

# HOUSING STRATEGIC POLICY COMMITTEE MEETING

FRIDAY 10<sup>TH</sup> FEBRUARY 2017

## ATTENDANCE

### Members:

Cllr. Daithi Doolan (Chair)  
Cllr. Alison Gilliland  
Cllr. Anthony Conaghan  
Cllr. David Costello  
Cllr. Tina Mac Veigh  
Cllr. Pat Dunne  
Cllr. Ray Mc Adam  
Cllr. Críona Ní Dhálaigh  
Cllr. Cieran Perry  
Cllr. Norma Sammon  
Cllr. Sonya Stapleton  
Cllr. Chris Andrews  
Kathleen McKilloon  
Aideen Hayden  
Kevin White  
Lillian Buchanan

### Other Cllrs present :

Cllr. Mannix Flynn  
Cllr. John Lyons  
Cllr. Michael Mullooly  
Cllr. Éilis Ryan

### Others:

H.F.A. – Tom Conroy, Barry O Leary & Sean Cremen  
Lois Kapila (Dublin Inquirer)  
Maeve Carolan  
Maeve Harnett (Catherine Kenny)

### Apologies

Cllr. Janice Boylan  
Winnie Mc Donagh

### Officials Present:

Brendan Kenny, Assistant Chief Executive  
Tony Flynn, Executive Manager  
Céline Reilly, Executive Manager  
Eileen Gleeson, Director D.R.H.E.  
  
Dymphna Farrell, Senior Executive Officer  
  
Mary Hayes, Administrative officer  
Daithi Downey, Senior Executive Officer  
Bernie O'Donoghue Hynes, Administrative Officer  
Christy McLoughlin, Assistant Staff Officer  
Kevin Mc Cabe, A/Assistant Staff Officer  
Lisa Harpur, Staff Officer

## **1. Minutes of meetings held on 13<sup>th</sup> January 2017 and Matters Arising.**

**Agreed:** Minutes agreed.

**Agreed:** A Brief on airbnb will be issued at the next meeting of the Housing SPC in March with a view to further research.

## **2. Housing Finance Agency**

Barry O Leary of the H.F.A. gave a presentation to the SPC. Members present thanked H.F.A. for their presentation.

Cllr. Daithi Doolan sought clarification if D.C.C. owe the H.F.A. at present and why would they borrow from the H.F.A. when Minister Coveney states there is sufficient money available.

He enquired about the possibility of borrowing money for refurbishments from the H.F.A.

Cllr. Cieran Perry sought clarification on H.F.A.'s loan book and asked the H.F.A. to expand on the previous difficulties of local authorities paying back loans. He also sought the managers opinion as to what is on offer from the H.F.A.

Cllr. Norma Sammon asked if any Third Level Institutions have borrowed from the H.F.A. especially D.C.U. & St. Pat's in Drumcondra.

Cllr. Pat Dunne enquired if D.C.C. hasn't got the money due to it not being asked for or it wasn't available due to restrictions from the Dept. Of Finance and sought clarification on figures from the presentation.

Cllr. Alison Gilliland asked for the H.F.A. to expand on issue of capacity versus constraints and why local authorities are better placed to deliver houses. She also asked why local authorities can't borrow to the extent that they'd like.

Cllr. Criona Ni Dhálaigh asked why D.C.C. are not borrowing given that the rates are so low.

Cllr. John Lyons asked the manager to comment on the issue of securing public land.

Cllr. David Costello asked what types of payments would be expected if we'd borrow a billion over a 30 year period and is there an option for a fixed rate and how does it work.

Aideen Hayden asked would money be available for Mixed Tenure developments.

In response to questions raised, Barry O Leary from the H.F.A. advised that money is available from the European Investment bank and the H.F.A. are interested in providing money for refurbishments. He explained they have capacity to loan but have to stay within the rules.

The H.F.A. are in a position to lend to Universities but haven't lent to Third Level yet. He explained that the reason local authorities don't borrow from H.F.A., is that the Dept. Of Finance & Public Expenditure won't allow them to draw down the money and there is a reluctance by local authorities to enter into arrangement if they are not sure they'll have the capacity to pay back loans. He believes local authorities historically have been the best place to deliver units and have the capacity to borrow on a large scale. He explained that local authorities bought lands before the downturn and there were subsequent issues in terms of value and paying back loans. To borrow a billion

over 30 years would cost 47.5 million per year. Barry stated that they are open to Mixed Tenure.

Brendan Kenny explained there is no need to borrow as funding should not be an issue, the problem is getting the land. The Models for the Land Initiative have been approved.

**Agreed:** *Presentation noted*

### **3. Chairperson's Business:**

- **Sub-Groups:**
  - Data Protection & Housing List:  
Chair Cllr Pat Dunne advised that the report on the Data Commissioner is slightly delayed.
  - Pre 63  
A meeting to be held with in the coming weeks.

**Agreed:** Report on Pre 63 to be issued at the April Meeting

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

Céline advised there is no update, as the objectives for 2017 have not been finalised in the main City L.E.C.P. plan.

### **4. Homeless Update:**

Circulated to members prior to meeting.

Cllr. Doolan enquired about the current figures and he sought clarification in relation to families leaving Emergency accommodation. He and Cllr. David Costello asked for more information about the plan to move families out.

Cllr. John Lyons enquired about guidelines for Temporary Emergency accommodation and asked whether there are any facilities similar to the Respond facility in Drumcondra coming on-stream.

