

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Email: corporate.services@fingal.ie

County Hall
Swords
Co. Dublin

Monday 19th June 2023

To Each Member of the Housing Strategic Policy Committee

Dear Councillor

A meeting of the Housing Strategic Policy Committee will be held in the MS Teams at 4.00 pm on Monday, 26th June, 2023 to consider the following Agenda:

Yours Faithfully

Nikki Halleran
Meetings Administrator
Corporate Services

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A G E N D A

- 1** Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy Committee Meeting held on Monday 27th March 2023
- 2** Housing Delivery Update
- 3** Vacant Homes Grants Update
- 4** Preventing Homelessness, Notices of Termination and Tenant-in-situ Acquisitions Update
- 5** Fingal Cost Rental Housing

MOTIONS

- 6** Councillor B. Manton - Distribution of Housing
 "That the Chief Executive provides a report outlining if there is a proportionate distribution of housing in areas where social housing is being distributed through either Approved Housing Bodies (AHBs) or the Council itself to include local people who qualify for housing in the particular area."
- 7** Councillor J. Burtchaell - Increased Percentage of Part V social housing in Large Scale Residential Developments
 "Noting the Fingal housing emergency - the suffering of those on the housing lists; of those struggling with massive rents; and of tenants facing eviction – that this Committee calls on the Housing Manager/ Chief Executive to actively seek to acquire more than the requirements of the Part V Planning and Development Act of 10 or 20 % in future developments and in the case of the major largescale residential developments such as that planned at the Blanchardstown Centre White carpark, to seek to acquire 50% from the developer for social and affordable housing."
- 8** Councillor D. Whooley - Explanation of, and reforms to, Fingal's Housing and Population Projections
 "That the Chief Executive provides an explanation of Fingal's housing and population projections, and for reforms and changes to be investigated into the impact of undeveloped land zoned for residential development (RA, RS, TC, MC, etc.,) on housing and population

projections, land zoned for housing, or land with an approved planning application with no intention of construction has a negative impact on regional housing and population projections, an investigation into methods to determine the impact of these issues can provide clearer and more accurate data.”

Comhairle Contae Fingall
Fingal County Council

Minutes of Housing Strategic Policy Committee

Monday, 27th March, 2023

PRESENT

Members

Councillor: O'Donoghue, Robert
Councillor: Manton, Brigid
Councillor: Treacy, Natalie
Councillor: Whooley, Daniel
Councillor: Burtchaell, John

Councillor Dennison, Kieran
Councillor Henchy, Adrian
Mr. Finbarr Geaney
Mr. Dayakar Reddy Komirelly

The Area Chairperson, Councillor Robert O'Donoghue, presided.

OFFICIALS PRESENT

Mr. Robert Burns (Director of Services), Mr. Liam Burke, Ms. Aoife Lawler (Senior Executive Officers), Mr. Ciarán Staunton, Ms. Loretta Hennessey (Administrative Officers)

SPCH/1/23 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of Housing Strategic Policy
Committee Meeting held on the 29th November 2022

The report of the Meeting of the Housing SPC held on the 29th November 2022 which were circulated were considered.

The report was proposed by Councillor Dennison and seconded by Councillor Robert O'Donoghue

SPCH/2/23 (Agenda Item No 2)

Update on Housing Delivery

An update on the Housing for All Delivery was delivered by Ms. Aoife Lawler, Senior Executive Officer, Housing and Community Department

Following discussion, the presentation was NOTED

SPCH/3/23 (Agenda Item No 3)

Update on Fingal's Strategy for Housing Disabled People 2021- 2026

A presentation was delivered by Ms. Loretta Hennessey, Administrative Officer, Housing and Community Department, on Fingal's Strategy for Housing Disabled People

The presentation was NOTED

SPCH/4/23 (Agenda Item No 4)

Update on Local Authority Home Loans

A presentation was delivered by Mr. Ciarán Staunton, Administrative Officer, Housing and Community Department, on Local Authority Home Loans

Following discussion, the presentation was NOTED

SPCH/5/23 (Agenda Item No 5)

Notice to Quits and Preventing Homelessness including Tenant In Situ Acquisitions

The report was presented by Mr. Robert Burns, Director of Services, Housing and Community Department, on Notice to Quits and Preventing Homelessness including Tenant in Situ Acquisitions

Following discussion, the report was NOTED

MOTIONS

SPCH/6/23 (Agenda Item No 6)

Councillor J. Burtchaell - Response to lifting of Eviction Ban

The motion in the name of Councillor Burtchaell was proposed by Councillor Burtchaell and seconded by Councillor Treacy.

Following discussion, the motion was put to the members for a vote. The voting resulted as follows:-

Name	Yes	No	Abstain/Non attendance
Cllr. Donoghue	✓		
Cllr. Manton		✓	
Cllr. Humphreys			✓
Cllr. Treacy	✓		
Cllr. Whooley			✓
Cllr. Burtchaell	✓		
Cllr. Dennison			✓
Cllr. Henchy		✓	
Ms. Adeline O'Brien			✓
Mr. Finbarr Geaney	✓		
Mr. OJ Uwhumiakpor			✓
Mr. Dayakar R. Komirelly			✓
Result	4	2	6

SPCH/7/23 (Agenda Item No 7)

Councillor B. Manton - Housing upgrades for RAS Tenants

The motion in the name of Councillor Manton was proposed by Councillor Manton and seconded by Councillor O'Donoghue

Following discussion the report was NOTED.

