

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: corporate.services@fingal.ie

County Hall
Swords
Co Dublin

Monday, 26th May 2025

To Each Member of the Housing Strategic Policy Committee

Dear Member

A meeting of the **Housing Strategic Policy Committee** will be held **Hybrid in the Council Chambers, Grove Road, Blanchardstown / MS Teams at 4.00 pm on Monday, 23rd June, 2025** to consider the following Agenda.

Yours faithfully

Ciara O hAodha
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 24th March 2025**
- 2 Homeless Action Plan**
- 3 Disability Strategy Update**
- 4 Housing Delivery Update**

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Minutes of Housing Strategic Policy Committee

**Monday 24th March 2025 in the Civic Offices, Grove Road,
Blanchardstown at 4.00pm**

PRESENT

Councillors

Boland, Mark
Burtchaell, John
Hanaphy, Breda
Haughey, Cathal
Leddy, Ted
Sheehan, Gerard

Members

Branagan, David
Doran, Jimmy
Fulham, Jo

The Chairperson, Councillor Brendan Ryan presided.

Apologies for inability to attend were received for Councillor A. Tormey.

OFFICIALS PRESENT

Paul Carroll (A/Director of Services, Housing & Community), Liam Burke (Senior Executive Officer, Housing & Community), Aoife Lawler (Senior Executive Officer, Housing & Community), Pauline Burke (Administrative Officer, Housing & Community), Linda McDonald (Administrative Officer, Housing & Community), Fiona Glynn (Administrative Officer, Housing & Community), Joan Kernan (Administrative Officer, Housing & Community), Caroline Kelly (Senior Executive Officer, Housing & Community), Emer Burke (Administrative Officer, Housing & Community), Ciara Kenny (Senior Staff Officer, Housing & Community), Ciara Donovan (Assistant Staff Officer, Housing & