

# HOUSING STRATEGIC POLICY COMMITTEE MEETING

WEDNESDAY 22<sup>ND</sup> JUNE 2016

## MINUTES

### **1. Minutes of meetings dated 28<sup>th</sup> April and 6<sup>th</sup> May 2016 and matters arising:**

Cllr Cieran Perry asked for Regeneration, Rapid Build and Land Initiative Updates to be prioritised on Agenda for this meeting.

Cllr Christy Burke asked that each application for the Incremental Tenant Purchase Scheme is assessed on its merits.

Cllr Mannix Flynn requested a Report on AirB&B.

Úna Joyce, Senior Executive Officer advised that there is no over 60s clause in the Incremental Tenant Purchase Scheme. She advised that in the interest of proper management of its housing stock, the City Council excluded one bedroom houses and houses which are under-occupied from the scheme i.e. 3, 4 & 5 bedroom houses with one occupant. This scheme setting out all the criteria was presented to the Housing SPC held on 28<sup>th</sup> April 2016.

*Agreed: Prioritise Regeneration, Rapid Build and Land Initiative Updates on Agenda.*

*Agreed: Report on AirB&B to be presented to a future meeting of the Housing SPC.*

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

- **Create sub-committee to develop Terms of Reference for Study on Social Integration/Tenure Diversity**

As agreed under the programme of works for Agenda items for 2016 a sub-committee will be set up to develop terms of reference for study on Social Integration/Tenure Diversity.

*Agreed: Housing SPC members wishing to be part of the sub-committee to register their interest with the Manager.*

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

Dublin City Local Economic and Community Plan is a six year plan with goals for the city across different DCC Departments. There will be regular updates on the relevant actions for the Housing SPC.

*Agreed: Action Plan of the Dublin City Local Economic and Community Plan 2016 – 2021 re: actions relevant to the Housing SPC to be circulated to Housing SPC members.*

- **Sub-Groups:**

- **Domestic Violence**

Cllr Janice Boylan advised that the sub-group meet with Sonas on 15<sup>th</sup> June 2016.

- **Housing Stock Standards**

Cllr Janice Boylan advised that the sub-group have not met recently and requested another meeting.

- **Pre-63**

Cllr Ray McAdam advised of Draft Pre-63 Report and asked for other interested Cllrs to attend the next meeting of the sub-group scheduled for early July. Full Report to be presented to September meeting of Housing SPC.

➤ **Data Protection**

Cllr Pat Dunne advised that a second meeting is to take place and he plans to bring a report to the September meeting of the Housing SPC.

**3. Regeneration Update:**

Report circulated to members prior to meeting. Marguerite Staunton, A/Senior Executive Officer went through Regeneration Programme.

Cllr Ray McAdam said that he was glad to see progress at Dominick Street and Croke Villas but he raised concerns over incidents at O'Devaney Gardens that were attended by Dublin Fire Brigade and the Gardaí. He asked if plans here can be speeded up or if units can be demolished to help alleviate anti-social behaviour on the site. Cllr Cieran Perry asked for timeline for demolition at O'Devaney Gardens, proposals for Infirmary Road and timeline for Dominick Street. Cllr Janice Boylan raised her concerns over fire issues at O'Devaney Gardens. She also enquired why the joint meeting of the Housing and Planning SPCs has not taken place yet. She asked about the delays at Infirmary Road and if families from O'Devaney Gardens will be allocated here. She welcomed developments at Croke Villas and Dominick Street. Cllr Pat Dunne asked why Phase 2 at Dolphin Park is delayed. A re-zoning Motion was passed to include a football pitch at St. Teresa's Gardens and the Cllr asked if this has been included in the plans. Previous tenants of St. Teresa's Gardens should be given preference regarding the allocation of available units. An tArdmhéara Críona Ní Dhálaigh said that the Board at St. Teresa's Gardens should have been informed of any potential contamination issues that will cause delays to work here. She said that residents at Dolphin House would prefer to stay in bedsits with ancillary services and she asked who will provide wraparound services. She also asked if Dolphin Park would be considered for pilot of Ageing Community Report. Cllr Mannix Flynn noted that Crampton Buildings wasn't included in the regeneration report and said that it should be. Tenants re-located to Bridgefoot Street should have access to the courtyard here. He said that works at Charlemont Street need to be managed. He also said that the situation at O'Devaney Gardens needs to be addressed. Lillian Buchanan asked how many units in these new developments will be wheelchair accessible and she also asked if regeneration projects are linking into the Disability Steering Group. Cllr Tina MacVeigh said that clarity is needed with regard to any contamination issues at St. Teresa's Gardens. The Chair asked if anything can be done to speed up demolitions at O'Devaney Gardens.