Eileen Gleeson, Director D.R.H.E. stated that it is the intention to have families out of commercial hotels by June/July. She explained that Homeless H.A.P. and H.A.P. has been used to take families from hotels and additional family Hubs will be provided(4 or 5 in the coming months) similar to the Respond accommodation. D.C.C. has some Rapid homes coming by June also.

She stated that there are guidelines & National Quality Standards for Temporary Emergency accommodation.

Cllr. Ray McAdam asked what the figure for Dublin was in 2016 of families exiting Homelessness. He sought clarification as to when the Mater Dei hub will be ready.

Cllr. Alison Gilliland asked how will Homeless H.A.P. work with Allocations H.A.P.

Eileen Gleeson, advised that the Mater Dei hub will be ready by end of May/ early June.

Homeless H.A.P. & H.A.P. have the same rules in relation the Transfer List.

**Agreed:** *Report noted*

**Agreed:** Update in relation to the costs and range of costs of Hotels utilised for Homeless Accommodation and a report on numbers exiting Homelessness shall be provided (including families) at the March SPC meeting.

**Agreed:** A Threshold Tenancy Protection service presentation for the April meeting.

**Agreed:** A visit to the Mater Dei Hub when the works are complete.

## **5. Housing Programme Report:**

Circulated to members prior to meeting.

Cllr. Daithi Doolan enquired as to an update for Rapid Build sites. He also asked if they'll be reserved for those exiting Emergency Accommodation or used for the transfer list. He asked if Cornamona part 8 was still due in March.

Cllr. Anthony Connaghan enquired about what site is being used on Thatch Road and what is that start date for the units on North King Street?

Cllr. David Costello enquired as to what can be done in relation to the lands in Finglas West. How does D.C.C. look at lands before taking ownership?

Cllr. Ray McAdam raised a few questions, he asked has D.C.C. started allocating Castleforbes and is Ballybough road site good to start?  
He queried what has to happen to move forward in Croke Park Villas and is a planning application needed for Ellis Court rather than a part 8?  
He also asked if Design was causing a delay in North King Street development and when it can be moved forward for the tendering process.  
He asked when the appeal can considered for the Co-Operative Housing.  
He sought an update from the manager in relation to O'Devaney gardens.

Cllr. Alison Gilliland asked has an application for a road been made with the N.T.A. for the land backing onto Darndale and Newtown Court (Malahide road).

Cllr. Pat Dunne asked what will happen to the tenants in Jamestown Court when work is to commence.  
He also enquired what will happen to the tenants in Catherine's Gate and what is the timescale involved.

Cllr. Ailish Ryan and Cllr Cieran Perry enquired about part 5 in the Docklands.

Tony Flynn, Executive Manager explained that Rapid build was part of a suite of measures to move families from hotels.

St. Helena's and Mourne road Units will be ready by June/on target.

Cherry Orchard units are forecast to be ready late June/early July.

Stage 1 has been approved by the Dept. in relation to St. Michael's estate site 1b.

An expression of Interest document shall be sent to Approved Housing Bodies (A.H.B.) for them to make a submission back to D.C.C.

He stated that a comprehensive assessment on the design of Block A & B has been carried out. A key issue is that an ESB Substation will have to be moved.

He explained that the Thatch road site is beside the church and explained there are issues with the Port Tunnel underneath and ownership issues.

He also stated that there was a requirement to procure consultants for North King Street, but, D.C.C. intend to re-engage consultants previously involved on NKS to move forward and Tender in May.

He mentioned that a feasible study can be considered for the Lands in Finglas West.

Brendan Kenny, Assistant Chief Executive stated that D.C.C. are willing to purchase surplus lands at the back of the church and "Fergals Field" (Finglas) with a view to develop a small scheme for Senior Citizens and would look to create a mini master plan for that area.

Tony Flynn stated that documents are being prepared and May is the part 8 timeframe for Cornamona.

In relation to Ballybough road, he stated that they are in the process of engaging with the "Second Tender" as the First Tender withdrew.

With regard to Croke Villas, D.C.C. met with the Department of Housing in relation to a master plan. Part 8 shall hopefully be lodged in the summer.

He stated that the Transport for Ireland do not intend to provide the relief road Malahide Rd/ Belcamp lands/ Balgriffin.

A feasibility study will be carried out on the lands around Belcamp Lane with a review to create a new master plan.

In relation to Jamestown Court, existing tenants will be facilitated there.

With regard to part 5, Tony stated that agreement must be in place before a Commencement Notice is lodged by developer that D.C.C. Policy is to Acquire Part V on site or off site in exceptional circumstances as per Regulations. DCC are only interested in long term leasing (20 years) as Part V compliance.

Only in exceptional circumstances would D.C.C. would go somewhere else within the area.

**Agreed:** *Report noted*

**Agreed:** Revert to members in relation to feasibility study for Belcamp lands and provide an update on Housing Lands Initiative programme for the SPC March meeting.

**Agreed:** Information shall be provided to the Chair about when contractors are going back onsite in Cherry Orchard.

**Agreed:** Information on Cattleforbes Allocations and an update on Ellis Court shall be provided at a future meeting.

## **6. Traveller Accommodation Update:**

Circulated to members prior to meeting.

CLlr. Anthony Connaghan raised issues in relation to Avila Park and enquired about a plan for the community centre & playground..

Mary Hayes, Administrative officer, stated that the plan is to demolish the community centre and build possibly 2 houses. The preference would be to move the playground into the Kildonan lands.

**Agreed:** *Report noted*

## **7. AOB**

No Issues raised.

**Cllr. Daithí Doolan**  
**CHAIRPERSON**