

HOUSING STRATEGIC POLICY COMMITTEE

MINUTES FOR SPC MEETING ON

WED 12TH MAY 2021

Attendance

Mary Callaghan

Lord Mayor Hazel Chu

Donna Cooney

Maíre Devine

Kevin Donoghue

Daithí Doolan

Pat Dunne

Anthony Flynn

Alison Gilliland - Chairperson

Briega MacOscar

Tina MacVeigh

Eimer McCormack

Cieran Perry

Colm O'Rourke

Catherine Stocker

Karen Murphy - ICSH

Claire McManus - JFOC

Mike Allen – Focus Ireland

Liam Kelly – WRA

Aine Wellard - VVI

Apologies

Pat Greene – DSC

Mick O'Reilly - ICTU

Cllr James Geoghegan

Dublin City Council Officials

Brendan Kenny, Assistant Chief Executive

David Dinnigan, Executive Manager

Mary Hayes, Executive Manager

Christy McLoughlin, Administrator

Other Councillors in attendance

Deirdre Heney

Naoise Ó'Muiri

Patrica Roe

John Lyons

1. Minutes of meeting dated Wednesday 12th April and matters arising

Agreed : Minutes Agreed

2. Chairpersons Business

- i. Correspondence

Feedback from a member proposal to change the time of the meeting indicated a lack of support for a time change.

3. Update on Working Groups

- i. Public Housing Working Group

Chairperson Cllr Alison Gilliland provided an update to members indicating that the Public Housing Working Group would meet on Wednesday 26th May to review the implementation of the recommendation make with regard to preventing and recouping tenant rent arrears.

Agreed : Update noted

- ii. Services for Senior Citizens Working Group

Apologies from the Senior Citizens Working Group Chairperson, Cllr Mary Freehill were noted. An activity report detailing 5 meetings of the Group held to date presented by the SPC Chairperson Cllr Alison Gilliland and noted.

Agreed : Update noted

- iii. Special Committee on Homelessness

Agreed : Discuss in tandem with agenda point 4iii

- iv. Oversight Committee on Animal Welfare Issues

Brendan Kenny, Assistant Chief Executive, presented a report and provided an update to members.

Cllr Deirdre Heney Chairperson expressed her gratitude to all involved in the committee for their contribution and support.

Agreed : Update noted

4. Housing Management Update

i. Report on Housing Delivery Structures & Resources in Dublin City Council

David Dinnigan, Executive Manager, delivered a presentation covering structural and organisation change, procurement and cost management, communication as well as the key roles of key Dublin City Council personnel. Delivery streams, process improvements and strategic and operational goals were expanded upon.

The following considerations were discussed ;

- The importance of a fully equipped and resourced Housing Section
- Project Management Role and Structure
- Mixed Income/Income balance vs Mixed Tenue
- Role of income balance and residents groups/ associations in supporting community sustainability and social integration.
- Value for Money
- Resources to LDA (Land Development Agency) vs resources for local authorities
- AHB's (Approved Housing Bodies)
- DCC Regeneration Programme
- Estate Management
- Process streamlining with DHLGH (Dept. of Housing, Local Government and Heritage)
- Funding Mechanisms and implications of borrowing
- Communication with Stakeholders
- Legislation
- Planning and funding schemes: Affordable Purchase, Build to Rent, Leasing, Cost Rental, Part V, Direct Build
- Need for broader research/ evidence sources that reflect Irish context
- Sustainable Purchase
- Neighbourhood led planning

Agreed : Management to update members at a future meeting with an evaluation as to how the new DCC project team approach is working

ii. Report on Housing Supply

The Report on Housing Supply was noted.

Agreed : Members with specific questions to e-mail management for a response

iii. Special Committee on Homelessness and Report on Homelessness

Apologies from the Chairperson of the Special Committee on Homelessness, Lord Mayor, Cllr Hazel Chu who had to leave the meeting ahead of the report were noted. Cllr Gilliland presented a synopsis report on the work of the Special Committee on Homelessness.

Mary Hayes, Director of Dublin Regional Homeless Executive, presented a Report on Homelessness

The following considerations were raised;

- The impact of rent increases
- Homeless HAP caps & rent increases
- Reporting of duration of families in homelessness
- Severe lack of dedicated residential addiction supports
- Legislation
- Mortality reporting
- Housing First response
- Use of commercial hotels for the provision of emergency accommodation
- PASS System – Recording of Departures
- The impact of lifting of the Moratorium on Evictions
- Rapid Re-Housing

Agreed : Duration of family homelessness to be included in Homeless report and sent to Focus Ireland and to be included in future reports

Agreed : Chairperson to write to the Minister of Housing with regards to the ending of the eviction moratorium

iv. Report on Leasing

A Report on long term Leasing was presented by Brendan Kenny, Assistant Chief Executive. The following considerations were raised;

- Role of long-term leasing
- Investment funds and reform
- Tenant eligibility for Social Housing after Long Term Leasing
- Independent Financial Assessments – Rent Levels
- Legislation
- DCC Valuers role – Leasing
- Implications of borrowing
- Financial analysis comparison
- Stock refurbishment necessity

Agreed : Report noted

5. Motion in the name of Cllr. Alison Gilliland

That Dublin City Council Housing SPC recognises the over-reliance of DCC housing projects on contracting private development and construction companies to develop and particularly build local housing projects. This situation inevitably adds cost to and reduces control over projects.

While Dublin City Council Housing SPC also recognises a report presented at the March 2021 SPC recommending against the establishment of a DCC building company given that *'it would be a cumbersome and be a very difficult task to implement with many Governance, Legal, Financial and Bureaucratic implications to overcome and maintained into the future. Such a Company would have to tender for construction projects in the same way as ordinary private contractors. There is no certainty at all that it would achieve more positive construction costs.'* it acknowledges that other actions can be taken to increase DCC capacity in the area of development preparation and oversight, project management, on-site preparation and management as well as hands-on housing maintenance and small housing construction activities.

Therefore, the DCC Housing SPC seeks that a plan be put in place to increase internal, directly employed capacity to significantly speed up the realisation of the housing projects, including regeneration projects, outlined in the housing supply report.

Motion Agreed

6. 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 to the June Housing SPC meeting

7. AOB

June meeting is scheduled for Wednesday 9th of June 11:00-13:00

Next meeting of the Public Housing Working Group is the 26th of May