

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Email: corporate.services@fingal.ie

County Hall
Swords
Co Dublin

Tuesday, 21st November 2023

To Each Member of the Housing Strategic Policy Committee

Dear Member

A meeting of the Housing Strategic Policy Committee will be held on MS Teams at 4.00 pm on Tuesday, 28th November, 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 Tuesday, 26th September 2023
- 2 Housing Delivery Update
- 3 Advance Purchase Turnkey Update
- 4 Fingal Cost Rental Tenure
- 5 Fingal's Strategy for Housing Disabled People 2021-2026 Update

MOTIONS

- 6 Councillor R. O'Donoghue - Housing Transfers between Local Authorities

"That the Chief Executive outlines the most officious manner to allow tenants of Fingal to transfer from a social house in Fingal to one of the other 30 Local Authorities, can she outline do we currently have, or did we have in the past a defined scheme for transferring from a social house, excluding by route of mutual transfer."

Agenda Item 1

Comhairle Contae Fine Gall

Fingal County Council

Minutes of Housing Strategic Policy Committee

Tuesday 26th September 2023

PRESENT

Councillor O' Donoghue, Robert

Councillor Burtchaell, John

Councillor Dennison, Kieran

Councillor Manton, Brigid

Councillor Humphreys, James

Councillor Henchy, Adrian

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

OFFICIALS PRESENT

Ms. Fionnuala May, (County Architect), Ms. Aoife Lawler (A/ Director of Services), Ms. Marina Rennicks, Ms. Fiona Glynn, Ms. Naomi Dixon, Ms. Loretta Hennessy, Ms. Clare Brannelly (Administrative Officers), Ms. Lucy Nolan, Senior Staff Officer

SPCH/16/2023 (Agenda Item no 1)

Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy Committee Meeting held on Monday 26th June 2023

The report of the Meeting of the Housing SPC held on the 26th June 2023 which were circulated were considered.

The report was proposed by Councillor K. Dennison and seconded by Councillor J. Humphreys

SPCH/17/2023 (Agenda Item no 2)

First Homes

A presentation on the First Homes Scheme was delivered by Mr. Michael Broderick, Chief Executive Officer, First Homes.

Following discussion, the presentation was NOTED.

SPCH/18/2023 (Agenda Item no 3)
Housing Delivery Update

An update on Housing for All Delivery was delivered by Ms. Marina Rennicks, Administrative Officer, Housing Department.

Following discussion, the presentation was NOTED.

SPCH/19/2023 (Agenda Item no 4)
Disability Strategy for Housing Disabled People 2021-2026 Update

An update on the Disability Strategy for Housing Disabled People 2021-2026 was delivered by Ms. Loretta Hennessy, Administrative Officer, Housing Department.

Following discussion, the presentation was NOTED.

SPCH/20/2023 (Agenda Item no 5)
Social Housing Assessment Update

An update on the Social Housing Assessment 2023 was delivered by Ms. Clare Brannelly, Administrative Officer, Housing Department.

The presentation was NOTED.

The Meeting concluded at 17.24pm

AREA CHAIRPERSON

DATED



Housing Delivery

28.11.23

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Agenda Item 2

Social Housing Construction – Completed units

Wellview Infill (20)





Housing Delivery Team

Aoife Lawler
Senior Executive Officer
aoife.lawler@fingal.ie

Marina Rennicks
Administrative Officer
Part V and Approved Housing Body Delivery
marina.rennicks@fingal.ie

Naomi Dixon
Administrative Officer
Leasing and Private Rented Inspections
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Fiona Glynn
Administrative Officer
Housing Supply and Affordable Housing
fiona.glynn@fingal.ie

Social Housing Construction – Completed units

Cappaghfinn Phase 3 (69)



Social Housing Construction – Completed units

Church Fields , Mulhuddart Phase 2b (67)



Hampton Gardens Close, Balbriggan



Hampton Gardens Close
By Orchid Homes

- Affordable homes at Hampton Gardens Close, 9 x 1 bed homes and 9 x 2 bed homes were advertised on Thursday, 28th September.
- The Portal went live from Thursday, **12th October** and currently remains open as there remains availability for 2 x 1 bed homes.
- Offers on the remaining 16 affordable homes have been sent out to all successful applicants.

