

SOCIAL HOUSING STRATEGIC POLICY COMMITTEE MEETING HELD ON 22nd March 2017

Report by Chairperson Councillor J. Bailey

The Chairperson, Councillor J. Bailey presided. In attendance were Cllr Ann Colgan, Cllr. Chris Curran, Cllr. Cormac Devlin, Cllr. Kate Feeney, Cllr. Jim Gildea, Cllr. Melisa Halpin, Cllr. Pat Hand, Cllr. Deirdre Kingston, Cllr. Michael Merrigan, Cllr. Brian Murphy, Cllr. Denis O'Callaghan, Cllr. Dónal Smith, Cllr. Carrie Smyth, Ms. Geraldine Dunne.

Apologies for non-attendance: Mr. Kieron Brennan, Mr. Jimmy Jordan.

Officials Present: Ms. C. Keenan Director of Housing, Ms. D. Baber, Senior Executive Officer, Ms. M. Hickey, Administrative Officer, Ms. M. Loughran, Senior Staff Officer, Ms. G. Whyte, Assistant Staff Officer.

1. **Minutes** of SPC held on 25th January 2017 were **CONFIRMED** and **ADOPTED**.
2. **Matters arising:** No matters raised by the Members.
3. **Items submitted for written reply:** Reply was **NOTED**.
4. **Motion of Sympathy:** Death of the mother of Housing Official, Ann Hegarty. Motion **AGREED**.
5. **Director's Business:**

Rebuilding Ireland Pillars 1 & 2

The report was **NOTED**.

The report to be included in the Chairpersons Report, this was **AGREED**.

The Mortgage to Rent Scheme to be circulated to the SPC members, this was **AGREED**.

Motion from the Floor proposed by Cllr. M. Halpin, seconded by Ms. G. Dunne, Cllr. M. Merrigan, Cllr. A. Colgan and Cllr. C. Curran:

‘That this SPC acknowledges that emergency accommodation being offered to families who need to bring their children to schools in the county is wholly inadequate and calls on the Council to seek appropriate steps to reduce travel times and burdens for these families without cost to the families. This approach should be taken in conjunction with DRHE and the Department of Housing.’ It was **AGREED** to put the motion before the Council for **CONSIDERATION**.

Cllr A. Colgan requested that the Committee and Housing Officials work together towards a strategy in respect of the Rebuilding Ireland document and to bring about a draft Social Housing development plan for DLR. This was **AGREED** and a change of venue for this forum was also **AGREED**.

6. **Work Programme:**

Cllr. D. Smith ‘ I would like to discuss the feasibility and timescale of producing maps for the county to be kept available for inspection by SPC members (of a large scale equivalent in scale to the current large Development Plan maps) showing the following information colour coded there on:

1. Lands owned or controlled by DLRCOCO which are currently zoned for residential development and upon which housing development is being currently actively planned by DLRCOCO.
2. Lands owned or controlled by DLRCOCO which are currently zoned for residential development but upon which housing development is not being currently actively planned by DLRCOCO.

3. Lands owned or controlled by DLRCOCO which are currently not zoned for housing but serviced or easily capable of being serviced for residential development .
 4. Lands owned or controlled by DLRCOCO but not zoned and not easily serviced for residential development.
 5. Lands owned or controlled by DLRCOCO for which planning permission is in place for housing upon which housing development is currently taking place.
 6. Lands owned or controlled by DLRCOCO for which planning permission is in place for housing upon which housing development is not currently taking place.
 7. Lands which are owned or controlled by or in charge of DLRCOCO not falling into the above categories which do not form Public Open Space or parks.
 8. Lands which are owned or controlled by or in charge of DLRCOCO which form Public Open Space or parks.
 9. Undeveloped Lands not owned or controlled by DLRCOCO but owned or controlled by the State .
- "Lands " includes all potential greenfield and brownfield sites but excludes all public roads footpaths and grass verges.
- This item to be **RE-ENTERED** at the next Social Housing SPC meeting.
7. **Any Other Business:** SPC member Ms. C. Kenny, Social Inclusion Sectoral Representative is now unavailable to attend SPC meetings due to illness and will be temporarily replaced by Ms. Evelyn Hyder, this was **AGREED**.
 8. **Date of Next Meeting:** Wednesday 28th June 2017.

Rebuilding Ireland: Pillars One & Two

Commitments and Actions – Dun Laoghaire Rathdown County Council

Pillar One: Address Homelessness	
Commitment:	Progress:
By mid-2017 Hotels only to be used in limited emergency circumstances.	<p>The provision of new supported Temporary Accommodation Facilities for families such as the new High Park Family Hub in <u>Drumcondra to be introduced</u>. This facility will be operated by Crosscare and will provide accommodation for approximately 50 families to include play, space, cooking and laundry facilities and communal recreation facilities. Opportunities to secure new facilities for families continue to be explored.</p> <p>DRHE/Homeless Services</p> <ul style="list-style-type: none"> DRHE shared service includes a central placement service between the 4 Dublin LA's Homeless Services are funded by the 4 Dublin LA's and the DRHE Nationally, there were approximately 2,700 sustainable exits from homelessness in 2016.
Ensure adequate supply of emergency accommodation	206 additional beds in supported temporary accommodation are now available in Dublin across 4 facilities.
Expanded Rapid Build	Under Rapid delivery there is a target of 1500 units by 2018. . DLR are currently out to tender for 12 rapid

