

HOUSING STRATEGIC POLICY COMMITTEE MEETING

Friday 14th October 2016

Attendance

Members

Cllr. Janice Boylan
Cllr. Anthony Conaghan
Cllr. Sonya Stapleton

Cllr. Patrick Costello
Cllr. Daithi Doolin
Cllr. Pat Dunne
Cllr. Alison Gilliland
Cllr. Críona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Norma Sammon
Lillian Buchanan
Catherine Kenny
Kevin White
Aideen Hayden
Kathleen McKillop

Officials Present

Brendan Kenny, Assistant Chief Executive
Céline Reilly, Executive Manager
Daithí Downey, A/ Director Dublin Regional Homeless Executive
Marguerite Staunton, A/ Senior Executive Officer
Dymphna Farrell, Senior Executive Officer
Lisa Harpur, Staff Officer
Alana Dunne, Staff Officer

Other Cllrs present :

Cllr. Paul Mc Auliffe
Cllr. Mannix Flynn
Cllr. Noeleen Reilly

Apologies

Cllr. Christy Burke
Cllr. David Costello
Cllr. Tina McVeigh

Chairperson's Business:

1. **Minutes of meeting held on 22nd September 2016**
Action: Agreed
Date set for next meeting 23rd November 2016
2. Celine Reilly, Executive Manager encouraged all Cllrs to advise their constituents to respond to Housing Assessment Needs

3. **Update on Sub-Groups:** Janice Boylan informed the group that the Stock Standards Subgroup will meet soon – allowing Frank D’arcy SEO to familiarise himself with role first.
4. **Update on 2016 Action Plan of Dublin City Local Economic and Community Plan 2016-2021.**

Dublin City Local Economic and Community Plan is a six year plan with goals for the city across different DCC Departments. There are regular updates on the relevant actions for the Housing SPC.

Circulated to the group ahead of the meeting. All submissions noted.

5. **Housing with Supports for Older People**

Report circulated to Cllrs and members prior to meeting.

Pat Doherty, Regional Developmental Consultant, Age Friendly Ireland presented on the Housing Supports Project.

The aim of the project is to ensure that facilities, services and supports are available to assist older people to remain living in their community. Dublin City Housing Department will work with the HSE, the Departments of Health, the Department of Housing, Community and Local Government and the voluntary sectors to facilitate design and deliver a range of homes for older people that enable them to remain in their communities for longer.

The members supported and congratulated Pat on the report and stated that it was worthwhile having this presentation and discussion at SPC. The Chair Daithí Doolin also thanked Pat on behalf of the SPC

Action: Welcome and noted

6. **Homeless Update**

Update circulated to Cllrs and members prior to meeting.

Daithí Downey, Acting Director of Homeless Services gave Breakdown of Emergency Accommodation Usage between September 19th and September 25th 2016 in the Dublin Region. This information had been requested by the Department of the Housing, Planning, Community and Local Government under the following headings:

- 1.) Gender
- 2.) Age group (as per CSO)
- 3.) Accommodation type
- 4.) County
- 5.) Family Breakdown

General discussion followed re report. The Chair opened the discussion by voicing his concern that the numbers of homeless continues to increase and wondered where the crisis is going? Cllrs Pat Dunne, Alison Gilliland, Janice

Boylan, Mannix Flynn, Sonya Stapleton, Criona Ní Dhálaigh & Ciaran Perry all raised issues.

Cllr Dunne – has the crisis gotten any better? Has it peaked? He believes that the biggest problem is the lack of supply in private rented sector. Stressed that all elected members must support plans put forward to address crisis.

Cllr ní Dhálaigh – what is average length of time people spend in emergency accommodation?

Cllr Perry – do service users have the right to bring representatives with them to meetings

When will Homeless Tenants Handbook be finalised

Cllr Dunne – increase in older persons receiving notices to quit – can they be prioritised?

Is the crisis getting any better?

Cllr Dunne stressed that all plans need to be supported by the SPC

Cllr Gilliland - focused on single people – currently 1600 single people registered as homeless. What can we do to help them? Most of these simply do not want to go into hostels and cannot afford rent.

Cllr Boylan – what is our position on people from outside the jurisdiction? Can we get a proper wait time for people receiving accommodation so that Cllrs can tell people presenting at clinics. Of the 16 people that exited homelessness - are they all now in receipt of HAP. Looking for a breakdown of those exiting going forward,

Cllr Flynn – what exactly is an exit from the Homeless List – looking for more information re people exiting. He believes that the crisis is not getting any better – we are handling it better. Raised the issue of the night café in Merchants Quay – is in a bad state. Concern in general re hostels and health and safety. He also would like a full report on the impact of living in temporary accommodation has on people / families mental health. Impact of Air BnB on supply a concern.

Cllr McAuliffe – HAP scheme – should be available for all not just homeless people.

Cllr Stapleton – what are we doing for people who are homeless and sleeping on streets but not presenting as homeless,

Chair Daithí Doolin – discussed HAP again – general discussion arose re HAP

Cllr ní Dhálaigh – thanked staff in Park gate House on behalf of the members for their hard work.

In response – Daithí Downey thanked members for their continued support

HAP – there are 630 established tenancies in HAP to date. All legal tenancies registered with the PRTB. Its aimed that there will be 1200 HAP tenancies in 2017

He gave a full explanation of how the Dublin Region Homeless HAP Pilot works to procure and secure available tenancies from private landlords and how the Dublin Place Finder services supports this process and links the homeless household with the tenancy option while also organising delivery of housing support as required.

He clarified an exit means moving away from emergency accommodation and moving to a tenancy that is recognised by law.

Currently working with the PRTB on a Homeless Prevention Initiative and will bring more details to the members in the next few weeks.

320 households self accommodating

All persons have a right to representation – confidentiality is important though.

The Handbook. It is being finalised now. His section wanted to review it one more time to strengthen it – almost ready now

Cllr Gilliland had a query re homeless people moving down country. What happens in this situation?

DD confirmed that they are looking at a HAP passport. He believes that its not really happening but some cases we are working out (Louth example) transferred housing assessment with them.

Finally, Daithi Downey urged Cllrs to advise constituents on the challenges faced by DCC in securing appropriate emergency accommodation, especially for families and how reliance on commercial hotels settings *in lieu* of alternatives is inadequate and inappropriate and increasingly unsustainable and that all efforts to avoid presentation to homeless emergency accommodation that prevent a homeless episode must be engaged with a priority.

The Dublin Housing First Service provides daily and nightly outreach services to all persons engaging in rough sleeping in Dublin as well as providing a dedicated housing and support service to persistent and habitual rough sleepers with chronic mental health conditions. To date, previous 56 persons who previously were rough sleepers are now tenants under this service.

Merchants Quay Ireland is not a dedicated emergency accommodation shelter. It provides a night café service for persons who cannot access or do not seek access to emergency accommodation via DCC's Central Placement Service. The Night Café service links in each following morning with Housing First and with CPS to secure access to emergency accommodation.

HIQUA are not the regulatory body for homeless services and therefore cannot be requested to inspect service. While there is no one national statutory regulatory body for homelessness services, DCC maintains a formal quality standards regime for homeless services, including regular inspections of service and the DRHE implements and monitors the delivery of service to required standards under its formal governance and service level agreements, including the appropriate redress and complaints mechanisms.

Chair thanks Daithí Downey and staff for patience, hard work and diligence

Action:

7. Housing Programme Report

Report circulated to members prior to meeting. Marguerite Staunton, A/Senior Executive Officer briefed the members on the Housing Programme.

Marguerite confirmed that the presentation has been amended now as per request at last meeting to include whether special needs or general needs and area.

Cllr Perry had queried overall funding and Marguerite confirmed that it was 80% capital and 20% current.

To date there have been 3295 units delivered. Three year plan was for 3347 – well advanced in reaching targets and will exceed it this year

Chair queried:

- whether Catherine's Gate was being de-tenanted as it was not emergency accommodation
- SPC would like to see new plans for housing developments on a more regular basis
- Rapid build in Cherry Orchard – There should be a more strategic plan for the area and that 50 houses at this location is too much.

Cllr Gilliland:–

- the 300 increase in voids turnaround is good news.

- Priory Hall Phase 6 and Rapid Build. Is it one company for all or individual companies?
- St Pauls court – what is happening there?
- Also could time line be re issued for Rapid Build?
- Traffic assessment on Oscar Traynor Rd
- St Pauls Court – what is acquisition there?

Cllr Dunne-

- thanked Marguerite for document and commended Development Section on the detail in the report –
- voids shouldn't be on report as they do not increase stock
- How many additional units has DCC got in its stock since start of plan in 2015?
- Commended on recent acquisitions
- Page 8 of report – James Street Cluid – what RAS exit means?

Cllr Reilly:

- Collins Ave Thatch Road – This is held up because of BRT going down that route – therefore timeframe is not realistic.
- Hampton Woods 25 allocations; how are they going to be allocated?
- Oscar Traynor - Land Initiative – will it be sold off in lots as was initially said
- Why isn't Ballymun on Land Initiative anymore?
- Rapid Build Poppintree – would like progress report on them
- Are there Wrap Around Services available and are they being used / are tenants engaging?
- Another issue is that they are built very close to the road and traffic calming measures will need to be looked at there

Cllr Ní Dhalaigh: -

- thanked Marguerite Staunton for comprehensive report
- What is volumetric build?
- There is nothing in report for 2016 for Rapid Build – are we finished building for 2016?
- Novua in Kilmainham - who are these for?
- Catherine Gate – who are they for?
- St Teresas Garden – who are 50 units for?
- James Street – query on the RAS Exit there
- Will we use Rapid Build houses for people from housing list or just for Homeless.
- What is happening with bedsits?
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Cllr Perry:–

- Congratulated MS on report – helps us to ensure things are measurable
- Re acquisitions – poor acquisition record - why – what is time scale with Law Department. Can this be speeded up?
- Why are we not acquiring more?
- Infirmary Road – looked at in relation to ODG
- Completion date is a long way off – why is this – only small development

Responses - Marguerite Staunton -Catherine Gate – Clúid are acquiring it and it is being used as emergency accommodation but will eventually become general needs. Hard to give a timescale for this as there are still tenants there who are waiting to be housed.

Rapid Build in Cherry Orchard – there have been meetings with the Gardaí – point noted.

Cllr Gilliland – Priory Hall - Phase 1 is Blocks 1 to 7

Phase 6 is 8 to 20 and this phase is out to tender

St Pauls Court – Marguerite Staunton to get back re this.

Tender for Rapid Build – yes all different contracts.

Cllr Dunne – Marguerite Staunton will get report for the additional units provided since 2015

James Street – RAS exit list – landlord wants to sell properties – people still there – they will have priority

Cllr Dunne – Pim Street – Marguerite Staunton **will find out details and revert back**

Cllr Reilly – Collins Ave – We hope to bring plans forward for this scheme in the soon.

Ballymun should be on the Housing Land Initiatives List

Rapid Build in Poppintree – 3 families have moved out into permanent accommodation.

Chair questioned the wrap around services and are they being used.

Brendan Kenny confirmed that there are wrap around services available and only a few families have taken up the offer

He suggested that wrap around services be put on the agenda for the Area Committees as the Areas look after them

Cllr Reilly brought up the issue of traffic calming again and Brendan Kenny suggested that she bring this up at area committee level.

Marguerite Staunton – explained volumetric build meant building up / stacked.

Novas in Kilmainham – Marguerite Staunton **will return with an answer to this**

St Teresas Gardess – the 50 units are still going ahead

Marguerite Staunton also confirmed that Rapid Build will become more mainstream – not just for homeless

Brendan Kenny confirmed that rapid build housing will be used for all

Bedsits – **Celine Reilly confirmed that a report will be brought to SPC re this and 2 into 1**

Acquisitions – we are trying to speed up the process with the Law Department and we try and acquire as many as we can

Infirmery road – have had the tender assessment and are meeting with proposed architects. All progressing quickly

Cllr Alison Gilliland – re volumetric build – ideal for single people and we should consider a greater number of bedsits and 1 beds.

The Chair thanked Marguerite Staunton for the presentation

8. Motion in the name of Cllr. Alison Gilliland:

That Dublin City Council immediately conduct an assessment of the Derelict Site Register to identify possible housing units that may be suitable for the recently announced "Repair and Lease' Scheme.

Brendan Kenny responded that we are interested but it is only a pilot scheme currently in Carlow and Waterford.

Cllr Gilliland is disappointed that it is only a pilot

Cllr Patrick Costello stated that he feels more houses should be on the derelicts sites register.

Chair thanked all for attendance

Councillor Daithí Doolan
CHAIRPERSON