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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: corporate.services@fingal.ie

County Hall
Swords
Co Dublin

Tuesday 19th March 2024

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 Monday, 25th March, 2024 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 28th November 2023)
- 2 Update on Tenant in-Situ
- 3 Update on Affordable Housing

MOTIONS

- 4 Councillor J. Burtchaell - Community Action Tenants Union (CATU) Engagement

“That this Committee calls on the Chief Executive to arrange for regular quarterly meetings with the Community Action Tenants Union Fingal (CATU) to discuss measures to prevent CATU members and their families falling into homelessness and possible actions to mitigate the housing crisis in the County generally, the Community Action Tenants’ Union has over 3,000 members in Ireland and represents over 60 families in the Fingal area.”

Comhairle Contae Fingall
Fingal County Council

Minutes of Housing Strategic Policy Committee

Tuesday, 28th November, 2023

PRESENT

Councillor O' Donoghue, Robert
Councillor Tracey, Natalie
Councillor Dennison, Kieran
Mr Finbarr Geaney

Councillor Manton, Brigid
Councillor Humphreys, James
Councillor Henchy, Adrian

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

OFFICIALS PRESENT

Mr. Paul Carroll, (Director of Services), Ms. Aoife Lawler, Mr. Liam Burke (Senior Executive Officers), Ms. Fiona Glynn, Ms. Naomi Dixon, Ms. Loretta Hennessy, (Administrative Officers), Ms. Lucy Nolan, Senior Staff Officer

SPCH/21/23 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy Committee Meeting held on Tuesday, 26th September 2023

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

The report was proposed by Councillor K. Dennison and seconded by Councillor B. Manton.

SPCH/22/23 (Agenda Item No 2)

Housing Delivery Update

A presentation on the Housing Delivery Update was delivered by Ms. Fiona Glynn, Administrative Officer, Housing Department.

Following discussion, the presentation was **NOTED**.

SPCH/23/23 (Agenda Item No 3)

Advance Purchase Turnkey Update

An update on Advance Purchase Turnkey Update was delivered by Ms. Aoife Lawler, Senior Executive Officer, Housing Department.

Following discussion, the presentation was **NOTED**.

SPCH/24/23 (Agenda Item No 4)

Fingal Cost Rental Tenure

An update on the Fingal Cost Rental Tenure was delivered by Ms. Naomi Dixon, Administrative Officer, Housing Department.

The presentation was **NOTED**.

SPCH/25/23 (Agenda Item No 5)

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

An update on Fingal's Strategy for Housing Disabled People 2021-2026 Update was delivered by Ms. Loretta Hennessy, Administrative Officer, Housing Department.

Following discussion, the presentation was **NOTED**.

SPCH/26/23 (Agenda Item No 6)

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

The attached Motion in the name of Councillor R. O' Donoghue was proposed by Councillor K. Dennison and seconded by Councillor B. Manton.

The report was **ACCEPTED**.