The Meeting concluded a 5.57pm

AREA CHAIRPERSON

DATED



Housing Delivery

26.06.23

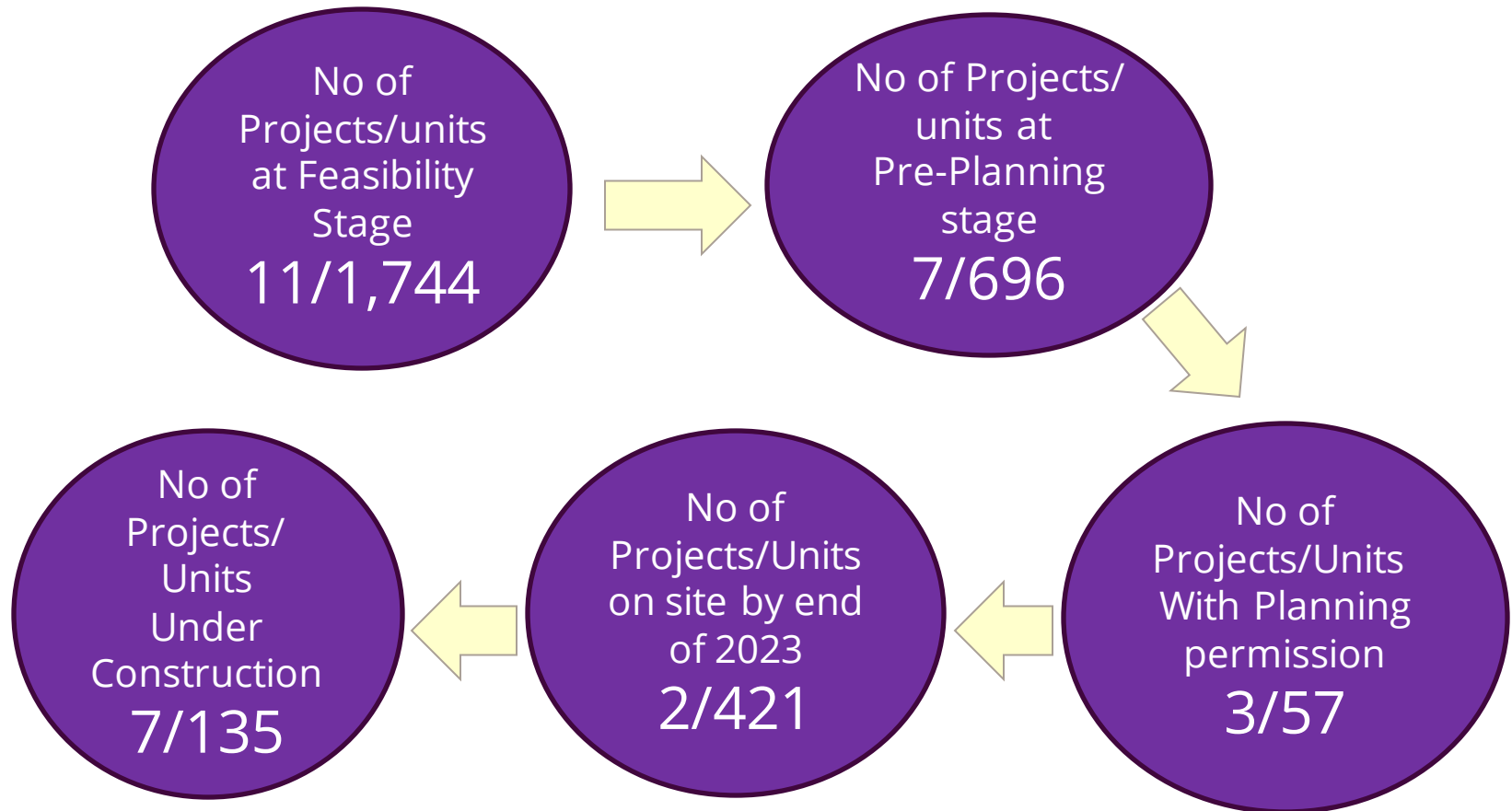
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Agenda Item 2