Information on our affordable housing schemes are available on our website

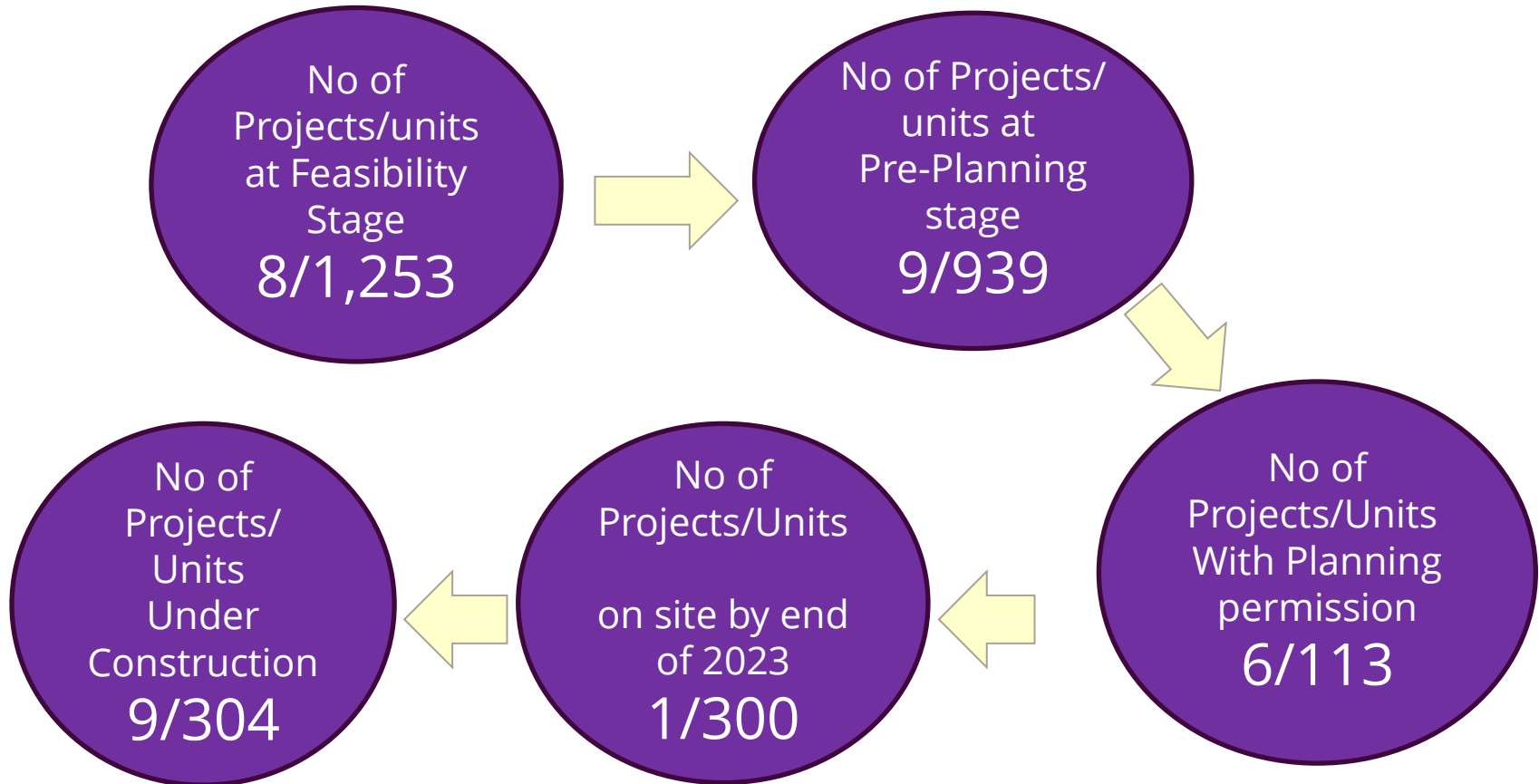


www.fingal.ie/affordablehousing

The Housing Pipeline in Fingal



33 sites providing 2,909 homes



FCC actively acquiring and seeking additional sites

Social Housing Under Construction

**Bowden Court,
Swords (11)**



**HSE Cottages,
Portrane (11)**



**Ballough Place,
Lusk (10)**



**Monastery
Court, Lusk (5)**



Mixed Tenure Projects

COMPLETED

LUSK

ON THE WAY

**Church Fields,
Mulhuddart, Phase 3A**

UNDER CONSTRUCTION

**Hayestown,
Rush**

**Balmoston, Donabate
Phase 1**



Affordable & Mixed Tenure Housing in Fingal

Church Fields, Dublin 15



Hayestown, Rush

TENURE MIX

52 Affordable Purchase
10 Social



Affordable Units

2-bed house starting at €228,000

3-bed house starting at €284,500



- Phase 1 at Hayestown, Rush is well under way and Phase 2 is due to commence shortly.
- All 52 Affordable Applicants have been offered a property.
- Applicants are currently engaging with the developer to choose their property with a projected handover of 24 affordable units in Phase 1 by in the end of Q1 2024

52 Affordable Purchase Homes – Hayestown, Rush

Currently under construction and all 52 homes allocated



Ballymastone, Donabate



- Works on Phase 1 have commenced at Balmoston.
- Affordable A-Rated homes will be delivered on a phased basis by Glenveagh, with 432 affordable, private, cost rental, and social homes.
- Affordable Sales Process will commence by the end Q1 2024 in conjunction with Glenveagh and Knight Frank.