	delivery units in Georges place. A land swap for a site that had been earmarked for rapid delivery secured 28 units at Hazelbrook , Churchtown. Feasibility studies are currently being carried out for other sites.
Housing Agency initiative to acquire vacant houses (1600 by 2020 - €70m revolving fund)	The Housing Agency has been given a €70m rolling fund to purchase housing units from banks and investors.
Targets for tenancies for Housing First Teams to increase from 100 to 300	There is a target of 60 DLR Housing First tenancies to be provided in 2017 . The HSE provided additional funding in Q4 2016 to commission additional Intensive Case Managers (ICM) as part of Dublin's Housing First service and staff team. These ICMs will support clients to maintain their tenancy.
Supports for homeless people with mental health addiction issues to be increased from €2m to €6m	Additional funding of €2m was provided to the HSE in 2016 for the provision of case management and support for homeless people with chronic and enduring health needs, in collaboration with mental health services. This will be increased to €6m this year.
Increased HAP and rent supplement limits	Revised Rent Limits came into effect in July 2016 with an average 29% across Dublin.
Independent legal and financial advice for people facing serious mortgage arrears	Abhaile is a new service to help homeowners find a resolution to home mortgage arrears. It provides vouchers for free financial and legal advice and help from experts, which are available through MABS Helpline <u>0761 07 2000</u> , Monday to Friday, 9am to 8pm
Facilitate more households with Mortgage to Rent	Following a review of the mortgage-to-rent scheme, several changes were announced in February 2017. Borrowers will now apply to the local authority for social housing support before submitting their application for the mortgage-to-rent scheme (Q1 2017) The review also proposed an alternative funding model for the scheme.

Pillar Two: Accelerate Social Housing	Progress:										
Commitment:											
47,000 social housing units delivered by 2021 (5.35 billion investment)	DLR Target 681 units (2015 – 2017). <table border="1"> <tr> <td>Delivered units 2015</td> <td>97</td> </tr> <tr> <td>Delivered units 2016</td> <td>290</td> </tr> <tr> <td>Expected units 2017</td> <td>370</td> </tr> <tr> <td>Expected units 2018</td> <td>212</td> </tr> <tr> <td>Total 2015 - 2018</td> <td>969</td> </tr> </table> <p>30% more units expected to be delivered in DLR than the target set.</p>	Delivered units 2015	97	Delivered units 2016	290	Expected units 2017	370	Expected units 2018	212	Total 2015 - 2018	969
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	DLR is currently on-site with 8 Schemes. The PVIII for Park House has recently completed and will be brought to the April Council Meeting. DLR is also working closely with approved housing bodies to progress schemes such as Loughlinstown, Enniskerry Road and Abbeyview House.
Increase HAP delivery (12,000 in 2016 and 15,000 in 2017)	Mainstream HAP rolled out in DLR on 1st March 2017 .
NTMA/Private Housing fund to deliver potential 5000 social houses Mixed tenure developments on State lands and other lands	The social housing PPP programme will be a partnership between the DHPCLG, Local Authorities involved, National Development Finance Agency (NDFA) and a project company. Six locations were chosen for the first bundle of 500 homes. These include two sites in Dublin City , one site in South Dublin, County Louth, Co. Wicklow, and Co. Kildare .
Dedicated Housing Delivery Office DHPCLG	A new Housing Delivery Office has been set up in the DHPCLG . The purpose of this office is to provide support between all stakeholders and to identify the barriers to delivery across Local Authorities and to address them in a coordinated way.
Housing Agency Procurement Office	A new Housing Procurement Unit has recently been established in the Housing Agency to give support and advice to local Authorities and AHBs. It is also available to co-ordinate project development and project briefs. We are currently working closely with the Housing Agency and Tuath and Respond to progress a scheme at Enniskerry Road.
Major Urban Housing Development Sites	Housing Delivery Office working with LAs to identify and address any barriers to delivery on major urban Housing Developments. Three sites identified in DLR: Shanganagh/Wood brook LAP, Kiltiernan/Glenamuck LAP and Cherrywood SDZ.
Streamlined P8 process	Rebuilding Ireland also provides for Streamlining Part 8 process which is being reviewed at present.
Housing for specific groups	Rebuilding Ireland also provides for housing for specific groups: For People with Disabilities , for the Elderly and Travellers . Elderly specific accommodation has been provided in Rochestown House and DLR is currently on site with the Brambles in Sallynoggin . Traveller Accommodation: DLR has 15 sites, 31 caravan bays and 29 units in grouped housing schemes and is currently progressing the permanent halting site in Glenamuck.
Increased target for Housing Adaptation Grants from 8,000 to 10,000	158 grants approved in 2016, 15% increase in applications expected in 2017. It is also proposed to streamline the application process for applicants and the Department is organising a consultation session with LA's to help consider

	what changes could be introduced.
Competition for smart technologies for older people; adaptation of existing houses to meet elderly needs; lifetime communities.	Dun Laoghaire Age Friendly Working Group has been set up. It is an inter-departmental group and held its first meeting on 15 th February 2017.
Extension of National Housing Strategy for People with Disabilities beyond to 2020. €10m CAS fund transitioning people from congregated settings.	DLR has a Steering group to develop Housing Strategy for people with disabilities and a draft strategy prepared. The National strategy is also currently being prepared and is co-ordinated by the Housing Agency.