

Minutes of Meeting of SPC 3 – Housing

Held on 8th December 2023 via Teams

Present: Cllr Eamon Aylward, Cllr Eugene McGuinness, Cllr Joe Lyons, Cllr Martin Brett, Madeline Carroll.

In attendance: Michael Leahy, Eimear Cody, Shirley Wong.

Apologies: Cllr Andrew McGuinness, Lisa Morris, Yvonne Moriarty, Brian Dunlop.

Cllr Eamon Aylward, Chairperson, delivered the introductions and welcomed everyone to the Teams meeting.

Item 1 – Minutes of Meeting of the 3rd October 2023.

All minutes were agreed.

Proposed: Cllr Eugene McGuinness

Seconded: Cllr Eamon Aylward

Item 2 – South Eastern Regional Homeless Action Plan 2023-2026.

Michael Leahy gave a presentation on the draft Southeast Regional Homeless Action Plan 2023-2026. He explained that this was a broad framework policy document on how homeless services would be delivered in the region.

Chairperson thanked Michael for his presentation and all agreed for the Plan to go forward to the next Council Meeting.

Item 3 – Housing Capital Programme for 2023 and 2024.

Eimear Cody gave a presentation regarding all of the Housing Capital updates for 2023 and 2024.

Chairperson thanked Eimear for her presentation and is glad to see more units coming into the system and older units around the County being brought back into use.

Madeline Carroll queried if the newly built units would have amenities close by. Eimear Cody confirmed that Western Environs has a neighborhood center proposed. Granges Rd development is on the City bus lines. Corkers Hill development will have a Community Centre on site due to the scale of the development.

Madeline Carroll asked if more derelict units in the City could be refurbished and the numbers on the housing list. Eimear Cody confirmed that there is a plan to do so. These can take longer and be more complicated to carry out.

Cllr Martin Brett queried the number on the housing list and how the council can supplement the fall in HAP properties. Michael Leahy replied that the council are actively engaging with landlords to try and retain them in the HAP system. The Council are anxious not to purchase existing units as they do not want to interfere too much in the private housing market.

Cllr Martin Brett queried residential dwellings over shops. Eimear Cody outlined that there is a repair and lease scheme available for these types of projects. Fire safety is an issue in some of these units which can put people off refurbishing them. The Town Regeneration Officer is compiling their team and will be working on this going forward.

Cllr Eugene McGuinness highlighted the issue with the lack of one-bed units and questioned how many are being built to tackle the issue? Eimear Cody confirmed that the council are building one-bed units in all developments. The private market doesn't tend to build many one-bed units so the Council are compensating by building more.

Cllr Eugene McGuinness looked for an update on project at Nuncio Rd. and are voids been addressed? Eimear Cody outlined that the building control certificates have been approved and it is with legals at the moment. Respond have told us that there should be people moving in in February 2024. Michael Leahy acknowledged that voids take longer to turn around that we would like but the issue is not with funding. The issue is getting contractors on site. We have received approval for a second outdoor crew to help deal with voids.

Item 4 – Date for next SPC Meetings

Cllr Eamon Aylward proposed that the next two meetings should be held on the 8th February 2024 and on the 4th April 2024 in person rather than on Teams.

All agreed.

Item 5 – AOB

No other business.

This concluded the business of the meeting.