

HOUSING STRATEGIC POLICY COMMITTEE MEETING

Wednesday 23rd November 2016

Attendance

Members

**Cllr. Chris Andrews
Cllr. Janice Boylan
Cllr. Christy Burke
Cllr. Anthony Flynn
Cllr. David Costello
Cllr. Patrick Costello
Cllr. Daithí Doolan
Cllr. Pat Dunne
Cllr. Gary Gannon
Cllr. Alison Gilliland
Cllr. Tina MacVeigh
Cllr. Ray McAdam
Cllr. Criona Ní Dhálaigh
Cllr. Cieran Perry
Cllr. Sonya Stapelton
Lillian Buchanan
Kathleen McKillion**

Officials Present

**Brendan Kenny, Assistant Chief Executive
Céline Reilly, Executive Manager
Tony Flynn, Executive Manager
Daithí Downey, A/ Director Dublin Regional Homeless
Executive
Shane Hawkshaw, Senior Executive Engineer
Una Joyce, Senior Executive Officer
Marguerite Staunton, A/Senior Executive Officer
Lorraine Brogan, Administrative Officer
Sorcha Donohoe, Communications and Information
Officer DRHE
Elaine O'Kelly, Assistant Staff Officer**

Other Cllrs present:

**Cllr. John Lyons
Cllr. Mannix Flynn**

Others present:

**Pat Greene (for Catherine Kenny Dublin Simon)
Jill Young
Ryan Nugent, Herald
C Thomas, Dublin Inquirer**

Apologies

**Pat Doyle
Aideen Hayden**

1. Minutes of meeting held on 14th October 2016 and Matters Arising:
Agreed.

2. Chairpersons Business:

- **Update on Sub-Groups:**

- **Data Protection:**

Chair Cllr Pat Dunne advised of meeting held with officials from Office of Data Protection Commissioners (ODPC) on 17th November 2016.

- **DCC Housing Stock Standards:**

Chair Cllr Janice Boylan requested a meeting of this sub-group be arranged.

Action: Meeting scheduled for 7th December 2016.

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

Update circulated to Housing SPC members and all other Councillors prior to the meeting. Cllr Tina MacVeigh asked for extra information on Action 70 regarding number of regeneration meetings held. She also asked for more details on Action 74 regarding details of adaptations here and sought more information on Actions 84 and 85 regarding voids. She also asked about Action 86 and method used for mediation service.

Action: The Manager advised that a report will issue.

3. Homeless Update:

Update circulated to Housing SPC members and all other Councillors prior to the meeting. Dáithí Downey, A/Director Dublin Region Homeless Executive (DRHE) went through update and breakdown of figures.

The Chair proposed a meeting to look at the causes of homelessness and challenges here to address issues.

Cllr Christy Burke commended staff providing services and congratulated Eileen Gleeson on her appointment as Director DRHE. He asked for information on rough sleepers count held on 22nd November 2016. He called for more rehabilitation services to address addiction issues. Cllr Alison Gilliland asked if couples on Housing List are considered a couple for homeless accommodation. She enquired about family support services offered to families and additional provisions made for children in emergency accommodation. She also asked if there will be block booking of hotels over Christmas. Cllr Pat Dunne asked for clarity regarding closing date of Brú Aimshir. Cllr Janice Boylan enquired about children in emergency accommodation and asked if community centres around the city could be used to facilitate after school events. Cllr David Costello requested breakdown of procurement process from DRHE regarding use of hotels. Cllr Criona Ní Dhálaigh asked about DCC plans to purchase a hotel and enquired about progress here. She said that hostel on Bolton Street is still empty and asked about status of Brú Aimishir. Cllr Tina MacVeigh sought clarity on closure of Brú Aimishir and said that Councillors need to be consulted regarding change of use at Myra. Cllr Ray McAdam asked if a breakdown is available of persons from other counties presenting as homeless in Dublin. Cllr Mannix Flynn said that the lack of rehabilitation services is an issue. He said that plans for DCC property at Parnell Square for use as library should be suspended and used for housing. He also said that Air B&B is an issue.

Dáithí Downey advised that DRHE are block booking hotels in advance for the Christmas period. He said that the support of local residents in the Liberties area for provision of homeless facilities is noted. There is a lack of homeless services in other Local Authorities and said that information regarding persons presenting as homeless from other Local Authority administrative areas will be forwarded. He said that a Report on Air B&B will be carried out to determine its effect on the homeless crisis. Tenure insecurity is an issue. Need to focus on housing supply and provision. He advised that DRHE are working with Government agencies to establish resources around children's rights and there will be more information in the New Year. Need to identify a suitable building for hotel and as yet have not been able to find such accommodation. Numbers for count are being reviewed and details will issue.

The Manager advised that there is strict and ongoing oversight of cost of hotels with regular internal audit and government audit checks. Brú Aimshir is owned by the Digital Hub and was due to close during the Summer but its use as a hostel was extended. He advised that closure here will be planned and is scheduled for June 2017. Facility at Myra will change to a 5 year lease for homeless accommodation and will revert back to community facility after this time.

Cllr Christy Burke said there should be earlier consultation regarding the Winter initiative. He also asked if staff are available to enforce public order policy. Need to support independent living and addiction policies. Cllr Cieran Perry said beds need to be kept open as long as they are needed. He welcomed flexibility over Christmas period. He called for investment in rehabilitation programmes and would not be supportive of injection centres. Cllr Alison Gilliland enquired about rolling bookings.

Dáithí Downey advised that there is a lead-in time of 9 months to provide facilities and provision was brought forward because of the need for services. Rolling booking mechanism allows persons in homelessness to access appropriate emergency accommodation. Persons with mental health and addiction issues may be supported using Housing First model.

Cllr Gay Gannon asked about provision of community areas that allow for persons in hostels to stay throughout the day.

Dáithí Downey advised that appropriate standard of service will be provided on a case by case basis. Each facility will have space for meeting and laundry rooms and recreational spaces too.

Action: Noted

4. Housing Programme Update:

Report circulated to Housing SPC members and all other Councillors prior to the meeting. Tony Flynn, Executive Manager went through report.

The Chair advised that a consultant is currently finalising a plan for Cherry Orchard, which is due to be completed by February 2017. He asked to wait until this plan is drafted and agreed before any more Rapid Build housing is built here. Cllr Cieran Perry asked about progress on funding and design team at Infirmary Road. He also asked for an update on North King Street and if modular housing is on target. Cllr Alison Gilliland asked about plans at Ayrfield. Glad that Belcamp is going ahead. He asked for a list of all potential sites for rapid build in the North Central Area. He also asked if units at Bunratty Road will be social housing or rapid build. Cllr Chris Andrews asked for details of plans for Moss Street. He also enquired about plans for

housing at Irish Glass Bottle sites. Cllr Críona Ní Dhálaigh asked what stage 50 houses at St Teresa Gardens are at. She also asked if modular build units are allocated to those on homeless list, or if they can be allocated to persons off the housing list. Cllr Tina MacVeigh asked for 2015 figures. She also asked that IGB Action Group be invited to a future meeting of the Housing SPC. Lillian Buchanan asked if disability requirements are met. Cllr David Costello expressed concerns about putting social housing developments beside modular units where there is a need for community services. With regard to voids he asked when the next framework is going out to tender. He queried the amount of void units a contractor can have at any one time and said that this number should be reduced. Cllr Sony Stapleton asked about plans at IGB site.

Tony Flynn said that land bank is available in specific areas and have to work with available lands. Site at Cherry Orchard has been investigated and is suitable for development. Have taken into account recommendations of consultants report here and are aware of requirements in area. Potential for a mixed tenure development at Cherry Orchard that will fit into and support the area. Plans progressing for O'Devaney Gardens, St. Michaels Estate and Oscar Traynor, which will be presented to a joint Meeting of the Housing and Planning SPCs on 9th December 2016. He advised that a design team for Infirmary Road will be appointed. Work at North King Street is currently paused but will move ahead in the future. Infrastructure required at Ayrfield and Belcamp. Bunratty Road will take 5 years to develop. There are other construction methods available, volumetric build for example. This method takes less time and he asked the Housing SPC members and other councillors to consider this options. Regarding Moss Street he advised of discussion with adjoining landowner who will develop his site and also Moss Street, with 21 units to go to DCC. Presentation will be made at December South East Area Committee. He advised of discussions with Planning Department regarding Poolbeg site. DCC want to take full 10% of Part V here. However, if this is too expensive DCC will look for 10% of lands and build. Need to discuss allocation of modular housing from general needs with Director DRHE and a Report will issue at a future meeting of Housing SPC. All schemes will follow universal design and be accessible. Discussions with Allocation Section regarding specific requirements of persons on housing list will take place and suitable accommodation can be allocated.