The Housing Pipeline in Fingal



30 sites providing 3,053 homes



FCC actively acquiring & seeking additional sites

Mixed Tenure Projects

COMPLETED

LUSK

ON THE WAY

Churchfields
3A

UNDER
CONSTRUCTION

RUSH

Ballymastone,
Donbate Ph.1

Hayestown



TENURE MIX

52 Affordable Purchase
10 Social

Affordable Units

2-bed house starting at
€228,000

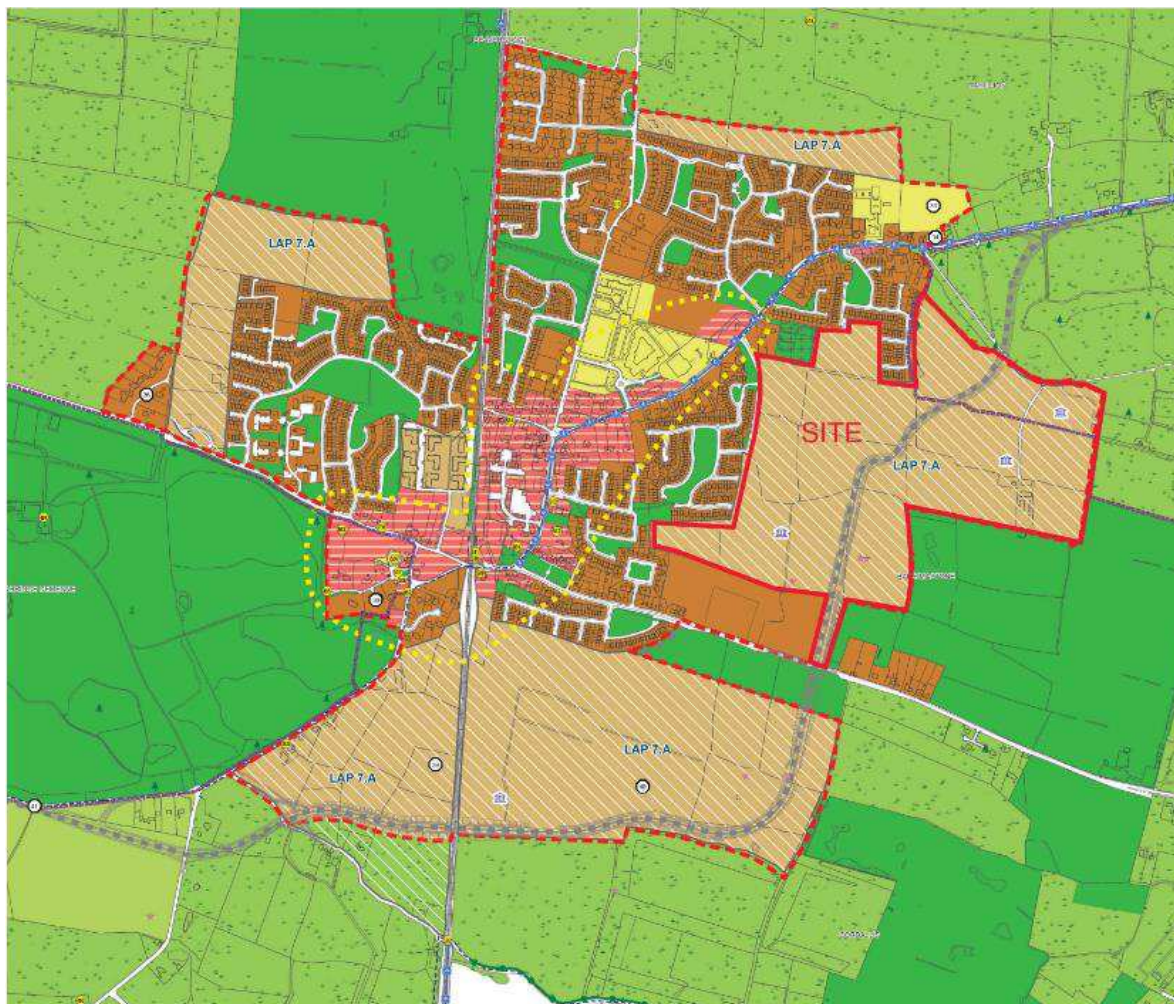
3-bed house starting at
€284,500

The online application portal went live at 12pm on Tuesday 13th June 2023. To date, a total of 240 applications have been submitted.