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At Planning and Detailed Design

AT TENDER

**Church fields
3A (300)**

**North St.
Swords (13)**

**Seatown,
Swords (36)**

PLANNING CONSENT BEING SOUGHT

**Church fields
Phase 3B (217)**

Holywell (57)

**Mayeston
(121)**

**Ballymastone
Phase 2**

At Feasibility

New Road,
Donabate

Mourneview
Infill

Knocksedan,
Swords

Remount,
Lusk

O'Dwyers,
Balbriggan

Ballyboughal

Dunsoghly

Rivermeade

Long Term Leasing Delivery

Delivered	Number of units
October 2023	159

Proposed delivery	Number of units
2024	82

Housing Delivery New Build

Projected Delivery	No. of units	Delivered	On-Site
2023	382	124	258

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Source: TRABIS

Housing Delivery New Build

Projected Delivery	No. of units	On-Site	Proposals
2024	705	400	122

Source: TRABIS



Social & Affordable Housing Delivery in Fingal

Sample of Active Sites

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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



Churchfields / Cappaghfinn / Wellview



Wellview



Cappaghfinn



Churchfields, Phase 2B



Thank You



Call for Social & Affordable Turnkey Developments & Development Lands

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Housing SPC

Aoife Lawler, Senior Executive Officer, Housing Supply

28th November 2023

Call To Home Builders And Housing Developers | Fingal County Council



The following proposal types will be considered by Fingal County Council:

