

Housing SPC Minutes

HOUSING STRATEGIC POLICY COMMITTEE MEETING

WEDNESDAY 10TH FEBRUARY 2021

ATTENDANCE

COUNCILLORS

Mary Callaghan
Ard-Mhéara Hazel Chu
Donna Cooney
Maíre Devine
Kevin Donoghue

Daithí Doolan

Pat Dunne

Anthony Flynn

James Geoghegan

Alison Gilliland - Chairperson

Brieye MacOscar

Tina MacVeigh

Eimear McCormack

Cieran Perry

EXTERNAL MEMBERS

Pat Greene – DSC
Karen Murphy - ICSH
Claire McManus - JFOC
Mike Allen – Focus Ireland
Aine Wellard - VVI

Apologies

James Geoghegan

Alison Gilliland - Chairperson

Dublin City Council Officials

David Dinnigan, Executive Manager

Hugh McKenna, Senior Executive Officer

Mark Bourke, Chief Quantity Surveyor

Mary Flynn, Director DRHE

Other Councillors in attendance

Cllrs Daniel Céitinn, Deirdre Heney, John Lyons, Keith Connolly, Larry O'Toole, Mary Freehill, Mícheál Mac Donncha, Naoise Ó'Muiri, Patricia Roe Christy McLoughlin, Administrator

1. Minutes of meeting dated Wednesday 13th January

Agreed : Minutes Agreed

2. Chairpersons Business

The Chairperson congratulated Sinéad Gaughran (researcher from Dublin City Council) on her achievement of winning the Simon Brooke award with Cluid Housing on the subject of Cost Rental

The following considerations were raised;

- Housing Symposium updated provided – meeting on Thursday 25th February shall include topics such as finance, worked example (Emmet Rd), Dublin city Council Perspective, cost of apartments, European perspective. A breakdown of how the meeting will operate was also provided.
- Land Development Agency (LDA) Bill concerns were received by the Chair regarding the role of Councillors on the disposal of land and tenure mix. The Chair indicated that the DCC Law Agent had agreed to provide Cllrs with a briefing on the Bill – the Chair would circulate details
- A request to convene special meeting of the Council to discuss LDA Bill & Affordable Housing Bill.

i. Correspondence

No correspondence received.

3. Update on Working Groups

An update was provided on the three working groups

- i. Rent Review Working Group – March meeting update to discuss how the recommendations are being implemented & a progress report shall follow.
- ii. Public Housing Working Group –Anti-Social Policy drafted. Next meeting scheduled for Friday March 5th to examine the draft policy.
- iii. Services for Senior Citizens Working Group – Cllr. Mary Freehill brought members up-to-date about meetings with different departments and a proposed policy document Funding is an issue for services for older people.

Agreed: Update noted

2. Chairpersons Business Cont'd

ii. Oscar Traynor Rd Alternative Plan Report

Chairperson introduced report and provided a synopsis of report.

The following considerations were raised;

- Responding to local social housing & community needs/ Area B housing list analysis/ potential for work hubs to be included in new design
- Tenure mix proposed
- Funding & financial viability considerations
- Increase Service Site Fund – 50k to 100k
- Request Dept. of Housing Local Government & Heritage to pay for amenities
- Cost certainty Vs Value & affordability
- DCC financial risk considerations
- Communication with Minister for Housing
- Dublin City Council (DCC) project lead
- Legislative considerations with regard to DCC having 1st refusal on affordable purchase sell back
- Site Inflation
- Private developer Vs private contractor differences
- Unit quantity & cost
- Infrastructure
- Planning & design considerations
- Local consultation
- Use of DCC framework
- Traffic implications
- Public procurement procedure
- Risk management considerations
- Underpinning principles
- Adherence with relevant legislation
- Density considerations
- Approved Housing Body (AHB) partnership
- Consistent with Development Plan & national guidelines
- Older persons & special needs considerations
- Phased construction development
- Potential for provision of social clauses

A vote was taken to submit report to next Council meeting if protocol allowed. The outcome of the vote was;

For	Against	Abstain
12	03	03

Agreed: Point 2ii to follow point 3 on the agenda

Agreed: Report as presented agreed and to be submitted at the next Council meeting for debate

Agreed: DCC Management provided a verbal response to the alternative proposal and agreed to circulate a written response to the members.