The Manager advised that DCC are looking at all options to expedite the demolition at O'Devaney Gardens. Current Planning Permission is for 110 units here. Marguerite Staunton, A/Senior Executive Officer advised that design team is in place for Infirmary Road development. Approval is needed for Dominick Street. There is a design team in place and revised Part 8 to be lodged. Pending approval here would hope to be on site 2017.

Cllr Cieran Perry asked if the timeframe for the Part 8 process at Dominick Street can be shortened in any way. The Manger advised that DCC intend to be on site at Dominick Street as soon as possible but he noted that the Part 8 is a statutory process and as such timeframes here cannot be shortened.

Marguerite Staunton advised that potential contamination issues at St. Teresa's Gardens were discovered at a late stage in the tender process. Currently awaiting contamination report here and will forward onto St. Teresa's Regeneration Board when received. Brian Swan, Deputy City Architect advised that there was a fireworks factory here before St. Teresa's Gardens was constructed and possible contamination relates to portion of site where factory was located. Marguerite Staunton advised that there is a meeting scheduled with FOLD on 23<sup>rd</sup> June 2016 to discuss services at Dolphin Park. Dick Brady said that there are particular issues at Bridgefoot Street and these concerns are being looked at by DCC. Marguerite Staunton said that she didn't have numbers of wheelchair accessible units in new developments. The Manager advised of bedsit amalgamation programme at DCC Senior Citizen complexes and said that all refurbished ground floor units are fully wheelchair accessible. He also advised that DCC are currently working on plans with St. Teresa's

Regeneration Board regarding the football pitch and he noted that a motion was passed in respect of the Draft Development Plan.

*Agreed: Forward Report to Housing SPC Members*

*Agreed: Forward results of contamination Report to St. Teresa's Regeneration Board*

#### **4. Rapid Build Update:**

Report circulated to members prior to meeting.

Cllr Cieran Perry requested a Report on timelines, costs and lessons learned during the construction of rapid build units at Poppintree. Cllr John Lyons asked for final costs here. Cllr Alison Gilliland thanked DCC representatives for meeting with Belcamp residents and she hoped that these meetings continue and happen in other areas. An tArdmhéara Críona Ní Dhálaigh asked for costs here. Cllr Anthony Connaghan commended Brian Byrne, DCC Project Manager for keeping residents informed and up to date with works here. Cllr Mannix Flynn said that the temporary nature of tenancies in these units will cause problems later. He asked how long tenants can stay here and he requested a Report on the licence arrangement. Cllr Ray McAdam asked for other available examples of rapid build units that could be delivered in a quicker timeframe.

The Manager said that the delivery of units in Poppintree was fast. From September 2015 when demo took place to tendering process, construction and occupied by April 2016 was quick. Currently in the process of settling the final accounts and will advise of costs when finalised. Currently running competition in relation to the construction of a further 133 units. Tender in and being assessed.

Cllr Cieran Perry criticised lack of communication between the Housing Department and elected representatives.

The Manager said that he did not agree with this. There was an invitation to demo of rapid build units at East Wall in September 2015. The Council debated rapid build units as did the Housing SPC.