Ballymastone

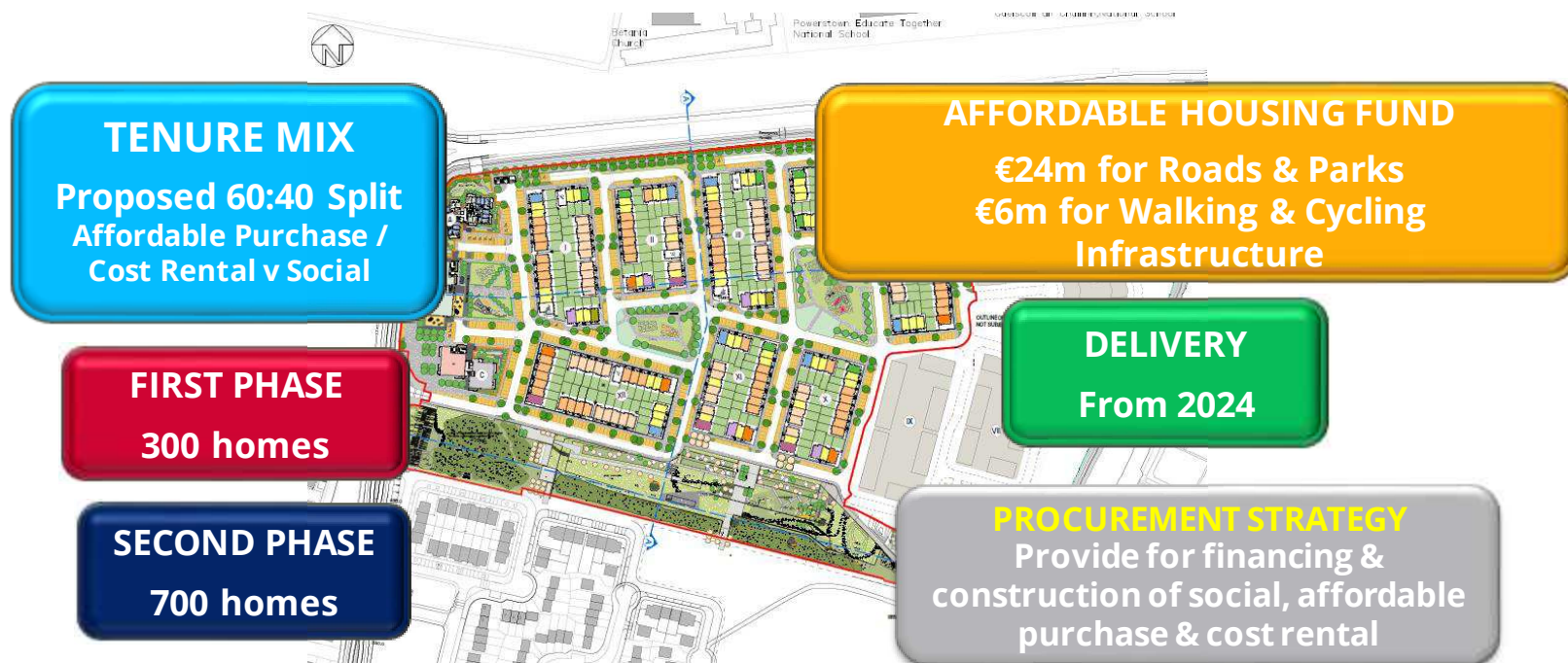


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Affordable & Mixed Tenure Housing in Fingal Church Fields, Dublin 15



Social Housing Construction

COMPLETED

**Churchfields
2B**

**Cappaghfinn
Ph 3**

Wellview Infill

**Dun Si,
Portmarnock**

UNDER CONSTRUCTION

**Bowden Court
(11)**

**HSE Cottages,
Portrane (14)**

**Ballough Pl,
Lusk (10)**

**Monastery Ct,
Lusk (5)**

At Planning and Detailed Design

AT TENDER

**Churchfields
3A (300)**

**Mayeston
(121)**

**North St.
Swords (13)**

**Seatown,
Swords (36)**

PLANNING CONSENT BEING SOUGHT

**Churchfields
3B (217)**

Holywell (54)

**Blakestown
Cross (54)**

**Ballymastone
Ph. 2**

At Feasibility

**New Road,
Donabate**

**Knocksedan,
Swords**

**O'Dwyers
Balbriggan**

Dunsoghly

**Mourneview
Infill**

**Remount,
Lusk**

Ballyboughal

Rivermeade

Long Term Leasing Delivery

21 units delivered in 2023

Location	Scheme	Number of Units
Hansfield, Dublin 15	Long Term Lease	159

Expected delivery 2023
Expected delivery 2024

Location	Scheme	Number of Units
Balroy House, Dublin 15	Enhanced Leasing	82

Approved Housing Body Delivery

Page 15	Location	Number of Units
	Clonross, Blanchardstown	26
	The Coast, Stapolin, Baldoyle	29
	Mariner's Way, Rush	6
	Lusk Village, Station Road, Lusk	19
	Beresford , Oakestown, Donabate	4
	Lanestown View, Donabate	36
	Semple Woods, Donabate	68
	Clonsilla Road, Dublin 15	12
	Hansfield Deck, Hansfield, Dublin 15	93

Approved Housing Body Delivery

Projected Delivery	Number of Units
2024	435



Churchfields / Cappaghfinn / Wellview



Wellview



Cappaghfinn



Churchfields, Phase 2B





Social & Affordable Housing Delivery in Fingal

Sample of Active Sites



Monastery Court, Lusk



Infill Site - Sheepmoore Avenue



Infill site – 169A Clonsilla Road



11 New homes at Bowden Court, Swords



14 cottages being restored at St. Ita's, Portrane



Housing for All Pathway 4

Page 19 “Addressing Vacancy and Efficient Use
of existing housing stock”

Agenda Item 3

Croí Cónaithe Vacant Property Refurbishment Grant Scheme

Croí Cónaithe Refurbishment Scheme



This new refurbishment fund is being delivered by local authorities, will provide new choices for people to live in towns, villages and rural areas in Ireland, initially through the provision of a grant to support the refurbishment of vacant properties, with priority given to areas where the level of vacancy or dereliction is high. Funding of up to €50,000 per property and up to €70,000 where the property is deemed derelict is available. The Council is now accepting applications for this scheme and the Vacant Homes Office is available to assist citizens who wish to avail of the scheme

Croí Cónaithe Vacant Property Refurbishment Grant



- Launched in July 2022
- Criteria significantly expanded on 1st May 2023

Croí Cónaithe Refurbishment Grant Changes to criteria



- Vacant Property grant increased to €50K
- Derelict Top-up Grant and Vacant property grant totals to 70K
- Properties built pre-2008 now eligible (Previously 1993)
- Principle Private Residence (rented properties can now also qualify)

Croí Cónaithe applications



- 14 Grant applications approved
- 37 Further applications received
- 77 Further expression of interests



Contact us

- Vacant.Homes@fingal.ie
- Full time Vacant Homes Officer
 - Michelle Rogers
 - Also, contact Gene Griffin

Other Schemes

Other Schemes



- Compulsory Purchase Order (CPO)
- Buy and Renew
- Repair and Lease
- SHIP
- Over 70 properties included in these Schemes