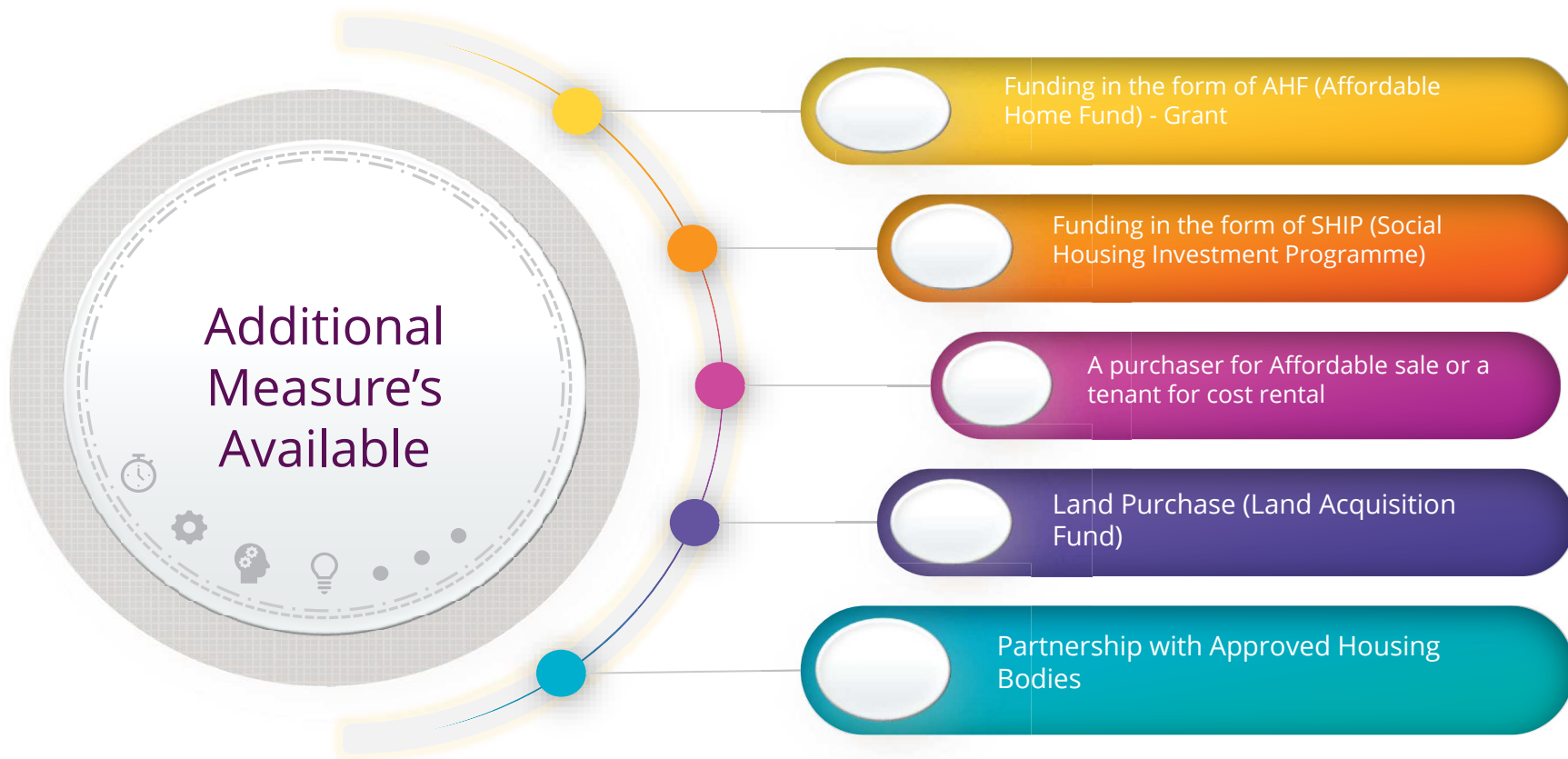
- Turnkey residential units in completed developments, or in developments due for completion in 2023, 2024, 2025 & 2026.
- Joint venture arrangements that include delivery of social and affordable homes with an Approved Housing Body.
- Splitting into phases and across multiple schemes and other arrangements may also be considered.
- Any other variant proposal under advanced purchase turnkey arrangements that home builders/developers may wish to put forward for consideration.





Fingal County Council as a Partner

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Other Mechanisms



**Land
Acquisition**



**Sites with
PP**



**Cost
Rental**



**Affordable
Turnkeys**



Part V +



Potential Advance Purchase Turkey Developments in Fingal

- **Dublin Region Advance Purchase Turnkey – Launched Late June/Early July**
- **FCC Housing Information Event for Developers on 7th July**
- **c. 20 queries and engagements with developers arising from the turnkey**
- **Following a review, 6 No. potential turnkey developments are receiving detailed consideration by FCC and subject of ongoing negotiations**

Link to Turnkey



- <https://www.etenders.gov.ie/epps/pmc/viewPmc.do?resourceId=2003956>
- <https://www.fingal.ie/council/service/call-home-builders-and-housing-developers>



