



Miontuairiscí / Meeting Minutes

Housing, Community and Cultural Development SPC

15th June 2018, Training Room, Buvinda House, Navan

**Attendees -
Councillors:**

Cllr Sarah Reilly (Chairperson), Cllr Maria Murphy, Cllr Padraig Fitzsimons, Cllr Caroline Lynch, Cllr Gillian Toole, Cllr Sinead Burke, Cllr Stephen McKee

Apologies: Cllr Nick Killian

**Attendees -
Sectoral
Representatives:**

Cathy Whelan,

Apologies: Niamh Uí Loinsigh, Vicky Harris, Robert Bradley,

In Attendance:

Deputy Peadar Tobin TD, Deputy Shane Cassells TD), Paul Smith (on behalf of Deputy Thomas Byrne)

Apologies: Minister Damien English TD, Minister Helen McEntee TD, Deputy Fergus O'Rourke, Senator Ged Nash

Officials:

Barry Lynch, David Jones

Item	Discussion / Action
1.	<p><u>Minutes of Previous Meeting</u></p> <p>The minutes of the previous meeting held on the 4th May 2018 were approved.</p>
2.	<p><u>Matters Arising</u></p> <ul style="list-style-type: none"> ▪ There were no matters arising
3.	<p><u>To Note High Level Housing Topics for Consideration by Oireachtas Members</u></p> <p>The following topics were noted for consideration by the Oireachtas members:</p> <ol style="list-style-type: none"> I. <u>Affordability Purchase Scheme</u> – Regulations currently being prepared in order to launch same. The matter of funding to Local Authorities to construct affordable units on Local Authority owned land should be provided as part of any pending scheme. The inclusion of repayable equity share to the Local Authority should be reconsidered given past experience of previous shared ownership schemes II. <u>Land Acquisition</u> – Local Authorities to be provided with up front funding to acquire lands for the purposes of social/affordable housing, rather than the requirement to raise Housing Finance Agency loans and repayment of same in advance of any approved scheme on said lands



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	<p>III. <u>State Owned Lands</u> – Department of Education site (Ashbourne) demonstrates positive social housing dividend from this exercise. Process of progressing further such sites (eg HSE Ratoath site) should advanced</p> <p>IV. <u>Land Hoarding</u> – Measures required to unlock current undeveloped lands</p> <p>V. <u>Housing First</u> – Request for inclusion of Mid East Region Homeless Region in pending Housing First National Implementation Plan (due to be launched June/July 2018)</p> <p>Discussion took place on a number of related topics, with the following general points noted:</p> <ul style="list-style-type: none"> ▪ Overall underfunding for Meath County Council was noted, and the need to have a united approach in reducing the investment gap ▪ It was confirmed that no targets have been set in relation to the delivery of affordable units in Co. Meath. Delivery of same will be dependent on the availability of appropriate sites and funding provision ▪ Noted that the site in Donore that is currently subject to the Part 8 process has an area demarcated for affordable housing (low cost private sites or Affordable Purchase Scheme when announced – option most appropriate will be advanced) ▪ International Co-operative Housing models was discussed and potential to apply similar models in Co. Meath ▪ Confirmed that Homeless HAP is now operational in Co. Meath, with the recent appointment of a Homeless HAP Place Finder Officer. Other Homeless Services initiatives currently being progressed include replication of the supported shared house emergency accommodation model, potential provision for emergency accommodation specifically for victims of domestic violence, tender for tenancy sustainment and planning in respect to Severe Weather Initiative (as a result of the learning gleaned from Storm Emma) ▪ The implementation of the Rebuilding Ireland Home Loan was raised. Suggested that a presentation by Finance be given on same at a future meeting



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4.	<p><u>To Review Draft Policy on the Provision of Low Cost Sites</u></p> <p>D. Jones outlined the key points with respect to Eligibility Criteria and Conditions of Sale, as contained in the circulated document.</p> <p>Discussion proceeded, and the following points were noted:</p> <ul style="list-style-type: none"> ▪ Income threshold for single income households to be reviewed in the context of potential mortgage and cost of construction ▪ Details to be included regarding Meath County Council’s discretion on which sites are to be sold for clarification purposes ▪ Wording of the requirement of applicant to have unit constructed within 18 months to be reviewed, and possible extended to 24 months ▪ Clawback Clause – example to be included for demonstration purposes ▪ Agreed that Design Statement for each low cost private sites an important element of the draft policy <p>Noted that it is intended to approve amended policy document at next meeting of the Committee.</p> <p>Members requested to submit any further comments in advance of same.</p>
5.	<p><u>To Receive an Update on Meath County Council’s Strategic Plan for Housing People with a Disability</u></p> <p>D. Jones provided an update on delivery in 2017, including housing supports provided to applicants with a disability during 2017, provision of grants under the Local Authority Adaptation Scheme and suite of private grants, provision that has been made for physical disability/elderly units in Meath County Councils current direct construction projects and that of the Approved Housing Body sector.</p> <p>Discussion proceeded, and the following points were highlighted</p> <ul style="list-style-type: none"> ▪ Transfer list with respect to disability applicants can be difficult to facilitate due to the lack of suitable accommodation ▪ Process of future planning is important in regard to housing applicants with a disability ▪ Noted that the role of Disability Access Officer has been assigned to E. Farrelly, Community Department ▪ Reference was made to the UN Convention on the Rights of Persons with Disabilities. Noted that Disability Federation Ireland is in a position to provide training to groups/organisations on the topic, and this to be consider for future meeting of the Committee ▪ Next meeting of Disability Working Group is now due and date to issue
6.	<p><u>Any Other Business</u></p> <ul style="list-style-type: none"> ▪ Estate Management Policy – Cllr Lynch reference recent resolution by Trim Municipal District on the matter, and her interest in being part of future working group to develop said policy ▪ Cllr Lynch noted that it was agreed that the topic of her June Notice of Question (Health & Safety – overcrowding in Local Authority stock) to full Council be discussed at this committee at a future meeting ▪ On behalf of the Social Inclusion Pillar, C. Whelan put forward the following:



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	<ul style="list-style-type: none"><li data-bbox="432 338 1399 398">▪ Transition from Direct Provision Centres to own accommodation (letter submitted from Cultur)<li data-bbox="432 405 1399 499">▪ Future need for traveler accommodation in the short term (Involve Project, Trim). Suggested that this is linked to current needs survey that is being completed by Housing in respect to future Traveller Accommodation Programme <li data-bbox="336 566 1399 627">▪ Given annual leave during July/August, it was agreed that the next meeting be scheduled for Friday, 14th September 2018, 9.30am, and revert to monthly meetings thereafter

Recommendations to the Corporate Policy Group (CPG)