*Agreed: Forward Report to Housing SPC Members*

*Agreed: To circulate costs of rapid build units to Poppintree when final accounts are settled.*

#### **5. Land Initiative Update**

The Manager advised that the Land Initiative is currently on hold pending Minister Coveney's report outlining strategy on housing. He said it would be premature to develop plans before this Report is finished. He has spoken to Jim Keogan in the Planning Department and the Chair of the Housing SPC.

Cllr Alison Gilliland said that she was astonished that preliminary works and traffic assessments could not be done. Cllr Cieran Perry asked for date of when the Ministers Plan will be ready. Cllr Anthony Connaghan enquired about the value of lands at Oscar Traynor. He asked if presentation from Gaelscoil Cholmcille made to North Central Area Committee has been looked at in relation to community gain. He asked why Land Initiative has been stalled and wondered what the Minister can say that will change plans. Cllr John Lyons enquired about Gaelscoil Cholmcille presentation. He said that preparatory works and traffic assessment studies could be carried out. Cllr Ray McAdam advised the Housing Action Plan is due to be published by the end of July. He suggested that a special meeting of the SPC could be held in August to discuss. Cllr Sonya Stapelton asked why DCC can't acquire lands at the Irish Glass Bottle site in Ringsend to build social housing here. She said that this site should be put on Land Initiative. Cllr Ray McAdam advised that this site has been designated as a strategic development zone by government. Cllr Mannix Flynn said that development is needed on vacant sites.

The Manager advised that some preparatory works have been done and he will discuss with Planning Department. He said he would check with the Valuer's office regarding the value of lands at Oscar Traynor and will advise. The Gaelscoil Cholmcille presentation has been received and is being examined. He advised of the Fingal model where the Department of Education liaised with the local authority and pooled resources to create school and community facilities. This approach requires financing from the Department of Education and a management and finance system needs to be put in place.

*Agreed: Special meeting of the Housing SPC to be arranged for August to discuss Housing Action Plan*

## **6. Irish Council of Social Housing (ICSH) Elected Representative Survey Results and Follow-Up**

Kathleen McKillion gave presentation on Survey results and becoming an Approved Housing Body, more commonly known as housing association.

All Housing SPC members and elected members present thanked her for the presentation. Cllr Mannix Flynn said he was pleased to statutory codes in place for the Approved Housing Bodies (AHBs). However, he said he would like to see more Cllrs appointed to boards. He requested information on vetting of tenants to AHBs, where nominations for tenants come from and reasons why applications are refused. He would like to see HIQA standards applied to all units. He welcomes more reports on AHBs in future. Cllr Pat Dunne asked for clarification on leases and for information on rent schemes applied by AHBs – economic and differential. Cllr Alison Gilliland asked what NARPs stands for. An tArdmhéara Críona Ní Dhálaigh asked if AHBs will be able to use HAP when its rolled out. She also asked if all allocations come from DCC housing list, or can individual cases can be looked at. Kevin White advised that economic rent is imposed by properties under the CAS system. He said that ALONE would welcome getting involved in HAP.

She advised that HAP does not apply directly to AHBs. She outlined the rent payments applied and advised that most allocations come from Local Authority Housing Lists. However, there is some flexibility when allocating CAS properties. NARPs were established by NAMA where they purchase a property and lease back to AHBs. Cllrs are on some boards, but it has happened rarely. Kathleen McKillion advised that housing associations may not be controlled or be a subsidiary of another organisation.

To further address queries raised Kathleen McKillion to send following documents to follow up from presentation:

- ICSH HAPM 2015 draft results
- ICSH CAS Rent Note which is applied by housing associations in CAS funded properties. The DCC differential rent is applied by housing associations in properties leased and funded under the Payment & Availability (P&A) mechanisms

*Agreed: Forward Report to Housing SPC Members*

*Agreed: Report to issue re: Economic Rent applied by AHBs.*

## **7. Refurbishment of Stock**

Céline Reilly, Executive Manager advised that briefs are currently being developed for refurbishment at Constitution Hill, Dorset Street, Bernard Curtis House and Tyrone Place. It is as yet premature to contact residents but the Area Housing Managers will contact when the briefs are further developed. She also advised of bedsit amalgamation programme at Senior Citizen Complexes and invited any members interested in viewing them to contact her. Hugh McKenna, Senior Executive Officer gave presentation on Housing Maintenance programme of maintenance works. He invited any members present to contact him should they wish to visit the joinery workshop.

