

**Housing Strategic Policy Committee
Meeting 13th December 2018**

Present: Chair Cllr. Paddy Kennedy, Cllr. Deborah Callaghan, Cllr. Brendan Weld, Cllr. Joanne Pender.

In attendance: A Aspell, Senior Executive Officer, F Byrne, Administrative Officer, O Brady, Administrative Officer, S Scully, Administrative Officer.

Apologies: Cllr. Tim Durkan, Mr. Pat Doyle, Tadhg McDonnell.

1. Minutes of last meeting: Proposed by Cllr. Pender, seconded by Cllr. Callaghan.

2. Updated list of circulars provided to the Committee. There was a general discussion of the circular relating to leasing.

3. Housing Update- Scheme of Letting Priorities for Affordable Housing. A Aspell provided an update on the affordable housing scheme and the serviced sites fund. In June 2018 the Department of Housing Planning and Local Government (DHPLG) confirmed the availability of funding to provide enabling infrastructure to facilitate the delivery of affordable homes on local authority owned land. Local authorities are required to fund 25% of the works. KCC submitted an application to the Serviced Sites Fund for a site in Celbridge to deliver roads infrastructure. The funding has not been approved for 2018, however it is expected that it will be considered further in 2019. Part 5 of the Housing (Misc. Provisions) Act 2009 has been enacted to provide a statutory basis for any new affordable purchase scheme. Departmental regulations and guidelines are awaited. The identification of suitable sites is based on an economic assessment. No funding is available for the construction of the properties. The target group are low to middle income households who would not otherwise qualify for social housing support and the likely income thresholds are €50, 000 single income/€75, 000 dual income. Local authorities will retain a fully repayable equity stake in the property, this will be equivalent to the discount on the sale price. A Scheme of Letting Priorities must be provided by 18/06/2019. It is intended to bring this scheme to the April council meeting. It is anticipated that there will be large interest in the scheme. There was a general discussion of the scheme. Cllr. Pender raised the issue of the transfer of land to O'Cualann Housing Association and the possibility of council tenants purchasing units. A Aspell advised that schemes need to work financially and that outstanding loans on sites need to be factored in.

4. Review of Work Programme 2018

Rebuilding Ireland: S Scully provided the Committee with an update on the progress achieved in reaching targets laid down by Rebuilding Ireland for the following streams of delivery: KCC builds, Part V acquisitions, AHB delivery, KCC acquisitions, KCC leasing, HAP and RAS. A total of 1, 004 new homes were provided in the period up to the 30/11/2018.

Choice Based Letting: O Brady advised the Committee that Choice Based Lettings (CBL) is now live. The Scheme of Letting Priorities is still applicable for properties advertised in CBL. Councillors will be notified a day in advance of properties being advertised. The library service is providing assistance to housing applicants wishing to access the system.

Homelessness: O Brady provided an update to the Committee. He advised that the Cold Weather Initiative is in place for the entire winter period regardless of temperatures. He advised that a new homeless facility is now operating at Kerdiffstown. The facility is being managed by the Peter McVerry Trust on behalf of KCC and Dublin Regional Homeless Executive. Housing First is due to be introduced in the Mid East Region in 2019. In order for the scheme to progress the HSE are required to commit funding to the scheme, funding has already been committed by the DHPLG. Since its inception in September 2018 the Homeless HAP Placefinder has assisted 24 households to secure accommodation. A Aspell advised that the Placefinder deals with households who are facing imminent homelessness and where the date of the notice to quit is within 30 days.

5. Work Programme 2019 - It was agreed that the following items would be included on the 2019 Work Programme:

Rebuilding Ireland
Rapid Build Housing
Homelessness
Affordable Housing

6. There was a general discussion regarding estate management issues. A Aspell advised the Committee that two pilot projects are in place in Sallins and Prosperous. The project is being coordinated by the Community Section with input from the Tenant Liaison Officers, Gardai and Community Youth Services. Cllr. Weld welcomed the scheme and stated that it was important that people realised that anti-social behaviour is taken seriously by the Council.

The Chair thanked the Committee for their work during the year. The meeting concluded.