4. Report on Construction Costs – DCC New Build

Mark Bourke Chief Quantity Surveyor gave a presentation to members on Dublin City Council cost considerations. In particular building at higher standards to support longevity of stock, to reduce maintenance costs, to reduce tenant spend on energy costs and to provide for a high standard of home living.

Points raised during presentation included;

- Apartment typologies more costly than houses
- Impact on cost of DCC higher specifications
- Cost impact of the number of units per core apartment block
- Open space/community amenity
- Volumetric/MMC
- Research/Analysis/ Benchmarking taking place
- Procurement process/Framework
- Contract setup
- Contractor availability
- Strategic procurement, collaboration and early engagement
- Development methodology considerations including bundling and smaller lots
- Complications that can arise and impact on cost
- Holistic and environmental cost considerations
- Value for Money (VFM) & minimising risk
- Supply chain considerations

Members thanked Mark for presentation.

Agreed: Presentation noted

5. Potential EU Funding Opportunities Housing and Community

The following considerations were raised;

- 4 Concept areas – URDF round 2 funding
- 6 Key Pillars – Green Transition, Digital Transformation, Smart Sustainable & Inclusive Growth, Social Cohesion, Health Economic & Social Resilience & Policies for the New Generation
- National recovery & resilience facility – Post Covid EU fund
- DCC 4 key senior housing managers covering - Regeneration, Energy Improvement, Social Inclusion/Community Facilities & Public Domain.

Agreed: Update Noted

6. Lord Mayor's Taskforce on Homelessness

Lord Mayor Hazel Chu updated members in relation to progress to date which included dialogue with Minister for Housing and requested actions with regard to:

- Wrap Around Services
- Outreach teams
- Feedback

Agreed: Update Noted

Agreed: Lord Mayor to circulate information to members

Agreed: Point 6 and point 8 discussed simultaneously

8. Motion in the names of Lord Mayor Hazel Chu & Cllr Alison Gilliland Cllr Janet Horner, Cllr. James Geoghegan, Cllr Daithi Doolan, Cllr Tina MacVeigh and Cllr Kevin Donoghue

The Housing SPC recognises the progressive work carried out by the Lord Mayor's Taskforce on Homeless and the recommendations it has presented. To build on the work of the Taskforce, the Housing SPC recommends that a Special Committee on Homeless be established as a sub-committee of the Housing SPC to

- support and provide information, views, advice or reports to the Dublin Regional Homeless Executive (DRHE) in relation to homelessness and the operation and implementation of the Homeless Action Plan in Dublin and specifically to Dublin City.
- study, analyse, and make recommendations to any DRAFT Homelessness action Plan prepared by the DRHE.
- serve as a forum for consultation and sharing of information and data from the DRHE
- review progress on the Homeless Action Plan and support the DRHE in addressing any barriers to implementation of the plan, whilst having regard to the statutory obligations of the DRHE and its statutory management group.
- work with the DRHE in pursuing actions where necessary from relevant Government departments and in pursuing a whole of Government approval to the often complex needs of homeless persons.
- engage regularly with the various other statutory and non-statutory bodies that are involved in different aspects of homelessness in Dublin.
- invite the Approved Bodies to present and take questions at meetings of this special committee
- develop strong working relationships with Councillors and the Executives of the other three Dublin Local Authorities.

The Housing SPC agrees that this sub-committee should consist of the Lord Mayor, the Chairperson of the Housing SPC and a representative from each political party/grouping, that management of the DRHE including the Director and other senior staff will report into this special committee and will attend all meetings, that meetings be held in camera unless otherwise agreed by the Committee and that the Committee report to the Housing SPC on a bi-monthly basis.

Agreed: Motion agreed

7. Motion in the names of Cllrs James Geoghegan & Colm O'Rourke

That the Housing SPC will write to the Minister for Housing;

- asking him to deliver on his commitment made in the Irish Examiner on the 25th of January 2021 to honour Dublin City Council's request of an increase of the Serviced Sites Fund from €50,000.00 to €100,000.00 per unit;
- requesting him to implement the recommendations of the Society of Chartered Surveyors Ireland to undertake a Public building cost review and introduce a standardised construction cost reporting process; and
- calling on him to establish the Commission on Housing to help drive down construction costs and increase affordability.

Agreed: Motion agreed without debate

9. AOB

No business conducted

Cllr. Alison Gilliland
CHAIRPERSON