The Meeting concluded at 16.40pm

AREA CHAIRPERSON

DATED



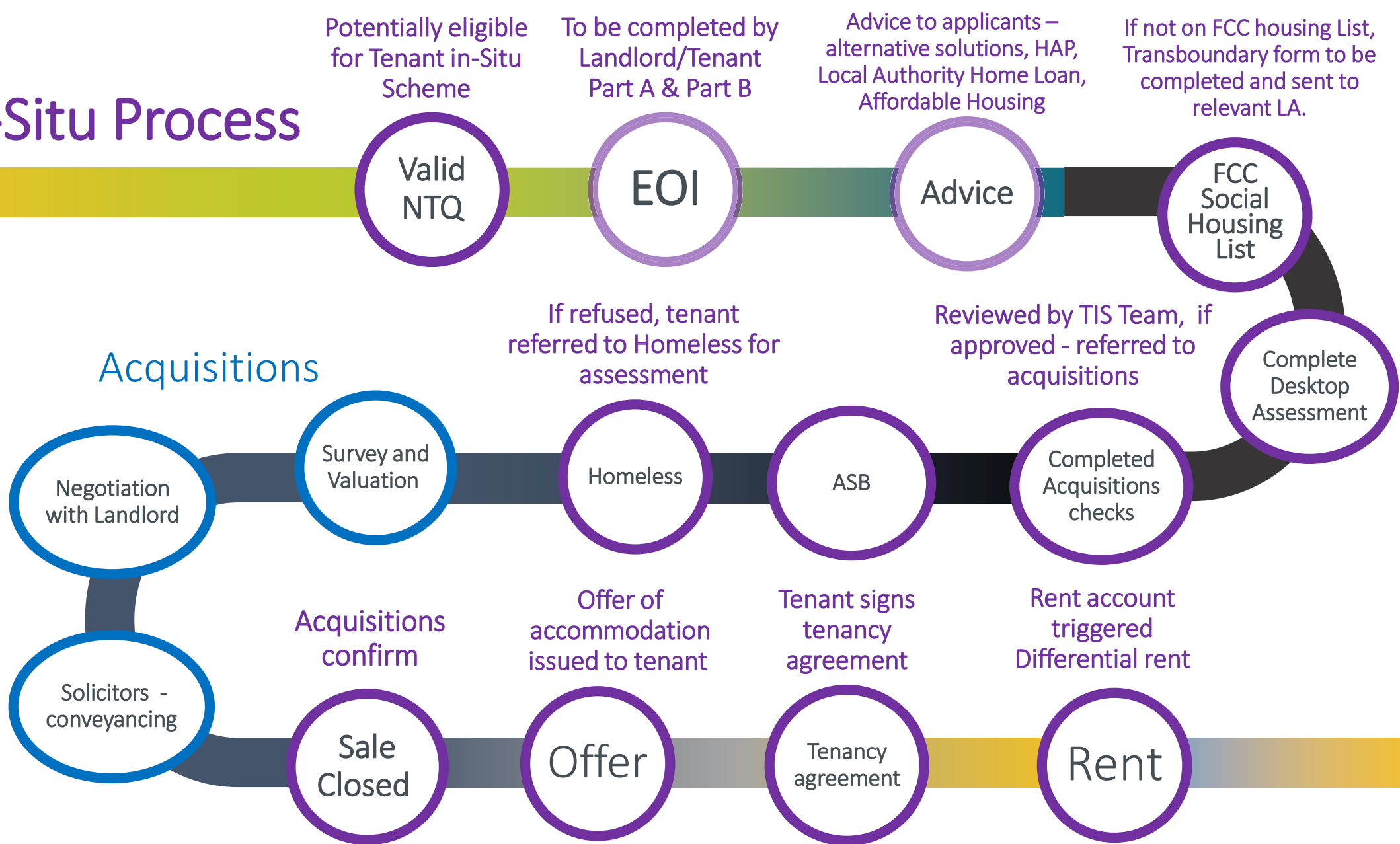
Tenant in-Situ Scheme Housing SPC 25th March 2024

Tenant in-Situ Scheme

- Tenant in-Situ was introduced in March 2023, in response to the lifting of the eviction ban and help prevent homelessness.
- The Tenant in-Situ scheme allowed Local Authorities to buy properties where tenants are facing eviction when the landlord is selling the property.
- The scheme applies to tenants with a valid Notice to Quit, deemed at risk of homelessness, who are eligible for social housing support, in receipt of HAP, rent supplement or in RAS or Long Term Lease properties.

