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## Breviate of the Meeting of the Housing Strategic Policy Committee held on 10<sup>th</sup> February 2021

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### 1. Minutes of meeting dated Wednesday 13<sup>th</sup> January

**Agreed:** Minutes Agreed

### 2. Chairpersons Business

The Chairperson congratulated Sinéad Gaughran (researcher from Dublin City Council) on her achievement of winning the Simon Brooke award with Cluid Housing on the subject of Cost Rental

The following considerations were raised;

- Housing Symposium updated provided – meeting on Thursday 25<sup>th</sup> February shall include topics such as finance, worked example (Emmet Rd), Dublin city Council Perspective, cost of apartments, European perspective. A breakdown of how the meeting will operate was also provided.
- Land Development Agency (LDA) Bill concerns and the role of Councillors on the disposal of land and tenure mix.
- A request to convene special meeting of the Council to discuss LDA Bill & Affordable Housing Bill.

#### i. Correspondence

No correspondence received.

#### ii. Oscar Traynor Rd Alternative Plan Report

Chairperson introduced report and provided a synopsis of report. The following considerations were raised;

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| <ul style="list-style-type: none"><li>• High quality development</li><li>• Social Housing &amp; Community Needs</li><li>• Tenure Mix</li><li>• Affordability</li><li>• Increase Service Site Fund – 50k to 100k</li><li>• Request Dept. of Housing Local Government &amp; Heritage to pay for amenities</li><li>• Communication with Minister for Housing</li></ul> | <ul style="list-style-type: none"><li>• Dublin City Council (DCC) project lead</li><li>• DCC 1<sup>st</sup> refusal on affordable purchase sell back legislative considerations</li><li>• Cross Party engagement</li><li>• Housing needs considerations</li><li>• Site Inflation</li><li>• Private developer Vs private contractor differences clarification</li><li>• Unit quantity &amp; cost</li></ul> |
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- Infrastructure
- Unit amount
- Planning & Design
- Local consultation
- Tenure mix proposed in the report was 40% social 40% cost
- Rental and 20% Affordable Purchase
- Framework
- Traffic implications
- Funding
- Public Procurement procedure
- Risk Management considerations
- Underpinning principles
- Legislation adherence
- Density
- Approved Housing Body (AHB) partnership
- Consistent with Development Plan & national guidelines
- Older persons & Special Needs considerations
- Phased construction development
- Social Clauses
- Financial viability considerations
- Cost certainty Vs Value & affordability
- Area B housing list analysis
- Work Hubs
- Borrowing considerations
- DCC financial risk considerations
- Clarity & certainty needed

A vote was taken to submit report to next Council meeting if protocol allowed. The outcome of the vote was;

For	Against	Abstain
12	03	03

**Agreed:** Point 2ii to follow point 3 on the agenda

**Agreed:** Report as presented agreed and to be submitted at the next Council meeting for debate

**Agreed:** DCC Management provided a verbal response to the alternative proposal and agreed to circulate a written response to the members.

### 3. Update on Working Groups

An update was provided on the three working groups

- Rent Review Working Group – March meeting update to discuss how the recommendations are being implemented & a progress report shall follow.
- Public Housing Working Group –Anti-Social Policy drafted. Next meeting scheduled for Friday March 5<sup>th</sup> to examine the draft policy.
- Services for Senior Citizens Working Group – Cllr. Mary Freehill brought members up-to-date about meetings with different departments and a proposed policy document Funding is an issue for services for older people.

**Agreed:** Update noted

#### 4. Report on Construction Costs – DCC New Build

Mark Bourke Chief Quantity Surveyor gave a presentation to members. Points raised during presentation included;

- Apartment Typologies
- DCC higher specifications
- Units per Core
- Open space/Community amenity
- Volumetric/MMC
- Research/Analysis/Benchmarking
- Procurement process/Framework Contract setup
- Contractor availability
- Strategic procurement. Collaboration/ Early engagement
- Development methodology – Smaller Lots/Complications
- Holistic Costs/Cost Inputs
- Value for Money (VFM) & minimising risk
- Supply Chain development

Members thanked Mark for presentation.

**Agreed:** Presentation noted

#### 5. Potential EU Funding Opportunities Housing and Community

The following considerations were raised;

- 4 Concept areas – URDF round 2 funding
- 6 Key Pillars – Green Transition, Digital Transformation, Smart Sustainable & Inclusive Growth, Social Cohesion, Health Economic & Social Resilience & Policies for the New Generation
- National recovery & resilience facility – Post Covid EU fund
- DCC 4 key senior housing managers covering - Regeneration, Energy Improvement, Social Inclusion/Community Facilities & Public Domain.