All Housing SPC members and elected members welcomed the presentation and commended the response of Housing Maintenance staff to requests given the reduction in staff numbers here since 2008. The Chair extended his thanks to Housing Maintenance staff. Cllr Sonya Stapelton asked how damp and mould complaints are being dealt with. She said some flat complexes and stairwells are in need of painting but would agree that not all exteriors need to be painted every so many years. Cllr Anthony Connaghan welcomed the bedsit amalgamation programme. He asked if the insulation programme can be prioritised to people with medical issues. Cllr Pat Dunne welcomed insulation programme and asked that houses with damp issues be prioritised. Cllr Ray McAdam requested a breakdown by area of Phase 2 of the fabric upgrade. He agreed that exterior of some complexes could be painted less often with stairways more often. Cllr Mannix Flynn said the practice of caretakers using single units is unacceptable and said that all bedsits need to be re-opened. Cllr John Lyons asked what the timeframe is for extensions from approval of application to completion of work. He also asked how many choke cars are in operation at present.

The Chair asked about Phase 2 of retro-fit programme regarding insulation. Areas most affected by fuel poverty should be targeted.

Hugh McKenna advised that there is €2million in extra funding for adaptations. With regard to damp and condensation issues he advised that units are inspected when complaints are made and the appropriate action taken. Deep retro-fit of older complexes is being piloted at St, Mary's Place. This will then be used as a template for costs and works for other complexes across the city.

*Agreed: Housing SPC members wishing to view amalgamated bedsits to contact Céline Reilly.*

*Agreed: Forward Presentation to Housing SPC Members.*

*Agreed: Housing SPC members wishing to view joinery workshop to contact Hugh McKenna.*

## **8. Housing Need Assessment**

Report circulated to members prior to meeting. Noted.

Cllr Anthony Connaghan said that applicants should be contacted by phone if they don't respond to this letter. Cllr Pat Dunne suggested that registered letters are sent out to persons who do not respond to ensure that people are not removed from the Housing List.

## **9. Traveller Accommodation Update**

Report circulated to members prior to meeting.

## **10. Motions**

### **Motion Cllr Patrick Costello**

**That the management agree that all housing development by Dublin city council, including those built by tender, Public Private Partnership or other such arrangement will be of passive house standard or equivalent.**

**This motion aims to have Dublin city council follow international best practice in aiming for passive house standard or equivalent in new buildings. One international example is Exeter City Council, who at no extra cost procured passive house standard social housing with 90% energy savings for residents. This energy efficiency ended fuel poverty among residents and, due to these cost savings to residents, reduced rent arrears.**

Deferred to next meeting.

## **11. AOB**

There were no matters arising.

### **In Attendance:**

#### **Councillors:**

Chris Andrews, Janice Boylan, Christy Burke, Anthony Connaghan, Patrick Costello, Daithí Doolan, Pat Dunne, Gary Gannon, Alison Gilliland, Tina MacVeigh, Ray McAdam, An tArdmhéara Críona Ní Dhálaigh, Cieran Perry, Sonya Stapelton

#### **Sectoral Interests:**

Lillian Buchanan, Kathleen McKillion, Kevin White

#### **Officials:**

Dick Brady, Céline Reilly, Brian Swan, Úna Joyce, Marguerite Staunton, Hugh McKenna, Mary Flynn, Nikki O'Hara, Elaine O'Kelly

#### **Other Councillors:**

Mannix Flynn, John Lyons

#### **Others:**

Sharon Cummins(Dublin Simon in place of Catherine Kenny)

#### **Apologies:**

Cllr David Costello, Pat Doyle, Catherine Kenny, Aideen Hayden

***Councillor Daithí Doolan***

**CHAIRPERSON**