

HOUSING STRATEGIC POLICY COMMITTEE MEETING

THURSDAY 22ND SEPTEMBER 2016

MINUTES

The Chair advised of “countdown” system that will be used during contributions from the Housing SPC members and other Councillors at this and future Housing SPC meetings. He also welcomed Brendan Kenny, Assistant Chief Executive to Housing & Community Services and wished Dick Brady, Assistant Chief Executive well in Environment & Transportation.

1. Minutes of meetings dated 22nd June and 29th July 2016 and matters arising:

Noted with no matters arising.

Agreed: Minutes of meetings dated 22nd June and 29th July 2016 noted.

2. Chairperson’s Business:

- **Update on Sub-Groups:**

- **Housing Stock Standards**

Cllr Janice Boylan advised that the sub-group have not met recently and requested another meeting.

- **Data Protection**

Cllr Pat Dunne advised that meeting requested with the Office of the Data Protection Commissioner was declined. He said that a final meeting of the sub-group would be arranged before the next Housing SPC.

- **Study on Social Integration/Tenure Diversity**

Initial meeting of sub-group to be arranged.

Agreed: Housing SPC members wishing to be part of the sub-group re: Study on Social Integration/Tenure Diversity to register their interest with the Manager.

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

Circulated to members.

3. Homeless Update:

Statistics for Quarter 2 2016 regarding Homeless families and Homeless Accommodation Use and Breakdown of Emergency Accommodation Usage, which is also submitted to Department of Housing, Planning & Local Government, were circulated prior to the meeting. Dáithí Downey, A/Director of Dublin Region Homeless Executive (DRHE) went through trend analysis and discussed Housing First and Housing Assistance Payment (HAP).

Cllr Christy Burke said that facilities are needed for rehabilitation and aftercare. He commended Homeless services provided but said he was ashamed of the increase in families in hotels and rough sleepers. Cllr Alison Gilliland said a long term plan is needed for persons with addiction and mental health issues. She asked if the One-Stop-Shop at Parkgate Street, discussed at previous meeting, is up and running and asked if supply team is set up. She asked if Threshold are putting private renters who receive notice-to-quit from their landlords in

touch with HAP. She also asked if DCC can advertise for landlords who will take HAP payments. Cllr Noeleen Reilly asked if the targets set down in Minister Coveney's Action Plan for Housing and Homelessness are realistic with regard to projected decrease in those accessing Emergency Accommodation by 2017 and asked for more information and views here. Cllr Pat Dunne said there are many persons and families experiencing homelessness who are not registered. He said more needs to be done to help families stay out of homelessness.

Dáithí Downey said that services in Parkgate Street have been build up over the years. He advised that there is an informal referral in place with Threshold. He said that landlords' attitudes to HAP are changing. Over 560 households who were formally homeless are now in secure private rented accommodation thorough HAP. He also advised that DCC will be HAP provider from 2017. He said DRHE are working with the Private Rented Tenancy Board (PRTB) to raise public awareness regarding good practice, advice and interventions. There are challenges to delivery of Rapid Build, Housing First and HAP as set out under Pillar 1 of Rebuilding Ireland but welcomed the housing led approach. Outreach services are available with daily respite and drop-in services.

Aideen Hayden advised that the Threshold Public Awareness Campaign is having an impact on keeping people in their homes. Rent increases and landlords looking for vacant possession for sale are an issue.

Agreed: Reports noted

4. Housing Programme Report:

Monthly Housing Programme Report circulated to members prior to meeting. The Chair advised that as agreed a Monthly Housing Report is to issue to City Council and monthly meetings of the Housing SPC for discussion.

Tony Flynn, Executive Manager went through Report. He outlined the framework, procurement requirements and process involved. Current revenue under Social Housing Investment Programme (SHIP) and acquisitions through social leasing, RAS and HAP schemes were also outlined. Contractors for Rapid Build units at Cherry Orchard, Belcamp and Mourne Road will be on site early October 2016. With a target of 1,700 units to be delivered nationally by end of 2018 the City Architects are working on framework for architectural services regarding volumetric build.

All present thanked Tony Flynn for the presentation. The Chair asked that a Housing representative be made available at Area Committee Meeting to provide updates on the Housing Programme. He said the Rapid Build units at Poppintree came in under budget and that fencing went up at Cherryyorchard to secure the site. He asked if more sites have been identified for Rapid Build units, and if so where are they.

Cllr Cieran Perry asked for a breakdown of funding allocations between SHIP and SCHK. He asked if general acquisitions apply to buybacks, and if so why are there so few. Are other sites being looked at for Rapid Build? Are all Part V units included in Report, or just big schemes? He enquired if Infirmary Road is gone out to tender, or if it is on hold because of plans at O'Devaney Gardens. Cllr Janice Boylan advised that Infirmary Road site is not out to tender and is separate to plans for O'Devaney Gardens. She asked when remaining blocks at O'Devaney Gardens will be demolished. Cllr Tina MacVeigh asked where new sites for Rapid Build units are. She said that the Housing Finance Agency (HFA) and the Housing SPC need to explore funding options. She also asked about contaminated lands at St. Teresa's Gardens and the potential extra costs and delay that this may cause. Cllr Christy Burke said that there will be 22 units at Castleforbes. He asked for details at Richmond. Delay at North King Street and date for demolition at O'Devaney Gardens. Cllr Pat Dunne asked if funding allocation of €292m has been provided. He enquired about detenanting at St. Catherine's Gate, currently used for emergency accommodation and asked what future allocations policy here is. Cllr Anthony Connaghan asked about DCC lands at Scribblestown and what Cllr involvement and consultation with residents there has been here. He asked if

anything is happening at Rathvilly/Virgina site as it has been vacant for years. He also asked about plans for Tolka Valley site. Cllr Paul Hand requested a representative from the Housing Department be invited to Area Committee meetings. He also asked about St. Teresa's Gardens and asked if 50 units to be built here are going ahead. Lillian Buchanan asked about mainstreaming accommodation of persons with disabilities. DCC Housing Disability Steering Group should be involved at pre-planning stage to factor in needs at design stage. Aileen Hayden requested a breakdown of how many units provided by AHBS are for general need and how many are for specific need. She also enquired if Buy-back and Financial Contribution Schemes are DCC policy. Cllr Ray McAdam asked about BER regulations at new build at North King Street. He also enquired about start date for works at Infirmary Road. Cllr Sonya Stapelton asked about progress on sties at Moss Street and Townsend Street. She also asked about detenancing at Bethany House and if residents here have been moved out, and if so where have they gone.

Tony Flynn advised that a representative from the Housing Department will be in attendance at Area Committee Meetings. He said that DCC are only aware of Rapid Build sites in DCC administrative area and DCC owned sites were selected as outlined in criteria in previous Reports to Housing SPC. General acquisitions this year are for 100 units, with funding for same. He advised DCC policy on buybacks has been suspended. Figures for Part Vs are those that have been agreed with developers. Part Vs in pre-planning applications have not been included in figures as these units have not been agreed. He advised that a feasibility study was carried out for 30 units at Infirmary Road, which has been submitted to the Department of Housing, Planning & Local Government and agreed with approval to appoint a design team. He felt that the Department would not support a reduction of units here to 9 and said that Part 8 will commence in 2017 regarding delivery of 30 units. He said that the City needs as many units as possible to get to design and Part 8 stage as soon as possible. Architectural and Engineering Team will be on stream in coming months. Contaminated lands at St. Teresa's Gardens will need to be re-tendered, which will cause delays and extra costs here. Met Castleforbes will hopefully have units here in 2017. Funding allocation of €830m requested to support delivery of Housing Programme. Cluid have acquired units at St. Catherine's Gate and they will be made available under general lettings needs. Tony Flynn advised that he is a member of the Project Board for Scribblestown site. There is work to be done on this site and any development has to be viable and sustainable. Regarding Tolka Valley site Tony Flynn advised that DCC would like to see a mix of private/affordable housing and social housing units here. He advised that it is intended that 50 units at St. Teresa's Gardens will be built at this time. He advised of the DCC Housing Disability Steering Group, which informs the Housing Programme to meet the needs of persons with disabilities. He commended the work of Cormac O'Donnell, Project Manager and the members of the Steering Group. The Financial Contribution Scheme is in place, however the list of applicants is long and there is a shortage of suitable available units. With regard to Moss Street there are 2 options here; either refurbishment or demolish and start again. Engineering Report carried out at site concludes that refurbishment will be costly. Discussions held with adjoining landowner who propose to submit Planning Permission for offices and hotels and will include scheme at Moss Street. Peter McVerry Trust have plans to refurbish Townsend Street, it was noted that there are conservation issues here. Residents at Bethany House are being relocated by Cluid on an ongoing basis.

Agreed: Forward on flowchart outlining Capital Works Management Framework Stage process for Social Housing Capital Projects

Agreed; Tony Flynn to forward on date for demolition of last blocks at O'Devaney Gardens

Agreed: Invite HFA to future meeting of Housing SPC

Agreed: Report noted

5. Land Initiative Report:

Housing Land Initiative Feasibility Update circulated prior to the meeting. Tony Flynn, Executive Manager went through Report. In context of Report adopted by Councillors in January 2016 there is provision for 30% social housing on each site. DCC officials met with local residents and are to revert back with detailed response and traffic audit when complete. Report ready for St. Michael's Estate. There has been significant development at this site;

e.g. Thornton Heights and HSE Primary Care Centre at Richmond Barracks, although lands remain for development. Phasing of development here broken down. Have indicative drawings for 52 Senior Citizen units at Site 1B, which meets criteria for Ageing Well Policy. Need clarity from Councillors regarding full scheme at O'Devaney Gardens and welcomes debate here.

Cllr Paul Hand said that community facilities are needed at St. Michael's Estate site and he asked if Dublin Bikes scheme will be considered here. He requested that details of plan are sent to Kilmainham/Inchicore Alliance.

The Chair asked about provision of park at O'Devaney Gardens, which is included in the City Development Plan but not the Land Initiative. He asked that this be revisited.

Cllr Pat Dunne welcomed development of Senior Citizen Accommodation at St. Michael's Estate and said that these units should not be included in the 30% social housing provision on the site. He asked if the Masterplan here needs to go out for public consultation. He also disagreed with mixed tenure on sites and said that affordable units are needed, rather than private housing. Cllr John Lyons requested that meeting be held with other residents groups around Oscar Traynor lands. Cllr Críona Ní Dhálaigh said she is delighted with provision of Senior Citizen units at St. Michael's Estate and asked if wraparound supports will be provided here. Cllr Elis Ryan asked about cost rental scheme. Cllr Norma Sammon asked about drainage issues at Oscar Traynor site and asked if there will be design implications as a result. She also asked for more detail on Pathfinders. Cllr Greg Kelly requested full Report on St. Michael's Estate. He enquired if plans here include provision for a supermarket and asked about a Civic Centre for Inchicore. He also asked for details of a public park and car-parking facilities here.

Jim Keogan, Assistant Chief Executive Planning & Property Development Department advised that meeting with Oscar Traynor Land Action Group was convened by local residents groups. Consultation is ongoing and meetings can be held with any other groups that request them. Discussions are ongoing regarding Pathfinders sites. There is an existing sewer at Oscar Traynor site, however it is a minor engineering issue that will not impact on delivery or design of site here. Tony Flynn advised that Senior Citizen units at St. Michael's Estate will form part of the overall 30% provision of social housing on this site. He also advised that mix of tenure on site is at the discretion of the members, but any decision needs support from Department of Housing, Planning & Local Government. He said that there is an opportunity to build into surrounding areas of Kilmainham/Inchicore on the foot of plans at St. Michael's and for provision of facilities that will be of economic benefit to the area. There is a submission in with the Department for the deep retro-fit of Tyrone Place. He advised that if DCC can identify suitable locations for Pathfinders sites for Homeless funding and provision of resources will be provided by Government.

Agreed: Circulate Traffic Audit at Oscar Traynor lands when complete.

Agreed: Report noted

6. Traveller Accommodation Update:

Report circulated to members prior to meeting.

Agreed: Report noted

7. Motions

Motion Cllr Patrick Costello:

That the management agree that all housing development by Dublin city council, including those built by tender, Public Private Partnership or other such arrangement will be of passive house standard or equivalent.

This motion aims to have Dublin city council follow international best practice in aiming for passive house standard or equivalent in new buildings. One international example is Exeter City Council, who at no extra cost procured passive house standard social housing with 90% energy savings for residents. This energy efficiency ended fuel poverty among residents and, due to these cost savings to residents, reduced rent arrears.

Ali Grehan, City Architect said that there is an obligation under EU legislation to have 0% energy public buildings by 2018. Codema, Dublin's Energy Agency advise DCC regarding Energy Action Plan. She also advised that buildings been commissioned now are designed to 0% energy building regulations.

Put to a vote. 7 Housing SPC members present in the Council Chamber at the time of voting and all voted in favour of the Motion. The Motion was carried.

Agreed: Motion from Cllr Patrick Costello was put to a vote. 7 Housing SPC members present voted in favour. The Motion was carried.

Motion to the Housing SPC from the Special Committee on Waste Regulations in the names of Cllrs: Mannix Flynn, Eilis Ryan, Claire Byrne, Ray McAdam, Criona NiDhalaigh, Mary Freehill, Gaye Fagan, Paul McAuliffe; Tina MacVeigh:

In light of the fact that in Dublin City Council flat complexes:

- residents report that the waste services provided do not allow for waste segregation;***
- open receptacles attract vermin and that receptacles are often used by non-residents to illegally dump waste;***
- we as a Local Authority are not compliant with regulations that provide for waste segregation;***
- the Council is currently reviewing tenders for waste collection providers in the flat complexes;***

This Housing SPC calls on our Housing Department to conduct a residents survey of waste segregation and collection requirements in the flat complexes with a view to including the outcome of these surveys in the ongoing review of waste collection tenders and contracts awarded.

Cllr Janice Boylan said she supports this Motion. No provision for segregation of waste in flat complexes and chutes are often broken and dirty. Cllr Mannix Flynn said that waste is a serious issue with dumping from outside taking place in flat complexes.

The Manager agreed that the waste situation in flat complexes is a serious issue and advised that Housing Maintenance are going out to contact regarding waste

Put to a vote. 7 Housing SPC members present in the Council Chamber at the time of voting and all voted in favour of the Motion. The Motion was carried.

Agreed: Motion from Special Committee on Waste Regulations was put to a vote. 7 Housing SPC members present voted in favour. The Motion was carried.

Motion in the name of Councillor Alison Gilliland:

That DCC extend the right to be assessed for the Housing Assistance Payment to those persons on priority bands on the housing lists (Medical, welfare, exceptional social circumstances, vulnerable and over-crowding) in order to provide alleviation to their waiting times, if they so wish.

Order: Refer to Housing SPC for discussion

The Chair advised that Cllr Alison Gilliland was happy that Motion was discussed at meeting.

Motion in the name of Cllr Anthony Connaghan:

That Dublin City Council exhaust all efforts to acquire any vacant houses/units in the DCC area. The last

census shows that Dublin (overall) has over 36000 vacant dwellings. Dublin City Council should also CPO

houses or sites which are left derelict for a significant period of time.

Can the Manager say how many houses or sites DCC have CPO'd in the last 10 years, if any? And if we haven't can he explain why?

Tony Flynn advised that the Active Land Management Group in the Development Department is carrying out an assessment of vacant units and lands in the City. Housing & Community Services were asked if they are interested in any of these properties with a view to purchasing, refurbishing and letting to persons on the Housing List. A pilot project with 10 of these units will be undertaken to see if this will work. The Manager said that the CPO process is slow. He advised that the Housing Agency are currently looking at vacant dwellings.

Motion Cllr Ray McHugh:

This Housing SPC agree to set up a cross party group of the Housing SPC committee, to examine the housing allocation system that seems to force applicants to remain in overcrowding or go into over crowding situations ,for fear of loosing their position on the housing waiting list. Also to look at the the situation where Dublin City Elected Councillors, have little or no information pertaining to the allocation of tenancy's. And to report back to a Dublin City Council Meeting as soon as possible with recommendations to a change in the scheme of lettings.

Cllr Críona Ní Dhálaigh said that the change in Allocations policy from points to time on list was to prevent situations like this and she queried how this could have happened.

The Chair said that problem is systematic of the housing crisis. There are different lists within the banding system but there is a lack of accommodation available. He asked for a Report to be issued to the Housing SPC. Existing Sub-group re: Data Protection addresses the last part of the Motion.

Agreed: Report to issue to future meeting of the Housing SPC.

8. AOB

The Manager said there are too many sub-groups and he requested that any future sub-groups meet 2/3 times at most and come back to the Housing SPC with Report.

Cllr Janice Boylan requested an update on policy regarding anti-social behaviour be presented at a future meeting of the Housing SPC and asked that Mick Clarke, Manager Anti-Social Policy Unit be invited to outline procedure here. Cllr Críona Ní Dhálaigh said that no funding has being allocated yet through the Social Fund to St. Teresa's Gardens. She acknowledged that this funding is allocated through the Department now but said that delays here are causing huge implications on projects.

Tony Flynn said that DCC have contacted the Department regarding Social Fund and advised that it may be the end of the year before funding is allocated. Will follow up.

Cllr Mannix Flynn asked for a report on the use of late-night café at Merchants Quay. He requested that 'public housing' be used instead of 'social housing'. He also requested a Report on Air B&B.

*Agreed: Report on Anti-Social Behaviour Policy to a future meeting of the Housing SPC
Agreed: Report on Air B&B to a future meeting of Housing SPC.*

In Attendance:

Councillors:

Chris Andrews, Janice Boylan, Christy Burke, Anthony Connaghan, David Costello, Patrick Costello, Daithí Doolan, Pat Dunne, Gary Gannon, Alison Gilliland, Tina MacVeigh, Ray McAdam, Críona Ní Dhálaigh, Cieran Perry, Norma Sammon, Sonya Stapelton

Sectoral Interests:

Lillian Buchanan, Aideen Hayden, Kathleen McKillion, Kevin White

Officials:

Brendan Kenny, Tony Flynn, Ali Grehan, Dáithí Doolan, Dymphna Farrell, Jim Keogan, Alana Dunne, Elaine O'Kelly

Other Councillors:

Noleen Reilly, Greg Kelly, Paul Hand, John Lyons, Elis Ryan, Mannix Flynn, Ray McHugh

Others:

Michelle McCullogh (Dublin Simon in place of Catherine Kenny)

Apologies:

Pat Doyle, Catherine Kenny,

Councillor Daithí Doolan
CHAIRPERSON