**MINUTES OF STRATEGIC POLI CY COMMITTEE MEETING ON HOUSING COMMUNITY, SOCIAL & CULTURAL DEVELOPMENT**

**COUNCIL CHAMBER, COURTHOUSE, CAVAN**

**9th November 2018**

**Present:-** Cllr Val Smith, Chairperson

Mr Eoin Doyle, Director of Service

Mr Brendan Jennings, Director of Service

Ms Bridie McBrearty, Cavan County Council

Mr John Wilson, Cavan County Council

Cllr Clifford Kelly

Cllr Noel Connell

Mr Thomas Maughan, Cavan Traveller Men’s Shed

Mr Larry McCluskey, CPPN

Ms Madelieine Ui Mhealoid, Society of SVP

**Apologies:** Apologies for inability to attend were received from:

Cllr Paddy O’Reilly

Cllr Shane P O’Reilly

Cllr Madeline Argue

Mr Michael Mussi, Cavan County Council

Ms Catriona O’Reilly, Cavan County Council

Cllr Val Smith, Chairperson, opened the meeting by welcoming all present.

Introductions were made by new committee members Mr Eoin Doyle, Director of Service, Ms Bridie McBrearty, Senior Executive Officer and Mr John Wilson, Senior Engineer.

The committee paid tribute to Mr Joe McLoughlin on his retirement and to Ms Orla Brady on her transfer to Finance Section.

1. **MINUTES**

On the proposal of Mr Thomas Maughan, seconded by Cllr Noel Connell, the minutes of the meeting held on 13th February 2018 were confirmed and signed.

1. **HOUSING REPORT**

Ms Bridie McBrearty, Senior Executive Officer, circulated an up-to-date housing report and copy of the Homeless Action Plan 2018-2020.

She requested the members support at the next council meeting in relation to the agreed actions outlined in the Homeless Action Plan 2018-2020. The meeting was advised that Mr Michael Mussi, Administrative Officer, was absent due to attending the regional Housing First Implementation Plan meeting.

**Summary of Housing Needs Assessment 2018**

737 nett

**Approved applicants for Social Housing Support**



**HAP**



**Private Rented Dwelling Inspections for HAP**

129

**RAS Recipients**

475

**Homeless Presentations**

**2018 – YTD:** 63 Presentations (73 Adults & 47 Children)

**2017:** 71 Presentations (93 Adults & 84 Children)

**2016:** 106 Presentations (132 Adults & 109 Children)

**Tenancy Sustainment**

Service commenced November 2017

45 households supported to date

19 households have sourced and are sustaining tenancy in Cavan

6 single males dis-engaged voluntarily from service

Currently working with 20 households

**Homeless Action Plan 2018 – 2020**

North East Region: Louth, Cavan and Monaghan. Homeless services are managed locally, and the strategic and administrative obligations are the responsibility of the Regional homelessness Strategic Management Group with Louth County Council as lead.

The main objective for 2018-20 is to build on the achievements of the recent three years while continuing to develop services in each of the counties in response to emerging need. While the supply of accommodation using all the range of social housing options is adequate currently the Region is committed to providing emergency accommodation to all people who experience homelessness and to continue to develop preventative responses. In this regard the agreed actions are:

* Reduce number of households who become homeless through the development of enhanced preventative measures.
* Eliminate the need for people to sleep rough.
* Eliminate long term homelessness and reduce the length of time people spend homeless
* Meet the long-term housing needs through an increase in housing options and constant flow of housing through acquisition and other procurement means.
* Ensure effective services for homeless people.
* Implement improved, co-ordinated funding arrangements and diversion of funding from emergency response to provision of long-term housing and support services.
* Design and implement a ‘fit for purpose’ data capture and information strategy.
* Monitor the new TSS services and arrange to carry out a formative evaluation of their implementation and impact on service users and the suite of NE Region Homeless Services.

**Housing First Implementation Plan**

The Housing First National Implementation Plan (2018-2021) was launched at the end of September by the Minister for Housing, Planning and Local Government Eoghan Murphy T.D and Minister for Health Simon Harris T.D. The implementation of the plan forms part of the State’s response in supporting rough sleepers and long-term users of emergency accommodation into sustainable and independent tenancies.

The key to the successful delivery of the Housing First model is the joint provision of housing and health supports to tenants.  It will therefore involve close cooperation between the local authority and the HSE at the local level. To consider how this might best be achieved and discuss the necessary steps to be taken, a series of regional meetings are being arranged.  The meeting for the North-East region is being held this morning and a staff member is attending together with representatives from the Department of Housing, Planning and Local Government, the HSE and the National Director of Housing First.

**Traveller Accommodation Programme 2019 – 2024**

The date for adoption of the new TAP 2019 – 2024 is 30th September 2019. Work has commenced, and the key dates to work to are as follows:

|  |  |
| --- | --- |
| **Key dates** | **Summary of Action in Implementation of TAP** |
| **2018** |  |
| 19th July 2018 | Department Circular directing local authorities to prepare and adopt 5-year Traveller Accommodation Programmes |
| 21st September, 2018 | Notification to Community & Public bodies etc. advising of DCC intention to prepare Draft Traveller Accommodation Programme 2019 – 2023 to replace existing programme |
| 23rd October, 2018 | Closing date for receipt of submissions |
| 25th October 2018 | One-month notice of intent to carry out assessment of need. Section 6(1) of the 1998 Housing (Traveller Accommodation) Act |
| 26th November 2018 | Latest date for receipt of submissions |
| November 2018 | Review Traveller Accommodation Programme 2019 – 2023 at LTACC meeting |
| November / December 2018 | Analysis of results of assessment of need |
| **2019** |  |
| January / March 2019 | Preparation period for Draft Programme |
| 1st April 2019 | Newspaper notice of Draft Programme available for inspection (Section 9 of the 1998 Act) |
| 31st May 2019 | Latest date for receipt of submissions on Draft Programme. Section 9(1)(c) Two-month period required to make submissions |
| June 2019 | LTACC Workshop to consider submissions to Draft Programme |
| 1st July 2019 | Latest date for submission of Draft Programme to members for adoption. Section 12 of the 1998 Act (one-month) |
| 30th September 2018 | ADOPTION OF PROGRAMME – Specified latest date for adoption of Programme. Section 7 of the 1998 Act – at least 3 months required between submission of Draft Programme to members and adoption of Programme |
| 21st October 2019 | Latest date for adjournment of Council meetings |
| 21st November 2019 | FAILURE TO ADOPT – If there is a failure to adopt by elected members, a further one-month is allowed before the programme, as may be modified, is adopted by Managers order. Section 14 of the 1998 Housing (Traveller Accommodation) Act |
| Following adoption | Publication and submission to Minister. Section 15 of the 1998 Housing (Traveller Accommodation) Act |

**Loans**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Rebuilding Ireland Home Loans** | |  | **Incremental Purchase Scheme** | |
| Applications to date | 28 |  | Applications to date | 16 |
| Ineligible | 5 |  | Ineligible | 4 |
| Incomplete Applications | 10 |  | Incomplete Applications | 1 |
| Declined | 5 |  | Further Information Requested | 4 |
| On Hand (with Underwriters) | 3 |  | Valuation Requested | 3 |
| Loan Approvals | 2 |  | Letter of Offer Issued | 4 |
| Under consideration | 3 |  |  |  |
|  |  |  |  |  |
| **Mortgage to Rent** | |  |  |  |
| Applications to date | 18 |  |  |  |
| Ineligible | 2 |  |  |  |
| Incomplete Applications | 2 |  |  |  |
| Further Information Requested | 8 |  |  |  |
| Approved for SHS | 6 |  |  |  |

**Grants**



Total Number of Grants 2018: 166

**Differential Rents Scheme 2019**

Differential Rent Scheme is being reviewed for 2019.

The Chairman thanked Ms Bridie McBrearty on her report and discussion followed the main points of which were:-

* Are aspirational plans being backed up with finance – people need to see results - only time will tell
* Clarity on HAP tenancies – landlords should not discriminate against HAP Tenants – applicants are advised to contact the Private Rented Tenancy Board (PRTB) for advice
* Reduced homeless presentations may be linked to enhanced preventative measures, tenancy sustainment programme, early intervention, holistic need of household
* €74k spent to date on emergency accommodation (Dundalk Simon, private B&B and Tenancy Sustainment Officer)
* Underspend on national budget – is all available funding being drawndown
* Traveller Accommodation Programme 2019–2024 – process commenced
* Rebuilding Ireland Loan Scheme - website application process building false hope – all applicants in Cavan now accommodated with an appointment enabling the process to be explained at length – refusal reasons made available
* Mortgage to Rent Scheme – no discretion with income limit – proximity to Meath noted - review of income limit awaited from Minister
* Tenant Purchase Scheme – Department review delivered no change to date
* Social Housing Applicants – urgent need for Departmental review of income limits
* Repair and Leasing Scheme – poor uptake – applications coming from areas of low need – problems with ownership / title – little attraction to live on Main Street

*Cllr Val Smith gave his apologies leaving the meeting due to a prior committment, the chair was handed over to Cllr Noel Connel.l*

*Mr Brendan Jennings, Director of Service, joined the meeting.*

1. **HOUSING CONSTRUCTION**

Mr John Wilson, Senior Engineer, gave an update on the Housing Construction, Acquisition and Maintenance 2018 Programme. He further advised the committee that foundation plans were being laid for the 2019 to 2021 Programme of Works.

* **Housing Construction Programme**

4 No. Houses were completed in Butlersbridge in early 2018.

8 No. Houses recently completed in Woodlands, Ballyhaise.

 8 No. Houses will be completed in Mullagh in Q1 2019.

* **Proposed Schemes at Planning & Design Stage**

25 No. Houses at STAGE 2 Planning and Design:

19 No. Mullagh, 4No. in Ballinagh and 2No. in Butlersbridge.

* **House Acquisitions**

20 No. Houses have been acquired so far in 2018.

* **Programme of Works to Void Units**

2018 Allocation for Improvement Work to 17 vacant properties.

1. **FEASIBILITY STUDY ON THE PROVISION OF A REGIONAL SPORTS FACILITY FOR COUNTY CAVAN**

Mr Brendan Jennings, Director of Service, gave a presentation on the feasibility study for the provision of a regional sports facility for County Cavan carried out by S3 Solutions.

He stated the need for facilities is well established and referenced in local and regional plans and strategies (Local Economic Community Plan, Sports Partnership Strategy, Town Revitalisation Strategy). To date 46 Clubs have contributed and 8 sites identified.

The committee universally welcomed the study and discussion followed. He concluded his presentation stating that the study has created huge expectations, while no funding is in place, the process has begun.

1. **A.O.B**
2. Madelieine Ui Mhealoid informed the meeting that St. Vincent de Paul were working on a proposal to covert 9 bedsits in Cavan Town into apartments. Bridie McBrearty confirmed that herself and John Wilson had met with St Vincent de Paul to discuss the proposal. John Wilson informed the meeting that plans and costings have been received from St Vincent De Paul to refurbish these units.
3. An invitation from Safe Home Ireland to make presentation at future SPC meeting was accepted by the committee.
4. Mr Larry McCluskey and Mr Eoin Doyle congratulated the Cootehill Arts Festival on their nomination for an IPB Pride of Place Award 2018. Ceremony to take place in Cork weekend of 17th November.
5. **DATE AND VENUE FOR NEXT MEETING**

It was agreed that the next meeting would be held on Friday, 18th January 2019 at 11.am.

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Chairperson**