

***Minutes of the Social Development Strategic Policy Committee Meeting  
held in Áras Contae an Chláir on Wednesday 5<sup>th</sup> September 2018 at  
2.30pm***

**Present:** Cllr. Gerard Flynn, Chairperson  
Cllr. P.J. Kelly  
Cllr. Tony O'Brien  
Cllr. Ann Norton  
Cllr. Pat Burke  
Cllr. Paul Murphy  
Cllr. Tom McNamara  
Dermot Hayes  
Trudy Leyden  
Anne Haugh, Director of Service  
Siobhan McNulty, Senior Executive officer.  
Helen Walsh, County Librarian  
Mairead Corbett, Administrative Officer  
Tony Neville, Executive Engineer  
Niall O'Keeffe, Administrative Officer  
Liam O'Connor, Administrative Officer  
Steve Lahiffe, Senior Staff Officer  
Kathy Lordan, Assistant Staff Officer

**Apologies:** Thomas Guilfoyle; Patrick Keogh.

At the outset Cllr Gerry Flynn welcomed Trudy Leyden who is replacing Geraldine Hetherton as the Community/Voluntary Sectoral Representative on the Social Development SPC.

**1. Minutes of meeting held on 6<sup>th</sup> June 2018.**

The Minutes of the meeting held on 6<sup>th</sup> June 2018 were proposed by Cllr. Pat Burke, seconded by Dermot Hayes and agreed.

**2. Matters Arising.**

There were no matters arising.

**3. Rebuilding Ireland Action Plan – targets and progress.**

M. Corbett updated the meeting as follows on targets and progress to date under the Rebuilding Ireland Action Plan:

	Target 2018	Estimated Output 2018	Comment on Output
<b>Build</b>	29	38	31 at Acha Bhile by Cluid, 5 at Roslevan by Co-operative Housing Ireland and 2 turnkeys at Corofin.
<b>Acquisition</b>	35	68	37 sales closed to end August 2018 - est. outturn 53. 5 no. acquired by Inis in Mountshannon, expected delivery Oct 2018. Also 10 no. individual house acquisitions by Approved Housing Bodies expected to be completed in 2018.
<b>Leasing</b>	100	70	52 completed to date. Property availability continues to be an issue - very limited supply of properties available.
<b>Sub total</b>	<b>164</b>	<b>176</b>	
<b>Voids</b>		70	Estimated outturn for 2018 to be 70 units.
<b>Sub-total</b>	<b>164</b>	<b>246</b>	
<b>HAP</b>		400	At present there is on average of 7 households per week gross taking up HAP.
		-260	No. expected to leave HAP in 2018
<b>RAS</b>		-16	No new RAS tenancies coming on stream. Now being set up under HAP
<b>Sub-total</b>	<b>737</b>	<b>124</b>	
<b>Overall Total</b>	<b>901</b>	<b>370</b>	Note: Target figures to be amended
<i>In relation to HAP and RAS a target figure was provided of 737 additional tenancies for 2018. This is overstated, the Dept. has been notified and it is to be adjusted. There is currently an average of 7. no. additional tenancies set up per week under HAP but there are also landlords leaving the Scheme - this will result in an estimated net outturn figure of 140 additional tenancies for the year. The combined total for RAS and HAP will be circa 120 for 2018.</i>			

M. Corbett also reported on the status of capital housing projects as follows:

Project	Nos:	Current Stage	Estimated Start	Estimated complete
Clonlara	9	Stage 4 approved.	Oct 2018	Oct 2019
Feakle	13	Tendered and stage 4 approved.	Oct 2018	April 2020
Quilty	18	Stage 3 approved.	Jan 2019	August 2020
Shannon NDFA	51	Planning granted. Tender commenced by NDFA	July 2019	July 2021
Ashline	40	Stage 2 due to go to the Department in September 2018	June 2019	June 2021
Tullyglass Shannon	21	On hold awaiting OPW outcome.	TBC	TBC
Roslevan	8	Stage 3 approved (pre Tender)	Jan 2019	Jan 2020
CAS – Cuan an Chlair, Cahercalla, Ennis	15	Stage 2 approved.	March 2019	June 2020
Ballaghboy TAU	5	Modular construction	June 2019	Jan 2021
<b>SHIP Housing Construction</b>	<b>180</b>			
<b>LIHAF</b>	<b>200</b>	Project on-going. Urban Design, EIA Screening & relevant reports complete. Infrastructural Consultants in coming weeks.	2019	2021

A discussion took place during which the following items were raised:

D. Hayes queried re. updated Clare Homeless Action Plan and current list of homeless people.

Cllr. A Norton queried reasons for people leaving HAP; building houses suitable for people with disabilities and difficulty single men experiencing securing housing.

Cllr. P.J. Kelly voiced concern about the balance of social housing and private housing in certain developments.

Cllr. T. McNamara expressed concern about the length of time the process of building local authority housing takes.

Cllr. P. Burke queried if there was any evidence in Clare County Council of developers seeking amendment to the planning permission for a reduced number of dwellings in order to exempt themselves from Part V requirements.

Cllr. G. Flynn indicated that he would request the Minister to attend a meeting of the Social Development Strategic Policy Committee.

