Commissioners that letting addresses could be released without breaching Data Protection Legislation. However Céline Reilly explained that the Data Commissioner had clarified that this was only the case if the person could not be identified from the address and that the recommendation was that a Privacy Impact Assessment should be carried out to assess this.
- Pre 63
Cllr. Ray McAdam stated that he has worked with the Principal Environmental Officer and a report will issue within the next week.

- **Update on 2016 Agreed Plan of Dublin City Local Economic and Community Plan 2016-2021**

Circulated to members prior to meeting.

Agreed: Review of the implications for R.A.S. by the introduction of Rent Pressure Zones for May meeting.

Agreed: P.P.P. Report goes to the April City Council Meeting for adoption.

Agreed: St. Teresa's Gardens Chairperson ratification for April SPC Meeting.

Agreed: LECP report on a quarterly basis.

4. Airbnb Brief

Circulated to members prior to meeting.

Daithí Downey presented.

He explained that further consultation can take place through a “Working Group”

Cllrs. Perry, Dunne, Flynn, Burke, Ni Dhálaigh, Sammon, MacVeigh, McAdams & Kathleen McKilloon queried and raised concerns about Airbnb operational and legislative issues.

Daithi provided further information and suggested that further queries/points of view and/or reflections can be sent to SPC Secretariat for collating.

Members thanked Daithi for his presentation.

Agreed: Working group to be established & supported by external resources. SPC Secretariat to contact Economic Development & Enterprise & Planning and Property Development SPC's.

5. Homeless Update:

Circulated to members prior to meeting.

Cllr.s Ni Dhálaigh, Burke & Dunne enquired about the June/July timeline for having families out of commercial hotels.

Cllr. Burke asked if there was any truth that D.C.C. were considering converting Housing Maintenance depots into accommodation.

Cllr. Doolan asked where the families are going to go and what's the plan?

Eileen Gleeson, Director D.R.H.E., informed attendees that the June/July time period is still the schedule. She stated that DCC/DRHE was looking at all possibilities in relation to potential properties for accommodation and was ruling nothing out.

Eileen said that there is a plan in place for moving families from hotels, providing augmented family facilities and explained what is going to happen (referring to report previously circulated) and provided an update on the rough count sleep scheduled for April.

6. Housing Programme Report:

Circulated to members prior to meeting.

Cllr. Pat Dunne asked if there was a change in “Acquisition” policy and if so, what would be the implications for those on Bands 2 & 3?

Cllr. Ray McAdam looked for a “Program of Works” update with regard to O’Devaney Gardens.

Cllr. Doolan sought an update for the following Cherry Orchard sites, NABCO site, the upper Site.
He also looked for an update in relation to St. Michael’s Estate.

Cllr. Ni Dhálaigh enquired as to how Drimnagh Rapid build site will be allocated.

Tony Flynn stated that D.C.C. takes a very proactive approach to “Acquisitions” and there is no change to the current policy.
He provided an O’Devaney Gardens update and explained the current process. This update provided information on the Design Team, previous consultants and Tender schedule, basic financial information and facilitating residents going forward.

He advised that Expressions of Interest have been sought for the Housing with Support scheme for site 1B, St. Michael’s estate.
He stated that D.C.C. is awaiting a “Commencement Notice” from the contractor for the NABCO site.
The other Cherry Orchard site is on program and should be ready in July.
He explained the allocation process for Rapid Builds.

Agreed: *Report noted*

7. H.A.P. Update:

Circulated to members prior to meeting.

Cllr. Pat Dunne asked if SPC members can have informational packs.

Cllr. Ni Dhálaigh asked why can’t people be put automatically on the transfer list when applying for H.A.P. and is it policy if you are on Rent Allowance, you must transfer to H.A.P.?

Cllr. Tina MacVeigh enquired if an Opt Out system can be used.

Lorraine Brogan, Administrative Officer, explained how the process works in relation to the transfer list and advised that documentation on this was provided to applicants when they applied.
She stated that people will be phased over from Rent Allowance to H.A.P. and they don’t have to move over to it now. Lorraine explained the benefits of the system that was introduced on the 1st March..

Agreed: *Information packs to be distributed to members.*

8. Amendment to Scheme of Lettings 2013

Céline Reilly explained the reason for the Amended Scheme of Lettings.

Cllr. Doolan on behalf of members thanked all involved in the process.

Agreed: *Bring the Amended Scheme of Lettings 2013 to the Council for adoption.*

9. Traveller Accommodation Update

Members thanked/acknowledged the work that Mary Hayes had completed to date.

Cllr. Connaghan & Cllr. Burke & Winnie McDonagh expressed their concerns over electrical supply issues.

Céline informed the attendees that a Technical Team (Electrical Services) will visit affected sites and carry out an assessment of the supply issues.

Agreed: A report to the SPC at a future meeting.

10. Motion in the name of Lillian Buchanan

That this Housing SPC provides data on the number of households (type of disability) allocated an appropriate home. There should in future be regular reporting (such as twice yearly) regarding the number of households housed in the preceding period.

Lillian explained the context of the Motion

Agreed: *Motion Carried.*

11. Motion in the name of Cllr. Tina MacVeigh

That, following the historic and long overdue recognition of Traveller Ethnicity in Dail Eireann, this SPC agrees that as a matter of urgency, the full budget allocated to Dublin City Council for Traveller Accommodation be drawn down and employed.

Céline Reilly stated that there is regular reporting on the schemes and the stages they are at. She informed members that the information is available in reports circulated.

Tony Flynn stated that T.A.P. is now a part of the Housing Programme. It's a rolling 3 year programme. He explained the process and how funds are recouped.

Agreed: *Motion Carried.*

12. AOB

Agreed: *e-mail to be circulated to decide/explore SPC date/agenda/start time going forward after April's meeting.*

Cllr. Daithí Doolan
CHAIRPERSON