CALL TO HOME BUILDERS AND HOUSING DEVELOPERS

To offer houses and apartments with planning permission in unbuilt or partially commenced developments to Fingal County Council under an **advance purchase turnkey arrangement** for social and affordable housing. This is a scheme primarily to activate un-commenced or stalled housing projects. Priority will be given to high quality projects that deliver earliest, subject to value for money considerations.*

The following proposal types will be considered by Fingal County Council:

- Turnkey residential units in completed developments, or in developments due for completion in 2023, 2024, 2025 & 2026.
- Joint venture arrangements that include delivery of social and affordable homes with an Approved Housing Body.
- Splitting into phases and across multiple schemes and other arrangements may also be considered.
- Any other variant proposal under advanced purchase turnkey arrangements that home builders/developers may wish to put forward for consideration.

Applications will be assessed under the following criteria:

- Delivery Programme
- Social/Affordable Housing need/suitability at that location
- Value for money
- Quality of design and construction in accordance with Department of Housing, Local Government & Heritage requirements

If you are interested, please submit a completed [Expression of Interest form to construction@fingal.ie](#), or call 01-890-5000 if you have any questions.

* Housing schemes purchases are subject to the approval of, as well as engagement and sharing of data with, the Department of Housing, Local Government & Heritage and State Agencies acting on behalf of the Government. Fingal County Council is not obliged to purchase any schemes of houses/apartments submitted as part of this process.

* Fingal County Council is subject to the provisions of the Freedom of Information (FOI) Act 2014. If you consider that, any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for its sensitivity specified. This material will be reviewed as part of the response to any FOI requests received and decisions will be made in accordance with the criteria for exemptions provided for in the Freedom of Information Act 2014.

* It is at the discretion of Fingal County Council to assess or not assess any application/proposal received in response to this call.



Fingal Cost Rental Tenure

28.11.23

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Agenda Item 4

Cost Rental



Affordable Rental / Cost Rental Scheme

What is Cost Rental?

- ▶ A new form of long-term sustainable home rental which is supported by the Department of Housing, Local Government, and Heritage.
- ▶ Not-for-profit housing where the rent you pay covers the cost of the construction, management, and maintenance of your new home.
- ▶ Long-term, secure tenancy that is more affordable.
- ▶ Rents of at least 25% below the market value of the local area.





Cost Rental - Housing for All

- Target is to deliver 18,000 cost rental homes by 2030.
- Increased contribution by developers under Part V, up from 10% to 20%, to include affordable housing and cost rental housing.
- Reforms to Part V, will effectively double the current obligations and will provide for social, affordable and cost rental homes alongside private housing.

The Cost Rental Model has been legislated for, under the Affordable Housing Act 2021



Affordable Housing Act 2021



- Part 3 of the Affordable Housing Act of 2021 legislates for the provision of Cost Rental Dwellings.
- Homes will be provided at rents that are set to cover only the cost of financing, building, managing and maintaining the homes, calculated over a minimum period of 40 years.
- Rents for these homes will be linked to annual inflation (Harmonised index of consumer prices), providing greater cost certainty (S.I. 756 of 2021)
- Rent will be set at least 25% below regular market rents in an area
- Minimum rental period can be extended
- Provided there are no issues with breach of tenancy or rent arrears, and compliance with tenant obligations, after 6 months in occupation tenants will have a tenancy of unlimited duration.



Eligibility and application

- Household net income is below €66,000 per annum
- The applicant can afford to pay the rent for the home
- The applicants are not in receipt of any social housing supports, including the Housing Assistance Payment (HAP)
- The applicants do not own a property
- The household size is acceptable occupancy for the properties advertised.