St. Ita's, Portrane Cottages



Before:



St. Ita's, Portrane Cottages



Before:



St. Ita's, Portrane Cottages



Before:



St. Ita's, Portrane Cottages



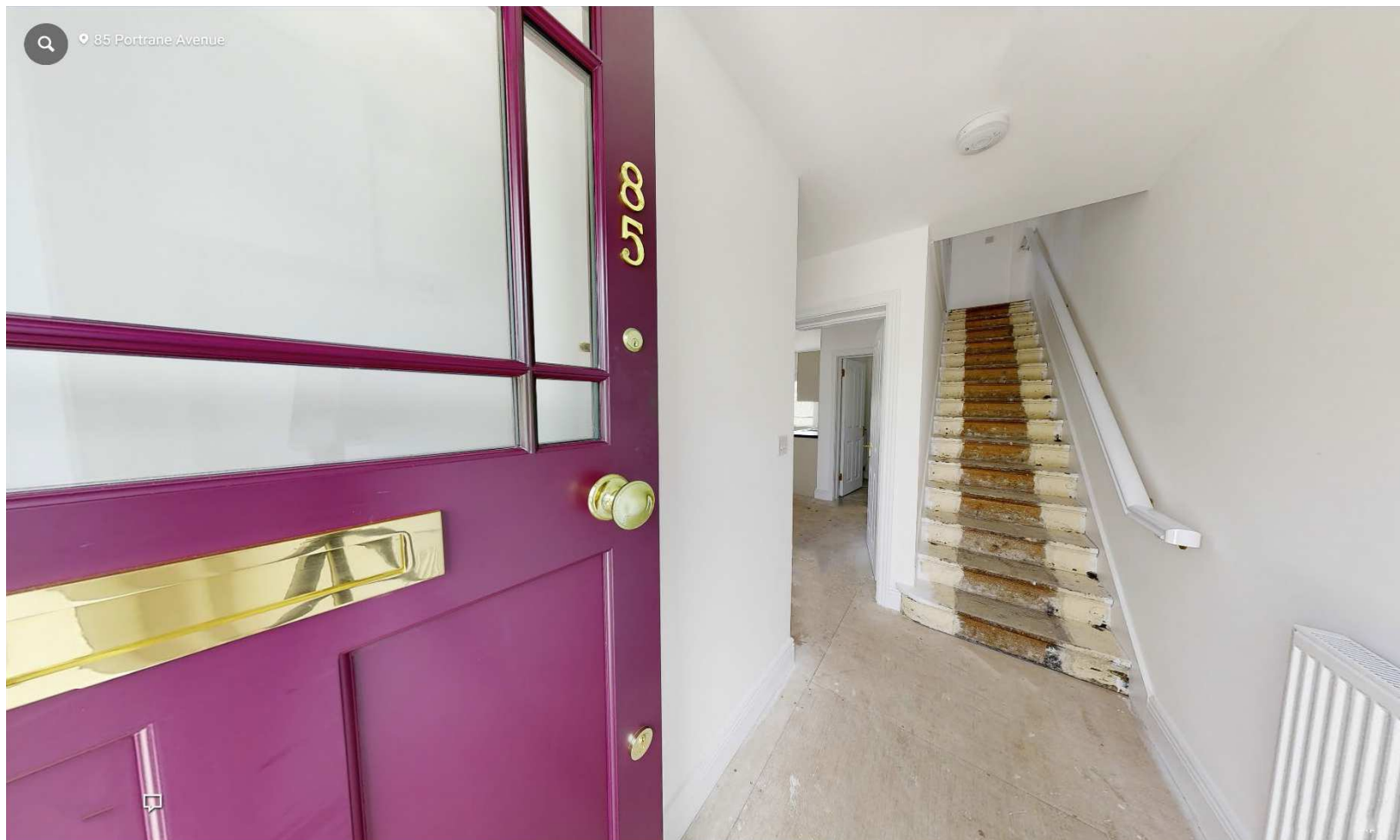
After:



St. Ita's, Portrane Cottages



After:



St. Ita's, Portrane Cottages



After:



St. Ita's, Portrane Cottages



After:



St. Ita's, Portrane Cottages



After:



