



Minutes
Housing SPC Meeting – 10th February 2022

Present: Cllr. Brendan Weld, Cllr. Noel Connolly, Cllr. Chris Pender, Cllr. Mark Leigh, Cllr. Tim Durkan (online), Tom O'Malley, Pat Doyle. Cllr. Michael Coleman

In attendance: Annette Aspell, Siobhan Scully, Ollie Brady, Brian O'Gorman, Veronica Cooke, Letitia Hanratty, Thomas Kelleher, Ciara Sherry

Apologies: Cllr Daragh Fitzpatrick, Cllr Vera Louise Behan, John McLoughlin

1. Minutes proposed by Cllr. Leigh, seconded by Cllr. Connolly

2. No conflict of interests declared

3. Correspondence/List of Circulars: SScully advised the Vacant Homes Report that circulated was the incorrect one and that the correct report would be circulated at a later date.

SScully asked the members of the SPC if they would be interested in a presentation from Clúid in relation to the Cost Rental Scheme. The SPC agreed that they would.

4. Referral from October Celbridge-Leixlip MD – Automated External Defibrillators:

“The members may wish to consider recommending that the Housing SPC, in consultation with the Planning and Local Community and Culture SPCs, include the issue of the installation of AEDs in local authority estates as part of their deliberations on this matter also”.

Cllr. Coleman highlighted the importance of AED's in local communities, and acknowledged that the work put in by local community responders would benefit by having AED's in the community. Cllr. Coleman also noted his thanks to work done by all community responders.

Cllr. Mark Leigh supported this motion and referred to a similar motion he had raised at full council in July 2021.



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Members also showed support and acknowledged the critical role AED's play in emergency medical situations. Concerns around vandalism & security measures would need consideration.

SScully informed that there was merit in considering the proposal however costs would need to be considered as Department funding was not likely and advised that maintenance costs, size of estates and proximity to existing services would also need to be assessed.

Cllr. Coleman suggested using Celbridge as a 'Pilot Programme' and informed the SPC members that the Community First Responders in this area are happy to maintain the AED once installed.

Cllr. Weld suggested that a survey in relation to the location and engagement of Community First Responders should be carried out and that a policy should be formed. Cllr. Weld also referred to Planning issues that could arise if the proposed location of an AED was on a listed building.

AAspell suggested engagement with the Planning SPC and the Community & Economic Development SPC and that an overall County Council Policy should be formed not just a Housing Policy.

Cllr. Weld requested that AAspell liaise with the Directors of Services for both the Planning and Community & Economic Development SPC's in relation to Cllr. Coleman attending these meetings to put forward this motion.

It was agreed that an update on this would be provided at the October Housing SPC meeting.

5. Referral from November full Council Meeting - Motion Councillor Noel Connolly:

"That Comhairle Contae Chill Dara divests itself of all land that it owns both inside and outside the County, unless it has a compelling reason for continued ownership (ie. that the land is being used productively or that it has immediate or strategic plans for its use); and that it uses the proceeds of these sales to improve and grow its housing stock, including the purchase of land suitable for public housing provision"



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It was agreed that this motion would be deferred to the next Housing SPC meeting.

6. Demountable Dwellings Update:

AAspell referred to the proposed amendments in the wording in policy in relation to the Appropriate Assessment and Environmental Assessment, SPC members agreed to the proposed amendments. AAspell advised that the policy would be put forward for the CPG meeting and Full Council Meeting. AAspell also referred to the query raised in relation to the site to be transferred to KCC where a Demountable Dwelling is provided and advised that she did not feel this was necessary. The SPC members agreed.

7. Work Programme 2022

AAspell outlined a review of the allocation scheme is to take place, and Rightsizing Policy will be updated.

Cllr. Weld referred to the Anti-Social Behaviour Policy and the need for this to be updated. Cllr. Weld advised that a strong policy is required and input from other organisations should be sought. SPC members all agreed.

The work programme for 2022 will be put forward to the February Meeting of the CPG if SPC members are happy to proceed.

