

HOUSING STRATEGIC POLICY COMMITTEE

MINUTES FOR SPC MEETING ON

WED 14TH APRIL 2021

Attendance

Mary Callaghan

Lord Mayor Hazel Chu

Donna Cooney

Maíre Devine

Kevin Donoghue

Daithí Doolan

Pat Dunne

James Geoghegan

Alison Gilliland - Chairperson

Briega MacOscar

Tina MacVeigh

Cieran Perry

Catherine Stocker

Eimer McCormack

Karen Murphy - ICSH

Claire McManus - JFOC

Mike Allen – Focus Ireland

Mick O'Reilly - ICTU

Apologies

Pat Greene – DSC

Liam Kelly, WRA

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Christy McLoughlin, Administrator

Mary MacSweeney, Senior Executive Officer

Ciara hAodha, Senior Economic Development Officer

Other Councillors in attendance

Deirdre Heney

Naoise Ó'Muiri

Patrica Roe

1. Minutes of meeting dated Wednesday 10th March and matters arising

Agreed : Minutes Agreed

2. Chairpersons Business

i. Correspondence

No correspondence received

3. Presentation on Ireland Strategic Fund – Cork County Council HISCo

Niall Morrissey CEO HISCo provided members with a presentation on the role of HISCo, how and why it was established, how it operates, its guiding principles and examples of its work.

The following were discussed with Niall during his presentation;

- Concept
- Legal framework
- Design-build-finance
- Access to capital
- Infrastructure/Development Agreement
- Joint shareholders
- Financing and delivery
- Financial burden for developers
- Public procurement
- Tender process
- Beaucracy
- Stakeholder engagement
- Infrastructural challenges
- Building on local authority land
- Commercial joint venture
- Sharing of operational costs
- Value for money
- Accommodation types
- Projects profiles

Members thanked Niall for the presentation.

Agreed : Presentation noted

4. Update on Working Groups

A brief update was provided in relation to the three working groups.

i. Public Housing Working Group

The Chair reported that:

- the Corporated Policy had approved the SPC's proposal at its March meeting to incorporate the Rent Review Working Group into the Public Housing Working Group and that the Group continue for the next year.
- The draft Anti-Social Behaviour Policy shall be brought to a future meeting of the Housing SPC.
- The next meeting of the Public Housing Working Group shall review the impact of recommendations implemented in regard to Rent Areas.

ii. Services for Senior Citizens Working Group

The Chair gave apologies for the Chair or the Working Group, Cllr Mary Freehill, and on her behalf reported that the next meeting of the Services for Senior Citizens Working Group shall take place on Thursday 22 April and shall have an input from Smart City Initiative covering Health and Assisted Living.

iii. Special Committee on Homelessness

Lord Mayor Hazel Chu, elected as Chairperson of the Special Committee at its inaugural meeting on 7th April provided members with an update:

- The first meeting received a presentation by Director of DRHE, Mary Hayes, and discussed strategic policy and strategy issues.
- The next meeting will focus on Allocations and Singles.

Agreed : A verbal update shall be provided at every Housing SPC meeting and a full report shall be presented at every second/alternative meeting.

5. Dublin City Council EU Programme Participation Strategy 2021 – 2027

Ciara hAodha & Mary MacSweeney presented. Ciara, Mary & members acknowledged the particular contribution of Cllr Mary Freehill, Chairperson of the Economic Development and Enterprise SPC's International Relations and European Affairs Working Group in this area and in progressing the establishment of the Dublin City Council European Support Office.

The following points were covered in the presentation and the subsequent discussion:

- Preparation Process
- 3 stage process: Programme Survey, Information sharing & Development of strategy.
- Survey & Results Overview
- Collating Data
- Departmental Submissions
- Information Sharing Sessions
- Urban & Regional Development Agenda
- Horizon Europe Agenda
- Green & Smart Agenda
- EU Funding
- Need to include Trade Union engagement
- Feedback to Councillors & future engagement
- Councillor Input on projects/funding applications
- Full Council Briefing Agenda
- Development of Dublin City Council European Strategy Document 2021 – 2027
- European Programme
- Participation Strategy 2021 – 2027
- DCC's European Programme Participation Strategy 2021 – 2027

Members thanked Ciara & Mary for the presentation.

Agreed : Presentation noted

6. Motion in the name of Cllr Máire Devine

Dublin City Council notes with deep concern the recent NUI Galway report on quantifying the impact of improved energy efficiency and airtightness on radon. Radon and air quality needs to be given due consideration when carrying out retrofitting work to Dublin City Council properties.

DCC will make a full statement on the matter ensuring the public that appropriate ventilation measures are implemented during their retrofitting programme keeping radon levels at a safe and acceptable level and will guarantee all complete retrofitted homes will have a mandatory radon test.”

Agreed : Motion agreed & an Engineer’s Report shall be issued to councilors when completed.

7. Motion in the name of Cllrs. James Geoghegan, Colm O' Rourke, Naoise Ó Muirí, Ray McAdam, Danny Byrne, Anne Feeney, Paddy McCartan, Terence Flanagan & Declan Flanagan

That Dublin City Council directs the Chief Executive to undertake an immediate external audit on exact construction costs paid by the local authority in the delivery of social housing. This external audit, should include, but not be limited to, the schemes referred in the report on Construction Costs published by Dublin City Council on the 31st December 2020. This urgent requirement comes following the publication of the Society of Chartered Surveyors Ireland report on the 26th of January 2021 and news reports over the weekend that senior executives at Dublin City Council have raised concerns about the "premium price" it has been charged by private contractors for social housing.

Motion amended to read;

“That Dublin City Council directs the Chief Executive to undertake an immediate external audit on exact construction costs paid by the local authority in the delivery of social housing. This external audit, should include, but not be limited to, the schemes referred in the report on Construction Costs published by Dublin City Council on the 31st December 2020. This urgent requirement comes following the publication of the Society of Chartered Surveyors Ireland report on the 26th of January 2021 and news reports over the weekend that senior executives at Dublin City Council have raised concerns about the "premium price" it has been charged by private contractors for social housing.

That Dublin City Council also directs the Chief Executive to undertake an evaluation of the efficiency and effectiveness of the 4 stage approval process and of the tendering protocols and practices with regard to housing project design, costs – including impact of extended timelines caused by current procedures, the timely delivery of housing, duplication of work across DCC, the Department of Housing, Local Government and Heritage and the Department of Public Expenditure and Reform, flexibility to react to/accommodate local needs and the quality of design/build. That this evaluation would make recommendation on how current processes, protocols and legislation could be changed to afford both accountability and effective efficient delivery of high quality sustainable communities.

That the terms of reference of each action be agreed between the proposers of this motion, Chairperson of the Housing SPC, the Chief Quantity Surveyor and the Housing Manager “

Agreed : Motion Carried

Agreed : Amended Motion agreed and the Terms of Reference of each action be agreed between all elected members, Chairperson of the Housing SPC, the Chief Quantity Surveyor and the Housing Manager

8. Motion in the name of Cllr. Daithi Doolan

Dublin City Council will immediately set about establishing a publicly owned designated activity company in partnership with the Ireland Strategic Investment Fund for the sole purpose of constructing social and affordable housing on public land.

Agreed : Motion deferred until the May meeting.

9. AOB

Brief Dog Pound update provided

Agreed : The topic of Leasing to be included on the May agenda.

Agreed : Chairperson to circulate an e-mail to members in relation to a possible 10:00am start for future SPC meetings.

Cllr. Alison Gilliland
CHAIRPERSON