St. Ita's, Portrane Cottages



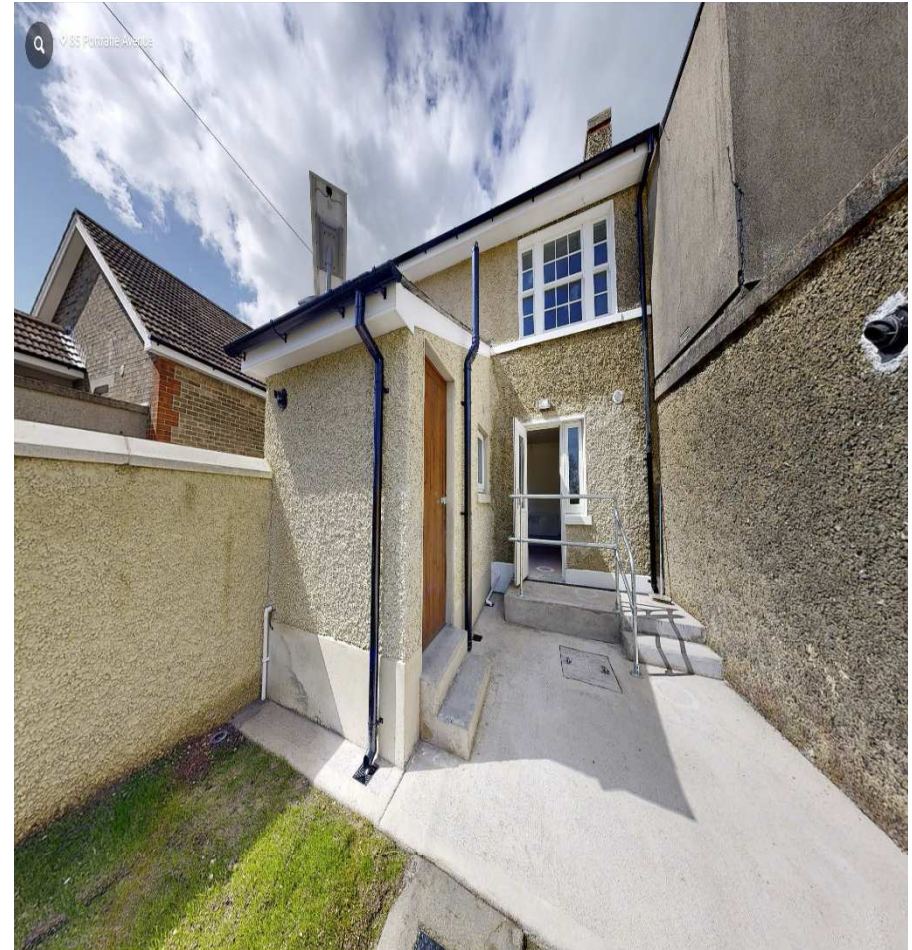
After:



St. Ita's, Portrane Cottages



Before/After:





Preventing Homelessness, Notices of Termination and Tenant-in situ Acquisitions - Update

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Presentation Housing SPC

Robert Burns, Liam Burke and Aoife Lawler

26th June 2023

Notices of Termination (NoT) & Tenant In Situ (TIS) Acquisitions



- FCC following Government policy and guidance & allocation of 125 TIS acquisitions in 2022
- Tenant-centred with a focus on preventing homelessness, with assessment by Homelessness team and support by Acquisitions team
- Focus of LAs is on tenants with a valid NoT (aka NTQ) and eligible for social housing supports:
 - Enhanced offers of HAP/HHAP or social housing or purchase by tenant
 - Tenant in situ acquisition is an option
 - Significant cross-boundary interaction with other LAs
- Tenants with valid NoT and not eligible for social housing supports
 - Options: purchase by tenant (LAHL, First Homes Scheme) or Cost Rental Tenant in Situ (CRTiS) Scheme which is administered by the Housing Agency
- Updates provided to Elected Members on 24th March, monthly via CE Reports and most recently via email on 16th June
- Updates on Council website and via social media and, in recent months, FCC published information on NTQs/TIS Acquisitions in local papers
- Dedicated contact email address: NTQEnquiries@fingal.ie and through CCU

Notices of Termination & Tenant In Situ Acquisitions



NoT/TIS Stage or Category	Number of Cases	Comments
TIS Sale Closed	7	Sales have closed fully and the properties are in the ownership of Fingal County Council.
TIS Sale Agreed/Conveyancing	31	Undergoing legal due diligence stage as part of the conveyancing process which can typically take 2 to 3 months.
TIS Acquisition Under Negotiation with Landlords	71	Includes cases where a decision in principle has been made to acquire the property but acquisition is subject to inspection, condition assessment and valuation.
NoT/TIS Enquiries Under Consideration	291	There are a large number of NoT/TIS enquiries under consideration, which don't necessarily equate to a request to purchase a tenant-in-situ property. These enquiries are reviewed and assessed as expeditiously as possible, with many cases expected to ultimately result in a TIS Acquisition. The work and assessment in this category includes: • Ongoing assessment on the tenant's circumstances, including an assessment of the risk of homelessness. • An assessment on the most appropriate course of action to meet the tenant's circumstances and needs, which may include providing an enhanced level of HAP, allocation from the Council's or AHB's housing stock, Tenant-in-situ Acquisition, CRTiS, etc. • Expressions of interest received from landlords and are being assessed and engagement is ongoing with the landlord. • Information has been requested from other local authorities in relation to applicants who may be on another local authority's housing list but whose current residence is in the Fingal area, in order to progress a potential TIS Acquisition. • Other reasons

As of 16th June 2023

Notices of Termination & Tenant In Situ Acquisitions



NoT/TIS Stage or Category	Number of Cases	Comments
NoT/TIS Enquiries where Applications Not Proceeding to Acquisition	97	Our approach is centred on the needs of tenants and preventing tenants from getting into homelessness, but some applications do not proceed to a Tenant-in-situ Acquisition for various reasons and it's worth noting we also keep cases under review, to allow for situations where circumstances change or further information comes to light. Some of the main reasons why applications for Tenant in-situ Acquisitions don't proceed are: • The tenant's needs can be met through allocations from the Council's or AHB's housing stock or through an enhanced level of HAP. • The tenant's income is above social housing income limits and the case is referred to Housing Agency for consideration under the cost rental tenant-in-situ scheme. • Difficulties engaging with landlords or situations where landlords do not engage with the Council or do not wish to sell the property to the Council. • The property referred to us is not actually located within the Fingal County Council area. • Request from a landlord to purchase a vacant property not related to a tenant-in-situ case, although properties of this nature may be considered for acquisition on a case-by-case basis. • Other reasons.

