

HOUSING STRATEGIC POLICY COMMITTEE

MINUTES FOR SPC MEETING ON

WED 9TH JUNE 2021

Attendance

Mary Callaghan

Lord Mayor Hazel Chu

Donna Cooney

Maíre Devine

Kevin Donoghue

Daithí Doolan

Pat Dunne

Alison Gilliland - Chairperson

Briega MacOscar

Eimer McCormack

Cieran Perry

Colm O'Rourke

Cllr James Geoghegan

Karen Murphy - ICSH

Claire McManus - JFOC

Mike Allen – Focus Ireland

Liam Kelly – WRA

Aine Wellard - VVI

Pat Greene – DSC

Apologies

Cllr Tina MacVeigh

Mick O'Reilly - ICTU

Cllr Catherine Stocker

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Mary Hayes, Executive Manager

Martin Donlon, Senior Architect

Darach O'Connor, Executive Manager

Pat Teehan, Senior Executive Officer

Other Councillors in attendance

Sophie Nicoulaud

Deirdre Heney

Naoise Ó'Muirí

John Lyons

Mary Freehill

Mannix Flynn

Christy McLoughlin, Administrator

1. Minutes of meeting dated Wednesday 12th May and matters arising

Agreed : Minutes Agreed

Agreed : Move agenda point 4 forward to beginning of meeting

4. O'Devaney Gardens Report Update

Martin Donlon, Senior Architect and project manager for the O'Devaney Gardens Housing Project, provided members with a presentation to expand on the report provided. The presentation detailed the unit mix & heights, scale, open space, amenity & landscaping proposed in the planning application. Aerial & verified views as well as scheme perspectives were also included.

The following aspects of the planning application were queried and discussed;

- Development details/site layout plan
- Overall mix – 1,2 & 3 bed
- Height & density
- Dual aspect ratio
- Site coverage
- Public open space & community facilities
- Pepper potting of different tenures
- Mixed income & social mix
- Approved Housing Bodies role (AHB's)
- Affordability of cost rental & affordable purchase
- Serviced site fund
- Sunlight/daylight analysis

Noted: Proposal to refurbish the Infirmary Road space as a community facility is part funded by the developer and DCC

Noted An facilitated information day for the wider community will take place at TU Grangegorman 10am – 3pm, 12th June

Agreed : Presentation to be circulated to Councillors

2. Chairpersons Business

- i. Revised Standing Orders

Chairperson Cllr Alison Gilliland briefed attendees about the changes to Standing Orders

- ii. Correspondence

No correspondence received

3. Update on Working Groups

- i. Public Housing Working Group

- a. Review of implementation of recommendations to address rent arrears

Chairperson updated attendees in relation to the review of rent arrears recommendations. Cllr Gilliland praised the work of the DCC Rents Section with regard to the realising many of the recommendations.

Dublin City Council Management stated that consideration needed to be given to the relationship between rent levels and housing maintenance

- b. Public Housing Policy

The report on public housing from the Public Housing Working Group first presented to the Housing SPC in October 2020 was represented by the Chairperson. The report had been amended, removing specific rent levels and replacing them with a general statement on the need for rents to be affordable.

The following aspects of the report were discussed;

- Public housing definition that facilitates policy making & implementation
- Differential rent model analysis
- Importance of getting the cost rental model right
- Affordability
- Income mix
- Financial model & adherence to Government policy
- Long term leasing
- Current development schemes
- Security of tenure
- National policies
- Tenant purchase scheme

- Borrowing implications – viability & stress testing
- Funding mechanism considerations

Agreed: Amend recommendation point 2 to read: Agree to develop an approach to rent levels that recognises both the cost of building and maintenance, tenants' incomes levels and the principle of differential rent levels to ensure affordability.

Agreed: Amend recommendation point 3 to read: Only in exceptional circumstances and in consultation with local councillors would a DCC site be considered for affordable purchase. Where affordable purchase is deemed of value and will contribute to community cohesion and sustainable development, affordable purchase may be agreed

Agreed: Report agreed. Report to be forwarded to the July Monthly Council meeting as a *position paper* of the Housing SPC

Members thanked Cllr Gilliland for her contribution to the group & the report.

ii. Services for Senior Citizens Working Group

Cllr Mary Freehill briefed members with an update on the meetings of the Group. Cllr Freehill covered the following areas:

- Accessibility: Public realm seating at bus stops and parks & toilets
- Smart City policies
- Submission to the Development Plan
- Philanthropy
- Age Friendly
- Proposed meeting with National Development Agency (NDA)
- Safety Issues

Attendees expressed gratitude to Cllr Freehill for her commitment and work involved regarding Services for Senior Citizens.

iii. Special Committee on Homelessness

Lord Mayor Hazel Chu updated attendees on the following areas related to the Committee's work:

- Allocations – how they happen & gaps
- Mental health & wrap around services
- Hostel & private emergency accommodation standards
- Stakeholder collaboration
- Report from Dr Austin O'Carroll on deaths in homeless services
- Funding
- Expansion of Committee to include external SPC members

iv. Oversight Committee on Animal Welfare Issues

CLlr Deirdre Heney stated that there has not been a meeting since the last Housing SPC.

Agreed : Extend the meeting by 15 minutes

4. Presentation from Traveller Accommodation Unit

Patrick Teehan, Senior Executive Officer provided members with a presentation detailing the work of the Traveller Accommodation Unit.

The following themes were covered and discussed;

- Purpose of the Traveller Accommodation Unit (TAU) & Structure
- Accommodation suitability – Traveller specific accommodation
- Statistical update
- Stakeholder consultation
- Project updates
- Mobile Home Loan Scheme
- Health & connection to local facilities & services
- Enhancement of the Local Traveller Consultative Committee (LTACC)
- Traveller accommodation - front and centre to housing delivery
- Maintenance & standards

Agreed : Meeting to occur between Lord Mayor, SPC Chairperson & relevant management. Proposals to improve reporting & management of issues will be then brought back to the SPC for consideration.

Agreed : Minutes of the LTACC meetings shall be furnished to the Housing SPC & City Council monthly meetings

Agreed : Discuss agenda point 8 in tandem with agenda point 5

8. Motion in the name of Cllr Sophie Nicoullaud

That the LTACC and its members support the recommendations that came from Dublin City Councils Special Meeting on Traveller Accommodation. In particular, it supports the call for the word "Illegal" to be removed from any correspondence - either verbally or officially- going forward

Cllr Nicoullaud explained the background & context of motion.

Topics covered were;

- Traveller Specific Accommodation Project Timelines
- Ombudsman Report findings
- Distribution of List of sites DCC looking to secure
- Recommendations that came from Dublin City Councils Special Meeting on Traveller Accommodation

Agreed : Defer Motion & have top of the agenda with a proper proposal as to how to make the LTACC work properly

6. Terms of Reference for Audit of Construction Costs & Development Timescales

Agreed : Defer presentation of TOR to the July meeting

Agreed : Zoom call to be arranged to agree final terms of reference and for these to be brought to the July Housing SPC for adoption.

7. Motion in the name of Cllr Daíthi Doolan

That this Housing SPC write to the Minister for Housing, Local Government and Heritage asking that he consider amending the Housing (Miscellaneous Provisions) Act 2009, to allow people who having been several years on a local authority housing list and having been reassessed, or having got married, now find themselves marginally over the income level and are therefore forced off the list, without recourse to appeal, to remain on local authority housing lists.

Agreed : Motion agreed without debate

9. AOB

The date of the next meeting was noted.