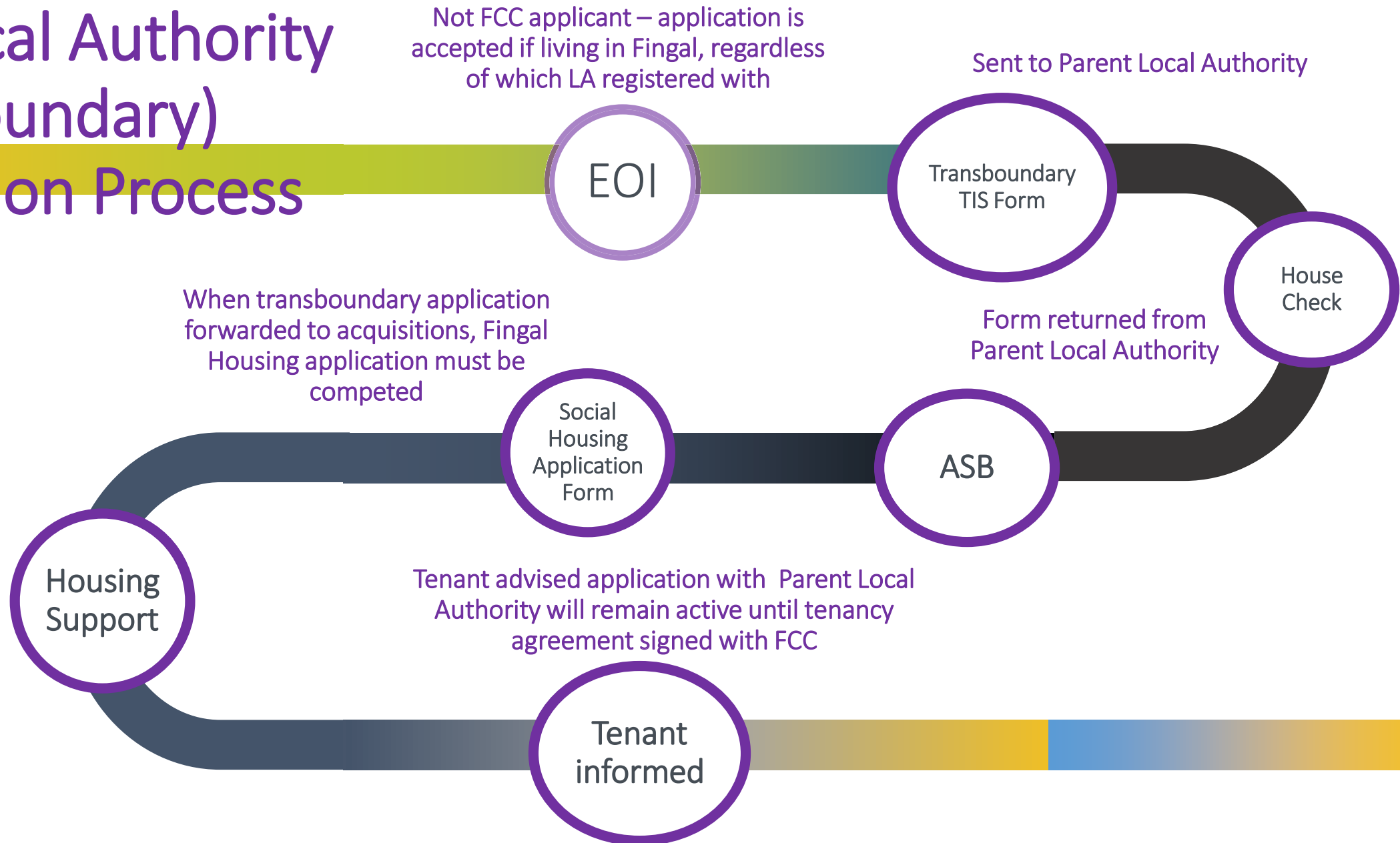


Tenant in-Situ Process



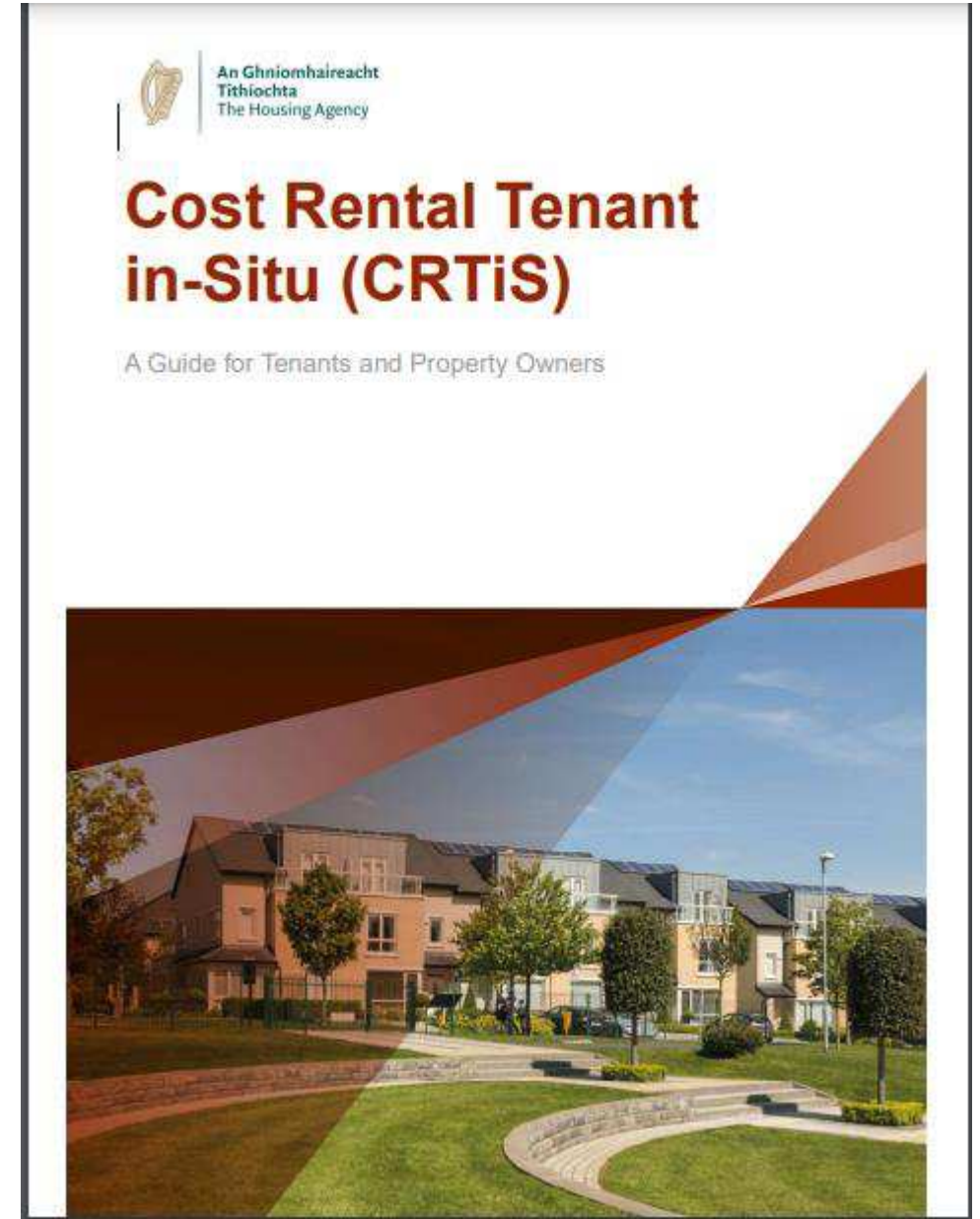
Tenant in-Situ Applicants are given one offer of accommodation – the in-Situ property.