As of 16th June 2023

Comhairle Contae
Fhine Gall
Fingal County
Council



**Building Homes
Building Communities**



Thank You. Questions?



Fingal Cost Rental Housing

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Presentation Housing SPC

Robert Burns

26th June 2023

Affordable Housing Explained

Affordable Housing

Housing that is available to purchase or rent to those who otherwise could not house themselves and generally involves a level of state subvention

Affordable Purchase

Housing sold at a discount below market prices and often involves the local authority or the state retaining an equity stake, and seeks to bridge gap between an applicant's mortgage and deposit and the purchase price

Cost Rental

Cost Rental is targeted at middle-income households with incomes above the social housing limits, but who would struggle to meet private market rent levels

Social & Affordable Housing Delivery in Fingal



- DHLGH target of 6,532 new build homes over 5 years
- 2022-2026 Housing Delivery Targets:
 - 3,453 social (FCC, AHBs, LDA)
 - 993 affordable purchase & cost rental (FCC)
 - 2,086 affordable purchase & cost rental (AHBs & LDA)
- Fingal capital programme 2023-2025 has earmarked €542m for housing
- Provision of mixed tenure along with providing local services in line with Housing for All and building sustainable communities – e.g. Church Fields in Dublin 15
- Strong pipeline of social and affordable housing delivery up to 2025/2026
- Cost rental has, to this point, largely been provided by AHBs – e.g. Cluid in Balbriggan, Respond in Rush, etc.
- Housing for All envisages a role for local authorities in providing cost rental tenure accommodation and FCC propose to do this in Church Fields



Church Fields Mixed Tenure Development

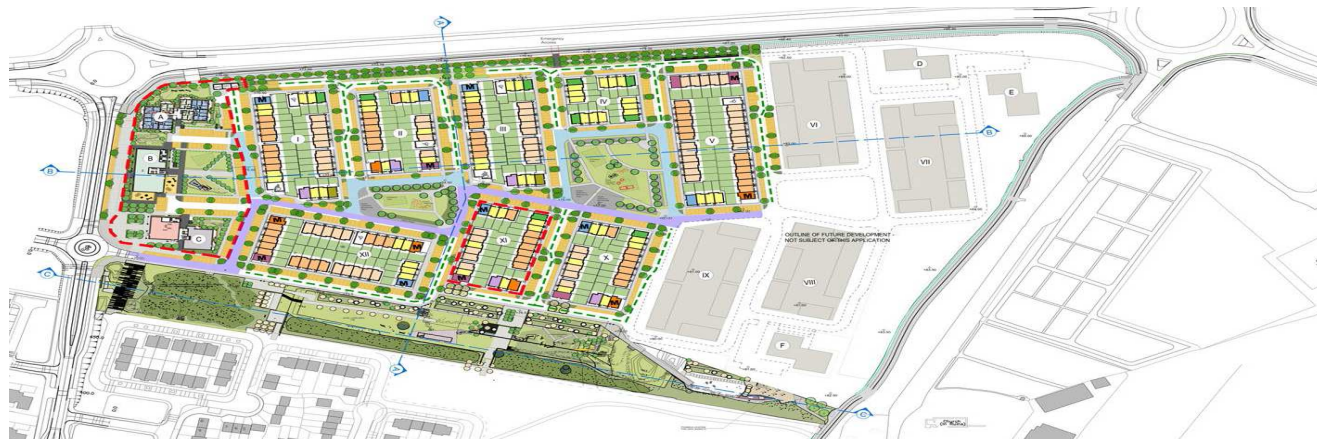


Church Fields Development, Dublin 15



Phase 3

- 180 Affordable Purchase Houses
- 80 Cost Rental Apartments (27 x 1-bed; 50 x 2-bed; 3 x 3-bed)
- 40 Social Houses



Church Fields Mixed Tenure Development



Church Fields, Dublin 15, Dublin

Project Description & Status

Overview

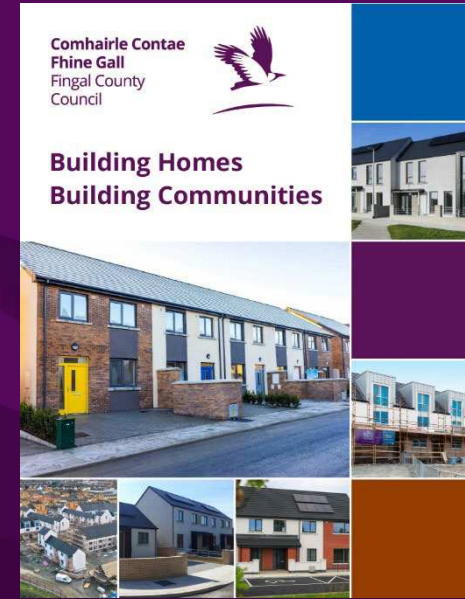
- Design Framework Plan of 750 to 1,000 units (subject to planning)
- Tenure mix expected to be approx. 60% Affordable Purchase/Cost Rental and 40% Social

