

22nd September 2020

To the Mayor and Each Member of Limerick City and County Council

Chairperson's Report for the **Home and Social Development Strategic Policy Committee Meeting on the 22nd September 2020.**

A Chomhairleoir, a chara,

Summary Report/Main Issues

Chair opened the meeting by welcoming everyone to the September SPC and thanked everyone for joining. Cllr. Murphy also thanked members of SPC for joining the Housing Workshops from the 2nd of September.

Item 2: Matters arising from the Minutes

- Aoife Duke, Director of Service, Housing Development gave an update on PPN nominations.

Item 3: To Consider and endorse the report and recommendations of the September Housing Workshop relating to:

- **Adare Pilot for Affordable Sites**
- **Private Downsizing Scheme**
- **Turnkey – Delivering Mixed Tenure Developments**

Adare Pilot for Affordable Sites – Sarah Newell

The proposed policy is: Council Initiated Serviced Sites for Affordable Homes

To proceed with a pilot in Adare, where Limerick City and County Council delivers serviced building plots on land it owns and investigates a number of measures (land value, reduced contributions) to enable an affordable self-build mortgage to eligible households.

Proposed: Cllr. Sean Hartigan

Seconded: Cllr. Joe Leddin

A discussion took place around this and the main points were:

- Cllr. Benson expressed concerns regarding income limits. Cllr. Benson also feels that the only people who will be able to afford to purchase these houses are people who are not already priced out of the property market. Ms. Newell clarified that the numbers used in the presentation were indicative only and the target cohort were households between 40k and 60k. Where no more than 35% of their net income would go on mortgage payment.
- Ms. Ryan asked if we are considering this scheme as another way of reducing one off rural developments and suggested consider including it as an incentive. Ms. Newell welcomed suggestion and clarified this can be investigated further as part of the criteria.

Private Downsizing Scheme – Sarah Newell

The proposed policy is: to proceed with a pilot private Downsizing Scheme for 1 year following adoption at Full Council in Q4 2020.

As per the recommendation of members - the proposed Financial Contribution will be as follows:

55-80+ (one flat band contribution regardless of age): 1/4 of net proceeds of sale of dwelling

Proposed: Cllr. Mike Donegan

Seconded: Cllr. Sean Hartigan

Turnkey – Delivering Mixed Tenure Developments – Aoife Duke

The proposed policy is: To proceed with mixed tenure percentages as follows for turnkeys (LCCC + AHB):

• 30% SOCIAL • 20% PRIVATE • 50% AFFORDABLE

To ensure social rental cap in turnkeys based on the settlement sizes.

Proposed: Cllr. Sean Hartigan

Seconded: Cllr. Catherine Slattery

- Ms. Duke stated that we have included details of turnkey schemes in the housing newsletter, as part of the Rebuilding Ireland quarterly update.

Item 4: To note the Rebuilding Ireland quarterly update on Buy, Build and Lease activity – Sarah Newell

Ms. Newell provided summary of the delivery programme.

Item 5: To further consider the Recommendations referred from the meeting of the Council held on June 26th, 2020 back to the Home and Social SPC – Aoife Duke:

- **Garda vetting of all future HAP recipients;**
- **Draft Homeless Policy Document.**

Garda vetting of all future HAP recipients:

There was a proposal from the SPC that all HAP applicants should be Garda Vetted – this went forward from the SPC as a recommendation to full Council. It was debated at the party leaders meeting and the decision was made that it should be brought back to the SPC based on an update that Ms. Duke had received.

Ms. Duke reads out the legal response to the SPC members.

A discussion took place and the main points were:

- Cllr. Keary voiced his concern and felt that all HAP tenants should be Garda vetted in a similar way to Local Authority Tenants.
- Cllr. Keary looked for support from his colleagues and Ms. Duke suggested if the members of the SPC are in agreement that we could write a letter to the Minister and suggest that this step can be brought in to the process in some legally acceptable way.
- Members Cllr. Benson, Cllr. Donegan, Cllr. Teefy, Cllr. Ruddle and Cllr. Kiely all agreed with the sentiment of the proposal.

- **Draft Homeless Guideline Document – Aoife Duke**

The draft Homeless Guideline Document is the framework within which we operate and was passed through the members of the SPC

Ms. Duke stated that the aim here is to have a system that it is fair, open and transparent. The main priority is to find the individual/family a permanent home so that there base is not emergency accommodation for any longer than is necessary. If the housing offer is not in the area of their choice that they will be afforded the opportunity to be placed on a transfer list.

Proposed: Cllr. Sarah Kiely

Seconded: Cllr. Sean Hartigan

A discussion took place and the main points were:

- Cllr Benson expressed some reservations about the guidelines.

Item 6 Social and Affordable Housing Mungret:

Notice of Motion submitted by Councillor J. Leddin (referred from the July 2020 Adjourned Meeting of the Council)

I will move at the next Meeting that Limerick City and County Council ensure that the maximum allocation of social and affordable houses is secured from the planned residential development by Limerick 2030 in Mungret and that the Council not accept any alternative options as provided under the relevant housing legislation.

Ms. Newell states we will be accepting the 10% on-site Part V and we will be accepting the 20% as agreed as part of the Master planning process for the Affordable Dwellings – that is set in stone.

Cllr. Leddin acknowledges this answer.

Item 7: Notice of Motion submitted by Councillor S. Hartigan

I will move at the next meeting of the Metropolitan District that the Council make evidence of a household waste collection service a condition of all tenancies and in cases of non-compliance the cost of waste collection is added to the customers rent bill

Ms. Duke reads out legal response from our solicitors.

A discussion took place and the main points were:

- Chairperson asked for all members of the SPC to receive copy of legal advice by e-mail.

- Ms. Duke acknowledged the thing we will do over the coming months with a review in February.

Item 8: Call for Agenda Items

Ms. Duke asked members to e-mail the team with agenda items – so any areas you wish to explore, review or discuss for housing delivery in Limerick.

Item 9: AOB

- Ms. Duke gives update on Voids, DPG's and the Energy Efficiency Project and notes that the Housing Newsletter will contain more information.
- Mr. McNamara asked that the Housing Newsletter be distributed to all sectoral reps.

Recommendation:

That, this Council write to the Minister for Housing, Local Government and Heritage requesting that all HAP tenants be Garda Vetted.

Is mise le meas,

Cllr. Michael Murphy
Chairperson
Home and Social Development Strategic Policy Committee