A. Haugh confirmed that there are multiple channels of delivery to meet targets set under Rebuilding Ireland and the Council is progressing all of them.

She advised that the Department sets out a 59 week period for a proposed development to progress through the four stages of approval from inception to going to site and that 2 No. schemes at Feakle and Clonlara will have commenced before year end. She also described the efforts to ensure an appropriate social mix in new and existing housing developments as a delicate balancing act which is taken into consideration in all proposals for building or acquiring new or existing dwellings. Mairead Corbett confirmed that there is no evidence of deliberate actions to avoid Part V requirements in Clare.

S. McNulty advised that it is the case single people were struggling to secure accommodation in the major towns in the County due to lack of supply couple with high rents.

One of the main reasons that people left HAP were due to properties being sold or the property owner returning. The Council were assisting those in HAP to remain in HAP following a rent review.

#### **4. Update on Planned Maintenance programme.**

T. Neville reported on the property surveys which commenced on 5<sup>th</sup> June 2018 as follows:

- Phase 1: Ennis – 381 no surveys completed, 15 no outstanding.
- Phase 2: Ennis – 252 no surveys completed, 80 no outstanding.
- Phase 3: North Clare – 197 no surveys completed, 156 outstanding.
- Phase 4: West Clare – 60 no completed to date.

In total, as of 28/08/2018, 890 Surveys have been completed, this equates to 35% of the Stock Surveyed.

The upcoming phases are as follows:

- Phase 5: East Clare - Surveys will Commence on Tuesday 16/10/18
- Phase 6: Shannon and Environs - Surveys will Commence on Tuesday 06/11/18

Ten Surveyors are working full time on the Project and the entire Survey Process is scheduled to be complete by early December 2018.

#### **5. Update on proposed Homeless Transition Hub.**

N. O’Keeffe informed the meeting of current figures re. homelessness as at 31<sup>st</sup> July 2018.

In emergency B & B accommodation:

- 10 couples with 18 children,
- 16 single parents with 32 children,
- 24 individuals,
- 13 men in Laurel Lodge Hostel.

A. Haugh advised that contracts have been signed to acquire premises to operate as a family HUB and sale would be closed in coming days. It is expected that the HUB will be adapted and ready for use in early 2019.

#### **6. Update on proposed Homeless Action Team Office.**

A. Haugh informed the meeting that the Homeless Action Team office will be located in the Housing Department of the Council as homelessness is an integral part of the work of the Department.

A number of reconfigurations have to take place and it is envisaged that the office will be operational in early 2019.

The group were advised by A. Haugh of the impending transfer of the payment for emergency accommodation service from the Department of Employment Affairs and Social Protection (DEASP) to the Council by year end.

A discussion took place during which the following items were raised:

Cllr. A Norton welcomed the HUB however was concerned about the limited opportunities to house single people who are finding it increasingly difficult to source or remain in private rented accommodation.

Cllr. T. McNamara sought information on the numbers receiving notice to quit weekly.

D. Hayes queried if the homeless figures also included travellers and this was confirmed.

Cllr T. O'Brien highlighted the importance of ensuring that the additional functions being transferred from the DEASP would be appropriately resourced.

## **7. Update on Clare County Library Project.**

H. Walsh informed the meeting that Stage 1 of the tender process was carried out via e-tenders through the Council's Procurement Office on 9<sup>th</sup> August. The SAQ process consisted of examination of a panel of 12 contractors. Work continues on preparation of full tender to issue end of this month to those on the panel that have satisfactorily passed the SAQ criteria.

## **8. Update on Creative Ireland Strategy.**

H. Walsh reported that a very successful "Cruinniú na nÓg" was held over the weekend of 23<sup>rd</sup> June, 2018. Cruinniú aims to celebrate and encourage children and young people's participation in culture and creativity. A variety of child centred events were programmed, all free of charge. In Clare 15 events were held in ten separate venues around the county – some of the more successful ones were St John's Eve celebration in the Burren College of Art where in excess of 200 people were in attendance. Glór had a broad schedule of events from musical storytelling to African Dancing workshops to a piano music marathon. The storyteller, Niall de Búrca, entertained over 250 children at his library shows in Shannon and Ennis. A further 100 children participated in interactive 'Irish History Live' workshops in Scariff and Killaloe libraries. Cultúrlann Sweeney in Kilkee entertained children with mask-making, art sessions and a magic show while The Courthouse Gallery in Ennistymon held innovative events such as Junk Jewellery and Painting with Plants workshops.

The County Creative Ireland Strategies will be launched by Minister Ring in Dublin on 12<sup>th</sup> September. Members of the Cultural team will attend. The county strategies are individual to each county and set out the action plan for CI activity to 2022.

## **9. New Department Circulars.**

The following Department Circulars were discussed and noted by the members:

- (a) Circular 35/2018 – Traveller Accommodation Programme 2019-2024
- (b) Enhanced Leasing Scheme – Call for proposals.

## **10. AOB**

D. Hayes raised the issue of the vacant site levy. This is not a function of this SPC but it remains open to D. Hayes to raise this matter with the Economic Development SPC.

The meeting then concluded.

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

**Cllr Gerard Flynn  
Chairperson**

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

**Anne Haugh  
Director of Service**

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