Inter Local Authority (Transboundary) Application Process

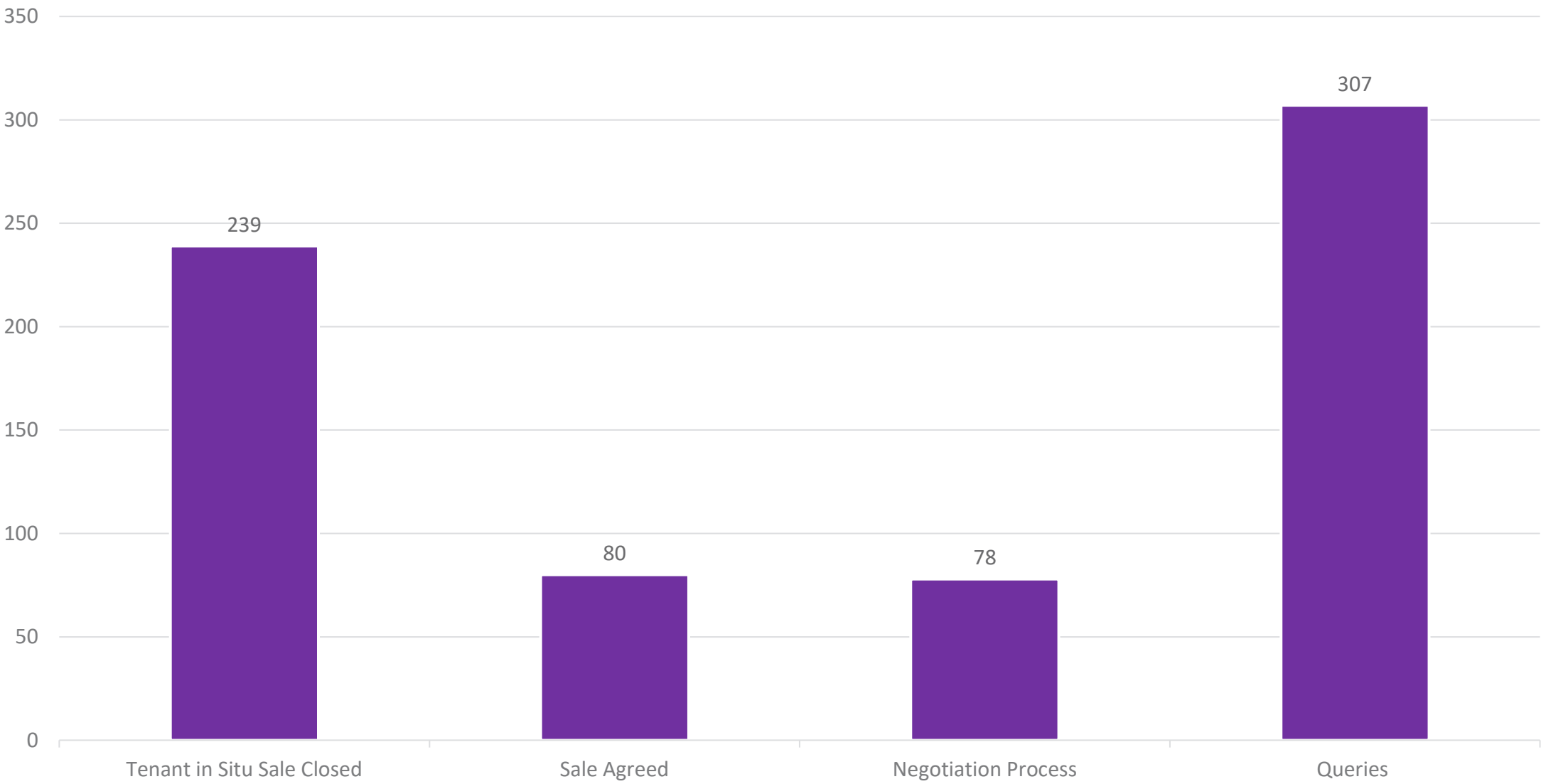


Cost Rental Tenant in-Situ

- Scheme available to those over income and don't qualify for Social Housing Support.
- Maximum income for this scheme is €66,000 per household.
- Tenant in-Situ team will refer applicants to this scheme.
- The Housing Agency lead on the Cost Rental Tenant in-Situ.
- The Housing Agency will liaise with both the Landlord and Tenant regarding the sale of the property.



Tenant in-Situ Statistics



Tenant in-Situ Team

Clare Brannelly – A/Administrative Officer

Glenda Robertson – Senior Staff Officer

Carla O' Hanlon – Staff Officer

Maykie Tang – Clerical Officer

Page 11

All enquiries should be directed to:

ntgenquiries@fingal.ie



A decorative background on the left side of the slide featuring several small, stylized paper houses. One house in the foreground is bright blue, while the others in the background are white. They are arranged on a light-colored surface against a soft, out-of-focus background.