Céline Reilly, Executive Manger advised that next voids framework is not due until at least the end of 2017. Contractors need to turn around all voids they have within time limit. She also advised that DCC are landlords and as such have a liability to have properties in a lettable standard.

Action: Noted.

Action: Invite Irish Glass Bottle site Action Group to a future meeting of the Housing SPC.

5. Energy Efficiency Programme:

Presentation circulated to Housing SPC members and all other Councillors prior to meeting.

Shane Hawkshaw, Senior Executive Engineer went through list of Energy Projects 2016. Advised of public lighting pilot at Pearse House with Codema and improved lighting at Senior Citizen Complexes. Warmth and Wellbeing Scheme with HSE piloted in Dublin 12. Boiler replacement programme in 2017.

All present commended works done and welcomed proposals for 2017. The Chair asked when Phase 2 of retro fitting programme will be introduced. Asked for costs per unit and for savings per unit when works are completed. Cllr Pat Dunne asked when all DCC properties will be insulated and BER ratings improved. Cllr Mannix Flynn and Cllr Tina MacVeigh asked when insulation at flat complexes will start.

Shane Hawkshaw advised that Phase 2 is subject to funding from DHPCLG. Working with Codema to target fuel poverty and will target worst properties first. Insulation at flat complexes will need to be looked at as individual projects as different works need to be carried out at different locations.

Céline Reilly advised of deep retro fit projects at Tyrone Place, Bernard Curtis House, Constitution Hill and St. Mary's Place sent to DHPCLG for funding. Awaiting response here.

Action: Welcomed and noted.

6. Older Persons Units – 2-into-1 Programme:

Report circulated to Housing SPC members and all other Councillors prior to meeting. Céline Reilly, Executive Manager went through presentation.

All present welcomed presentation and commended works carried out here. Céline Reilly advised that final report on densification feasibility from consultant is being finalised and will be brought to a future meeting of the Housing SPC. DHPCLG are supportive of bedsit amalgamation programme but no funding has been allocated yet for 2017. Part 8s are prepared and ready to be submitted as soon as funding is allocated.

Action: Welcomed and noted

7. Traveller Accommodation Update:

Report circulated to Housing SPC members and all other Councillors prior to meeting.

Cllr Tina MacVeigh said that Clúid made presentation on Labre Park to LTACC and asked that presentation be made to Housing SPC. Cllr Anthony Conaghan asked about potential sites for traveller specific accommodation.

Céline Reilly advised that Mary Hayes, Administrative Officer Traveller Support Unit is looking at suitable sites for traveller specific housing. A report will issue to the LTACC when finalised.

Action: Noted.

Action: To invite Clúid to a future meeting of Housing SPC re: Labre Park presentation.

8. HAP Project & Roll-Out

Report circulated to Housing SPC members and all other Councillors prior to meeting. Céline Reilly advised that a Report will issue with more detail to future meeting of Housing SPC. Úna Joyce advised that the HAP scheme will replace rent

supplement. HAP will become the responsibility of DCC in the first quarter of 2017. There will be a HAP team in place in January 2017 and DCC will be a one stop shop for all social housing supports. DCC will not be responsible for maintenance of HAP properties.

Cllr Pat Dunne asked if long term rent supplement recipients' will be transferred to HAP. Cllr Criona Ní Dhálaigh asked if every applicant on Housing list will be entitled to HAP when it's rolled out. Cllr Alison Gilliland asked for protocol for collecting arrears. Cllr Tina MacVeigh expressed her concerns about the over reliance on the private rental sector and asked how to protect security of tenure.

Úna Joyce advised that general HAP is different to Homeless HAP. Deposits will not be given out under general HAP. Housing needs assessment to be filled out to determine eligibility for scheme. Persons on the housing list who accept HAP will keep transfer option to be housed in DCC property. Lorraine Brogan advised that payment of rent under HAP is through standing order or household budget. There is a separate HAP transfer list.

Action: Noted

9. Motion referred from October South Central Area Committee:

Councillor Vincent Jackson:

Can the Area Committee please impress upon the Homeless Section of DCC to ensure that all emergency hostel providers etc allow those residents the dignity of staying in the facility for the days they are resident .The practice of turning out vulnerable people onto the streets of Dublin doesn't assist in there long term progression into stable accommodation

All Housing SPC members present voted in favour.

Action: Agreed. All Housing SPC members present voted in favour.

Councillor Daithí Doolan
CHAIRPERSON