SScullly informed that a draft Estate Management Plan was in progress and that the Anti-Social Behaviour policy would form part of this. Cllr. Weld requested that the Policy be reviewed at the next Housing SPC meeting.

8. Update Work Programme 2021

- Housing for All-AAspell informed the meeting of an upcoming summit and works are ongoing on the matter. Confirmation has been received for approval of 13 new staff for the delivery of Social Housing, 3 Admin Staff & 10 Technical Staff.

The Local Authority Home Loan has now been launched.



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AAspell noted that Kildare has a low vacant property rate of 2%. The normal rate is considered to be 6%.

Affordable Housing-Regulations should be published by the end of Q1, details are still awaited. There are no staff resources to hand for the delivery of this scheme and no scope within the existing resources.

Cllr. Weld raised a concern in relation to the issue that second hand properties can no longer be purchased. AAspell advised that there are difficulties in locating new properties.

- Homelessness-OBrady advised that there has been an increase in family presentations, which is proving challenging due to the shortage in HAP properties.

Staff resources have been strengthened with Tenancy Sustainability Officers that now provide support to 50 families. A 3rd vacancy for a Tenancy Sustainability Officer has been advertised.

OBrady noted there is a current shortfall in 1 bed units.

AAspell expanded on OBrady's comment in relation to the availability of HAP properties and advised that there are significant issues as the number of available HAP properties is extremely low, national review of HAP is ongoing.

AAspell also noted that tenancy support is more relevant at the moment and advised that funding from the Revenue budget will likely be required.

PDoyle also noted the issues surrounding HAP properties and the lack of stock. PDoyle notes that the Kildare target will be challenging. Ongoing projects whereby former pubs are being transformed into 1 bed units, outlining an example where 4 former pubs will provide 21 units.

SScully referred to the decrease in HAP figures from 2020 to 2021 and notes this is due to the lack of availability of properties. SScully also mentioned the increase in rent prices particularly in County Kildare.



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Cllr. Weld acknowledged the issues that were raised in relation to HAP and added that there is a lack of security for tenants availing of HAP.

- Affordable Housing-No further update than that given earlier in the meeting
 - Anti-social Behaviour- No further update than that given earlier in the meeting
 - Strategic Plan for Housing Persons with a Disability-Scully advised that The National Housing Strategy for Disabled People 2022 – 2027 was launched in January. The Vision for the Strategy is to facilitate disabled people to live independently with the appropriate choices and control over where, how and with whom they live, promoting their inclusion in the community and to further enable equal access for disabled people to housing with integrated support services. An implementation plan is expected in Q2 of this year which will set out in more detail how Local Authorities will implement the national strategy on a local level. This will begin with a review of the terms of reference and membership of our own Steering Group, the next meeting of the Steering Group takes place on 17th February.
 - Traveller Accommodation Programme-BO’Gorman advised the Final Report of the Joint Oireachtas Committee on Key Issues affecting the Traveller Community was published in December and contains 84 recommendations across health, education, employment and accommodation. The report has been circulated to members of the SPC, LTACC and the Traveller & Roma Interagency Group for consideration. BO’Gorman also advised that the Part 8 for the Ardrew Capital Scheme was hoped to progress by the end of the year.
 - Energy Efficiency Programme/Midlands Energy Efficiency Retrofit Programme-Concerns were raised in relation to the funding of the Retrofit programme, the allowance per unit provided is not adequate. Cllr. Weld proposed that a letter be drafted and sent to the Minister outlining the concerns, this was seconded by all elected members of the SPC and mentioned that the concerns be raised at the CPG and or Full Council.
9. AOB-AAspell advised of staffing changes and welcomes Alan Dunney into the role of Senior Executive Officer to replace Evelyn Wright. Siobhan Scully will remain as Acting Senior Executive Officer. The division of duties is still under review.



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Cllr. Weld informed that he is not available on the 12th May 2022 which is the next scheduled date for the Housing SPC, it was decided that the meeting date would be re-scheduled and a date to confirmed will be circulated.

Cllr. Weld concluded the meeting by welcoming Alan Dunney and thanking all members of the SPC and staff.

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