**Agreed:** Update Noted

#### 6. Lord Mayor's Taskforce on Homelessness

Lord Mayor Hazel Chu updated members in relation to progress to date which included dialogue with Minister for Housing and requested actions.

- Wrap Around Services
- Outreach
- Feedback

**Agreed:** Update Noted

**Agreed:** Lord Mayor to circulate information to members

**Agreed:** Point 6 and point 8 discussed simultaneously

## **7. Motion in the names of Cllrs James Geoghegan & Colm O'Rourke**

*That the Housing SPC will write to the Minister for Housing;*

- *asking him to deliver on his commitment made in the Irish Examiner on the 25th of January 2021 to honour Dublin City Council's request of an increase of the Serviced Sites Fund from €50,000.00 to €100,000.00 per unit;*
- *requesting him to implement the recommendations of the Society of Chartered Surveyors Ireland to undertake a Public building cost review and introduce a standardised construction cost reporting process; and*
- *calling on him to establish the Commission on Housing to help drive down construction costs and increase affordability.*

**Agreed:** Motion agreed without debate.

## **8. Motion in the names of Lord Mayor Hazel Chu & Cllr Alison Gilliland Cllr Janet Horner, Cllr. James Geoghegan, Cllr Daithi Doolan, Cllr Tina MacVeigh and Cllr Kevin Donoghue**

*The Housing SPC recognises the progressive work carried out by the Lord Mayor's Taskforce on Homeless and the recommendations it has presented. To build on the work of the Taskforce, the Housing SPC recommends that a Special Committee on Homeless be established as a sub-committee of the Housing SPC to;*

- *support and provide information, views, advice or reports to the Dublin Regional Homeless Executive (DRHE) in relation to homelessness and the operation and implementation of the Homeless Action Plan in Dublin and specifically to Dublin City.*
- *study, analyse, and make recommendations to any DRAFT Homelessness action Plan prepared by the DRHE.*
- *serve as a forum for consultation and sharing of information and data from the DRHE*
- *review progress on the Homeless Action Plan and support the DRHE in addressing any barriers to implementation of the plan, whilst having regard to the statutory obligations of the DRHE and its statutory management group.*
- *work with the DRHE in pursuing actions where necessary from relevant Government departments and in pursuing a whole of Government approval to the often complex needs of homeless persons.*
- *engage regularly with the various other statutory and non-statutory bodies that are involved in different aspects of homelessness in Dublin.*
- *invite the Approved Bodies to present and take questions at meetings of this special committee*
- *develop strong working relationships with Councillors and the Executives of the other three Dublin Local Authorities.*

*The Housing SPC agrees that this sub-committee should consist of the Lord Mayor, the Chairperson of the Housing SPC and a representative from each political party/grouping, that management of the DRHE including the Director and other senior staff will report into this special committee and will attend all meetings, that meetings be held in camera unless otherwise agreed by the Committee and that the Committee report to the Housing SPC on a bi-monthly basis.*

**Agreed:** Motion agreed

## **9. AOB**

No business conducted

**Cllr. Alison Gilliland**

**Chairperson**

**10<sup>th</sup> February 2021**

### **Attendance**

#### **Councillors**

Mary Callaghan  
Ard-Mhéara Hazel Chu  
Donna Cooney  
Maíre Devine  
Kevin Donoghue  
Daithí Doolan  
Pat Dunne  
Anthony Flynn  
James Geoghegan  
Alison Gilliland - Chairperson  
Briega MacOscar  
Tina MacVeigh  
Eimear McCormack  
Cieran Perry

#### **External Members**

Pat Greene – DSC  
Karen Murphy - ICSH  
Claire McManus - JFOC  
Mike Allen – Focus Ireland  
Aine Wellard - VVI

#### **Other Councillors in attendance**

Daniel Céitinn,  
Deirdre Heney,  
John Lyons,  
Keith Connolly,  
Larry O'Toole,  
Mary Freehill,  
Mícheál Mac Donncha,  
Naoise Ó'Muirí,  
Patricia Roe

#### **Dublin City Council Officials**

David Dinnigan, Executive Manager  
Hugh McKenna, Senior Executive Officer  
Mark Bourke, Chief Quantity Surveyor  
Mary Flynn, Director DRHE  
Christy McLoughlin, Administrator