Acquisitions Team

- Fiona Glynn – Administrative Officer
- Alice Mulligan – Staff Officer
- Lorraine Mulhaire – Clerical Officer
- Frances Close – Clerical Officer
- Rebecca Ryan – Clerical Officer

- All enquiries should be directed to:

- Housing.acquisitions@fingal.ie



Affordable Housing Housing SPC 25th March 2024

Affordable Housing for Sale in 2024

**Balmaston (Phase 1)
Donabate**

86 homes

Astor Park, Rush

96 homes

**Church Fields,
Mulhuddart**

180 homes

Balleally Rise, Lusk

21 homes

**Wilkinsons Brook,
Hollystown**

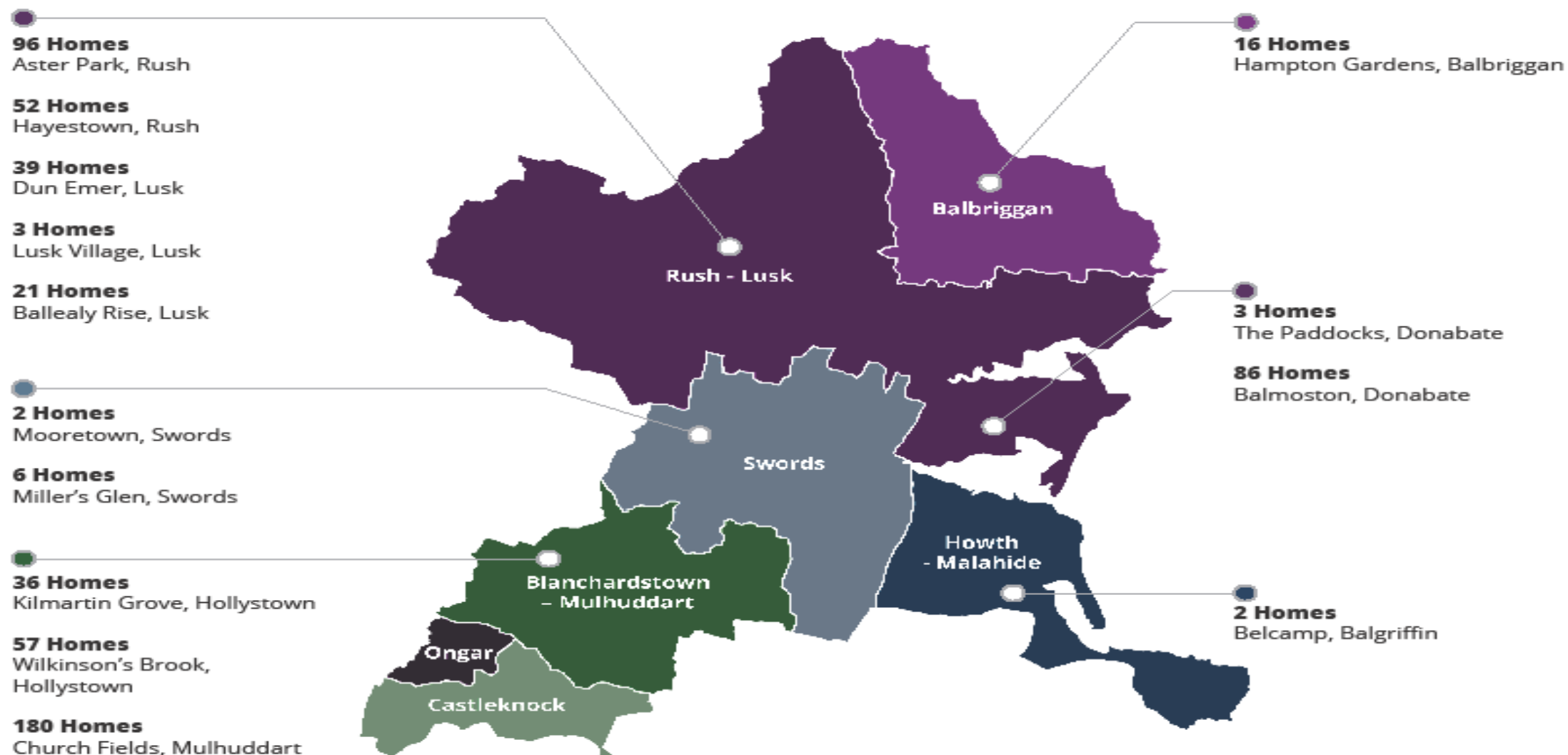
57 homes

**Kilmartin Grove,
Kilmartin**

36 homes

North Dublin Homes

16 homes



Schemes Update

SALE AGREED

Hayestown, Rush

**Hampton Gardens,
Balbriggan**

OPEN FOR APPLICATION

Balleally Rise, Lusk (21 Homes)

