

MINUTES OF PROCEEDINGS AT SPECIAL MEETING OF THE MUNICIPAL DISTRICT OF NEWCASTLE WEST HELD IN ÁRAS WILLIAM SMITH OBRIEN, NEWCASTLE WEST, CO. LIMERICK, ON TUESDAY, 19TH MAY, 2015, AT 10.00 A.M.

PRESENT IN THE CHAIR: Councillor J. Scanlan, An Cathaoirleach.

MEMBERS PRESENT:

Councillors Collins, Foley, Galvin, Sheahan and Browne.

OFFICIALS IN ATTENDANCE:

Director of Home and Social Development, (Ms C. Curley), Senior Executive Officer, Home and Social Development, (Ms. P. Liddy), Operations Manger, West and South Division (Mr. B. Kennedy), Senior Executive Engineer, West and South Division (Mr. B. Noonan), Administrative Officer, Corporate Services (Ms. T. Knox), Senior Staff Officer, Newcastle West (Ms. M. Corbett), Clerical Officer, Corporate Services (Ms. D. O'Kelly) Assistant Staff Officer, Newcastle West (Ms. E. Kelly), Clerical Officer, Newcastle West (Ms. M. Chawke).

1. Home and Social Development

The Cathaoirleach welcomed the Director and Senior Executive Officer from Home and Social Development and said the Meeting had been convened to discuss housing related issues.

In response to queries from the Members in relation to Cois na Féile, Abbeyfeale, the Director outlined the background to the development. She stated that the site was initially owned by Limerick County Council and was disposed of in 2006. It was noted that planning permission was granted in 2006 for 12 semi-detached and 12 townhouses. The Special Contribution of €220,000 which was initially proposed by Limerick County Council for provision of footpath, public lighting and surface water, was reduced to €110,000 by An Bord Pleanála. In 2007, Clúid Housing Association applied for funding under the Capital Loan and Subsidy Scheme for the purchase of a development of 12 (3) bed units of accommodation at Cois na Féile. In February 2008, a loan of €2.37m was sanctioned by the Department of the Environment, Community and Local Government for this project. Under the Capital Loan and Subsidy Scheme, finance was provided by the Housing Finance Agency. At a Meeting held on the 31st March, 2008, the Council gave its approval to the raising of a loan of 2.37m from the Housing Finance Agency.

The Director further stated that Clúid entered into a Building Agreement with Kilmoney Construction. In March 2009, Kilmoney assigned their interest in the Building Agreement to Shineford Limited. The Building Agreement between Shineford and Clúid Housing terminated in May 2012 due to contractual issues. Payments to Clúid at this point were €1.44m. In January 2014, Clúid secured a licence from the landowner to allow them enter the site and complete the works to the estate and to finish off outstanding works to houses numbers 13-24 only. In order to complete the infrastructure, it was necessary to negotiate with adjacent landowners to secure wayleaves. This was now in progress. Tendering of the works was now complete and the contractor would commence on site upon receipt of letter of acceptance/contract.

It was noted that revised budget approval had been received from the Department of the Environment, Community and Local Government. The project budget was now estimated at €2.631m (an increase of €256,000 on the original budget). Unit cost per house was now approximately €219,000. Under the Capital Loan and Subsidy Scheme, full recoupment from the Department was not possible until houses were occupied.

The Director stated that approval to increase the original loan amount to €3.114m to include loan charges already paid by the Council, in the sum of €482,205, would be sought at Meeting of Full Council in May 2015.

The proposed start date of 1st June, 2015, would mean a finish date at end of February, 2016. She advised that houses should be allocated by March 2016. The Director confirmed that the Council had 100% nomination rights to the 12 units.

Footpath and public lighting: It was estimated that the cost would be approximately €202,500. Since there was insufficient funding for the footpath and public lighting, it was proposed to seek the required funding from the Development Contribution Fund.

Matters Raised by Members:

The following matters were raised by Members:

- Attendance of relevant staff at Municipal District Meetings.
- Housing Construction/Maintenance Programmes.
- Housing Adaptation Grants for Social Housing - level of funding available.
- Tenant Purchase Scheme.
- Unfinished Estates.
- Processing time for Housing Applications.

It was agreed that Engineering staff would attend Meetings of the Municipal District if items were included on the Agenda relating to their work area. The Operations Manager confirmed that staff would be available on the day, if required.

On the proposal of Councillor Galvin, seconded by Councillor Scanlan, it was agreed to invite a staff member from the Economic Development and Planning Directorate to the next Meeting in relation to Rathronan Estate, Athea, Co. Limerick.

Signed: _____
Cathaoirleach

Dated: _____