Benefits of Cost Rental

- It aims to help households with moderate incomes access affordable, secure tenancies in accommodation suitable to their needs
- It will promote an increased supply of affordable homes in areas where there is a high demand for housing.
- By delivering mixed tenure sites – this supports sustainable communities
- Homes are in compliance with minimum rented standards
- Tenancies are registered with Residential Tenancies Board (RTB)
- Cost rental specific tenancy agreement



Thank you





Fingal County Council Housing Department

Strategy for Housing Disabled People update

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Housing Strategic Policy Committee

28th November 2023

Agenda Item 5



Local & National Strategies

- Fingal County Council Housing Strategy for Disabled People 2021- 2026
- National Housing Strategy for Disabled People(NHSPWD) 2022- 2027
- Core Objective is to facilitate easier access for people with a disability, to a wide range of Housing options, appropriate to meeting their needs.
- The development of both Strategies have been informed and underpinned by the United Nations Convention on the Rights of the Person with Disabilities.
- The NHSPWD requires that an Implementation Plan was prepared.



Implementation Plan (IP)

- IP prepared by Housing Agency in conjunction Dept Housing, Local Government & Heritage, Dept Health, Dept Children, Equality, Disability, Integration & Youth. Consultation with HSE & LGMA also. IP launched in June 2023
- Contains 27 Outcomes with 107 actions- many of these are underway and some are complete. FCC reports to Housing Agency on a quarterly basis re the progress of actions
- Formal review of the Implementation Plan starts mid 2024 –for completion by Q4 2024.
- The review will set out actions for the remaining term of the Strategy and develop new outcomes , if required. The Housing Agency will lead on this review and present a draft to the tri-department group by end of Q3 2024.



Grant Applications 01/01/2023 – 31/10/2023

	<i>HGD</i>	<i>HOP</i>	<i>MAG</i>	<i>Total</i>
<i>Total number of applications received</i>	231	204	47	482
<i>Total Applications in progress</i>	83	53	23	159
<i>Approved (re 2023 applications)</i>	103	121	20	244
<i>Approved (re 2022 applications)</i>	45	30	4	79
<i>Total number of grants Approved</i>	148	151	24	323



There are currently 328 applicants on the Social Housing List who have been granted medical priority up to 31st October 2023. Of those applicants the following is a breakdown of the requirements as assessed:

Dwelling Type	No of Applications
1 Bed	119
2 Bed	99
3 Bed	65
4 Bed	45



The Housing Support Team is currently updating applications following the completion for the Housing Needs Assessment. As a result, specific figures for categorization of need will be available at the next scheduled SPC.



Housing Allocations

There have been 89 allocations of Social Housing Support from 1st January to 31st October 2023 based on medical priority.

Housing Delivery Pipeline

There are 54 adapted in construction pipeline for delivery

Council Stock

There have been 77 properties adapted to date in 2023.



Housing Agency has prepared **Information & Communication Strategy**

Regional Interagency Groups established

Initially based on the HSE CHO- Facilitated by the Housing Agency

Objective- to bring together Local Authority Disability Reps and HSE reps.

FCC due to have its second meeting 29/11/23.

National Forum will meet on an annual basis.

National Thematic Advisory Focus Groups established – facilitated by Housing Agency

Groups comprise members with lived experience , experts in key areas and other interested parties.

These groups will advise the **National Implementation Steering Group**

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE

TUESDAY 28TH NOVEMBER 2023

ITEM NO. 6

HOUSING TRANSFERS BETWEEN LOCAL AUTHORITIES

Motion: Councillor R. O'Donoghue

"That the Chief Executive outlines the most efficacious manner to allow tenants of Fingal to transfer from a social house in Fingal to one of the other 30 Local Authorities, can she outline do we currently have, or did we have in the past a defined scheme for transferring from a social house, excluding by route of mutual transfer."

Report:

There is a formal transfer scheme in place to facilitate tenants, whose housing need has been met in a County, to transfer within the Country.

Tenants may inter transfer between Local Authorities on a mutual transfer basis. In accordance with the provisions of the Allocations Scheme for Social Housing Support, a Tenant with the consent of the Local Authority, may apply to exchange the tenancy of his/her existing dwelling for the tenancy of another Council, Housing Authority or Approved Voluntary Housing Association dwelling. Applications for inter transfer between a Council Tenant and another Housing Authority or AHB Tenant are subject to the approval of both the Council and the other Authority. Applications are restricted to like for like accommodation needs and the normal criteria for Housing Support eligibility.

Source of reply:

Liam Burke, Senior Executive Office, Housing Department.