- 2 Beds from €290k
- 3 Beds from €380k

Applications received to date

- 58 x 2-Bed Applications
- 62 x 3- Bed Applications

Kilmartin Grove, D.15 (36 Homes)

- 2 Beds from €315k
- 3 Beds from €345k

Applications received to Date

- 27x 2-Bed Applications
- 41x 3-Bed Applications

Coming Soon.....



APPLICATIONS OPENING
9th APRIL 2024

Church Fields 180 Homes
121 x 3 Beds from €320k
59x 2 Beds from €270k

APPLICATIONS OPENING
16th APRIL 2024

Balmaston 86 Homes
52 x 3 Beds from €310k
34x 2 Beds from €299k

APPLICATIONS
OPENING **MID MAY** 2024

Aster Park, Rush
96 Homes
... x 3 Beds from TBC
...x 4 Beds from TBC

APPLICATIONS OPENING
22nd APRIL 2024

North County Homes 16
11 x 3 Beds from €395k
4x x 4 Beds from €455k
1x 2-Bed from €325k

APPLICATIONS OPENING
End of APRIL 2024

Wilkinsons Brook D15
57 Homes
13x 2-Beds from TBC
39x 3 Beds from TBC
5 x 4 Beds from TBC

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

HOUSING STRATEGIC POLICY COMMITTEE

MONDAY 25TH MARCH 2024

ITEM NO. 4

Councillor J. Burtchaell - Community Action Tenants Union (CATU) Engagement

“That this Committee calls on the Chief Executive to arrange for regular quarterly meetings with the Community Action Tenants Union Fingal (CATU) to discuss measures to prevent CATU members and their families falling into homelessness and possible actions to mitigate the housing crisis in the County generally, the Community Action Tenants’ Union has over 3,000 members in Ireland and represents over 60 families in the Fingal area.”

Report:

Following initial contact from CATU in July 2023 in relation to families that were facing eviction in one particular housing development, the Tenant In Situ team from the Housing & Community Development Department engaged directly with the individual cases referred. An email was issued to CATU confirming that Fingal County Council had engaged with all the referred households and advised that the housing team are happy to meet with any individual tenants wishing to discuss their case and options available to them. It was also confirmed that FCC have no issue meeting CATU representatives in order to discuss further engagement and representation on behalf of their members.

Accordingly, officials from Housing met with CATU representatives on 11th December 2023. The meeting consisted of a general discussion surrounding the Tenant in Situ scheme and how it operates in Fingal.

Further correspondence has taken place between the Housing team and representatives of CATU in recent months and Fingal County Council continues to be willing to engage on specific matters as the need arises.

In general, staff from the Housing team actively meet and engage with housing applicants, tenants and citizens who are not eligible for support or who are concerned in relation to their tenure, on a daily basis. We discuss their housing needs and offer advice and support depending on their specific circumstances. This advice includes options to prevent homelessness and mitigation to deal with homelessness if it arises.

There are various channels through which citizens can contact us, for example by phone; dedicated email (Homeless @Fingal.ie, NTQEnquiries@Fingal.ie); various advocacy supports; through our Customer Care Units at Swords and Blanchardstown; through Elected Councillors, Ministers, Deputies and Senators.

Given the foregoing, we do not consider it appropriate to meet with CATU on an ongoing basis when specific customer needs are being actively addressed. We consider it a more effective use of staff resources to focus on dealing directly with tenants and applicants and focus on resolving the various issues, and this work takes place by a number of staff every day.

In previous correspondence, CATU has raised a number of issues that fall outside the responsibility of Fingal County Council's Housing & Community Development Department and into other areas including national housing policy.

Fingal County Council is robustly implementing all of the housing options available to us under current legislative provisions in order to meet the housing support needs of people who contact us in this regard.

Source of Reply:

Paul Carroll, Interim Director of Housing & Community Development