Current Status

- Phase 3 comprising 300 units with Part 11 Planning Grant – 220 houses and 80 apartments
- Tender process well under way for Phase 3 and expected to be on site in early Q4, 2023 and delivery of new homes coming on stream in late 2024 (Phase 3a)
- Approval in principle in place for Affordable Housing Fund for Phase 3
- Part 10 planning permission submission to ABP on 7th June 2023 for a further 217 units, comprising 121 houses and 96 apartments (Phase 3b)
- A further Part 10 submission under preparation for remaining units on site (Phase 4)

Cost Rental

- Based on a build-up of project costs (finance, construction, management & maintenance) and affordability requires a min. of 25% below market rents and net annual income below €53,000
- Rents at Church Fields subject to cost modelling and full determination of project costs with estimated monthly rent levels: 1-bed, €900; 2-bed, €1,350; 3-bed, €1,500 (subject to change and dependent on factors such as capital costs, interest rates, inflation, etc.)
- Applications and allocations will be in line with statutory requirements
- Operational and management model for cost rental properties under development



Thank You.
Questions?

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE

MONDAY 26TH JUNE 2023

ITEM NO. 6

DISTRIBUTION OF HOUSING

Motion: Councillor B. Manton

“That the Chief Executive provides a report outlining if there is a proportionate distribution of housing in areas where social housing is being distributed through either Approved Housing Bodies (AHBs) or the Council itself to include local people who qualify for housing in the particular area.”

Report:

All allocations are carried out in accordance with the Allocations Scheme for Social Housing Support 2011 as adopted by the Council.

The Scheme does not allow for a local connection to a particular area but does allow applicants to select up to 3 areas of choice in the County.

The County is divided in to 4 Housing areas, which includes; Malahide /Howth, Balbriggan, Swords and Dublin 15.

Offers of Housing Support are made to persons with respect to one of the areas they have indicated as their preference.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE

MONDAY 26TH JUNE 2023

ITEM NO. 7

INCREASED PERCENTAGE OF PART V SOCIAL HOUSING IN LARGE SCALE RESIDENTIAL DEVELOPMENTS

Motion: Councillor J. Burtchaell

“Noting the Fingal housing emergency - the suffering of those on the housing lists; of those struggling with massive rents; and of tenants facing eviction – That this Committee calls on the Housing Manager/ Chief Executive to actively seek to acquire more than the requirements of the Part V Planning and Development Act of 10% or 20% in future developments and in the case of the major largescale residential developments, such as that planned at the Blanchardstown Centre White carpark, to seek to acquire 50% from the developer for social and affordable housing.”

Report:

The Council actively engage with Developers on the potential to acquire above the statutory Part V obligation as set out in the Planning and Development Act 2000 (as amended). The Council is conscious of the need to provide a mix of private, social and affordable housing, to support sustainable communities, while also being cognisant of operating in a very competitive housing market.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE

MONDAY 26TH JUNE 2023

ITEM NO. 8

EXPLANATION OF, AND REFORMS TO, FINGAL'S HOUSING AND POPULATION PROJECTIONS

Motion: Councillor D. Whooley

“That the Chief Executive provides an explanation of Fingal's housing and population projections, and for reforms and changes to be investigated into the impact of undeveloped land zoned for residential development (RA, RS, TC, MC, etc.,) on housing and population projections, land zoned for housing, or land with an approved planning application with no intention of construction has a negative impact on regional housing and population projections, an investigation into methods to determine the impact of these issues can provide clearer and more accurate data.”

Report:

Chapter 2 of the Fingal Development Plan 2023 – 2029 outlines the Core Strategy for the County during the Plan period. In accordance with the requirements of the Planning and Development Act, as amended, the Core Strategy is evidence based, utilising data based on population trends and household targets. It demonstrates how land already zoned or proposed for zoning will accommodate projected housing demand.

Both the National Planning Framework and the Regional Spatial and Economic Strategy provide statutory national and regional growth strategies which include population projections. Calculation of the population target parameters for use in Core Strategies comprised a three-stage process based on national and

regional provisions and includes; assessment of the RSES targets, application of additional 'headroom' as per the National Planning Framework Implementation Roadmap, 2018 (the Roadmap), and incorporation of 'reallocated growth' as provided under NPO 68 of the NPF.

In relation to housing projections, Department issued Section 28 Guidelines – 'Projected Housing Demand by Local Authority Area 2020–2031' to provide Planning Authorities with the figures and methodology to incorporate national and regional housing projections into their Development Plans. The methodology utilises research undertaken by the Economic and Social Research Institute. Using this methodology, the projected households for Fingal from the year 2023 to 2029 are set out in the Development Plan, Chapter 2.

Table 2.14 of the Development Plan outlines the results of these processes and methodologies and shows, inter alia, the settlement areas, the CSO Census Population 2016, the Estimated 2023 Population, the Estimated 2029 Growth and the Estimated 2029 Population Projected Housing Demand (Units) alongside the available zoned lands.

As part of the Development Plan analysis, the Planning & Strategic Infrastructure Department carried out an assessment of all zoned lands and their capacity for housing. This considered potential residential yield and extant permissions. This study informed the zoning recommendations for the Chief Executive's Draft Plan, the Draft Plan itself and Material Alteration to the Draft Plan.

The Development Plan process includes a statutory two year review which will allow for assessment and consideration of the policies and objectives and their success.