

**Minutes of County Kildare Housing SPC
September 15th 2016
Kildare County Council.**

Present:

Cllr Paddy Kennedy, Chairperson
Cllr Joanne Pender
Cllr. Aoife Breslin
Cllr Thomas Redmond
Cllr. Brendan Weld
Denis Buckley
Pat Doyle
Raymon O' Reilly

In attendance:

Annette Aspell, SEO, Housing
Sinead Fitzpatrick, AO, Housing
Mary Mc Carthy, AO, Housing
Mark Mc Loughlin, AO, Housing

Apologies:

Tadhg Mc Donnell, Director of Services
Cllr. Deborah Callaghan
Cllr Robert Power

1. Minutes of SPC May 19th 2016

The minutes of the SPC meeting of May 19th 2016 were approved. Proposed by Cllr. Brendan Weld, seconded by Pat Doyle.

2. Matters Arising

It was noted that the allocations policy has been returned to CPG for consideration and will be included on the agenda for the October meeting of full council.

Cllr. Pender inquired if the issue of part five housing being excluded under the Tenant Purchase Scheme has yet been raised with the Department. Annette Aspell will clarify this with the Director of Services on his return.

3. Correspondence

A list of circulars received by the Housing Department to date in 2016 was circulated to all members for consideration.

4. External Meetings

Cllr. Paddy Kennedy, Chairman, proposed that each year one SPC meeting would be held in a community project in each MD area to provide an opportunity to visit emerging projects and developments. This was agreed by the committee.

5. Housing Section Update

A/Director of Services, Annette Aspell provided the following housing update:

Update on Capital Housing Schemes: Construction Programme

Main Capital Programme		
Location	No. of Units	Status (1 st September 2016)
Highfield/The Paddocks Kilcock	20 units	Tender report being prepared for submission to Department for approval to award contract. Target award of contract early Oct.
Athgarvan Road Newbridge	13 units	Tenders being assessed and report prepared for submission to Department for approval to award contract. Target award of contract mid Oct.
St. Patricks Park Rathangan Remedial Works (Phase 1)	Refurbishment of 23 Units	Lot 1 (4 units) out to tender. Tender return mid September
St. Patricks Park Rathangan Remedial Works (Phase's 2 & 3)	Demolition of 21 units, Refurbishment of 19 units. Construction of 16 units.	Design team appointed and detailed design commenced. Target for Part 8 in December subject to consultation.
Dunmurray Rise, Kildare, Phase 3	32 units	Part 8 to be launched in September
Anne Street, Prosperous	12 units	Part 8 to be launched in September
Beechgrove, Prosperous	18 units	Design team appointed and detailed design commenced. Target for Part 8 in November 2016
Rathasker Road, Naas	50 units	Design team appointed and detailed design commenced. Target for Part 8 in December 2016
Athgavan Village	30 units	Approval Stage 1 submitted to the Department. Subject to approval design team to be appointed in September /October.
Dominican Lands Athy	Estimated 25 units	Site master planning commenced. Approval Stage 1 submission to Department targeted for September /October.

Infill Schemes		
Location	No. of Units	Status (1st September 2016)
Skenagun, Castledermot	2 units	Approval Stage 1 submission to Department targeted for September.
Lipstown Lower, Narraghmore	5 units	Approval Stage 1 submission to Department targeted for September.
Newtown House, Leixlip	4/5 units	Site sketch scheme being prepared. Approval Stage 1 submission to Department targeted for September.
Avondale, Kilcullen	2 units	Approval Stage 1 submission to Department targeted for September.
Glandore, Athy	TBA	Site analysis to commence September.
PPP Projects		
Location	No. of Units	Status (1st September 2016)
Craddockstown Naas (Bundle 1)	75 units	Design team appointed by NTMA and initial design proposals being prepared.
Butterstream, Clane (Bundle 2)	80 units	Design team appointed by NTMA. Initial design proposals to be prepared in mid September following completion of site masterplan and draft Clane LAP.

Capital Assistance Schemes

The Department of Housing, Planning & Local Government recently made a call for proposals for the Capital Assistance Scheme for acquisition and construction projects. The priority areas are congregated settings and provision of housing for homeless persons. Acquisition projects are to be submitted to KCC for approval by 30 September 2016, construction projects will be accepted up to mid-November.

House Acquisitions

KCC have completed the purchase of 65 houses in the period from January to September 2016.

Homelessness

Threshold's Tenancy Protection Service [TPS] is now available in Co Kildare and can be accessed by Freephone 1800 454 454. This is a frontline advice and advocacy service for people with housing problems and people at risk of homelessness. A presentation to council is scheduled for Monday September 19th 2016.

Housing Needs Assessment 2016

Each housing authority is required to prepare a summary of housing needs of the social housing assessments carried out in its administrative area. The Minister has directed that

the summary be prepared on 21 September 2016. The key output of the summary will be the net need figure i.e. the number of qualified households on our housing list whose housing need has not been met.

Housing Assistance Payment [HAP]

The Housing Assistance Payment (HAP) commenced in Kildare on 2 November 2015. There are currently 577 tenancies on the HAP Scheme in County Kildare.

Tenant Purchase Scheme

84 applications have been received to date and are currently being processed.

Self-Help Scheme

The self help scheme will be advertised in the coming week and will provide a max grant of €2,500 or up to 90% of the cost of the works proposed. The grant is available to all council tenants whose rent is up to date.

Fire Damaged Houses

Two of the long term fire damaged houses have been completed. A further two are nearing completion with the final one due to begin in September. An additional fire damaged property was received for inspection. The property has been made safe and a report compiled by a consultant fire engineer.

This concluded the housing report.

The committee welcomed the roll out of the capital programme and highlighted the urgent need for delivery of units throughout the County. The members highlighted the need for further discussion on modular housing and the position of the department on its viability. It was proposed that representatives of the SPC would meet the Minister for Housing on his forthcoming visit to Kildare to discuss the matter. Cllr. Paddy Kennedy agreed to follow up on this proposal.

The implementation of the self help scheme was also welcomed, it was recommended that subject to the continuation of the scheme in 2017 it should be rolled out earlier in the year. It was confirmed that this could be facilitated as a staff member was now in place.

Concerns were raised by the members about resistance from landlords to participate in the HAP scheme. While they recognise the obligation on the council to operate within the regulations, on the ground experience has demonstrated a reluctance among some landlords possibly due to the administrative requirements. It was agreed to highlight this issue with the Minister at the proposed meeting.

6. Motions Referred

A motion from Cllr. Thomas Redmond to receive a deputation from Safe Home Ireland was referred by the CPG to the SPC for consideration. This charity works with persons abroad who wish to return to Ireland. It was agreed to invite the delegation to the next SPC meeting.

This concluded the business of the meeting.

Date of next meeting: December 8th 2016.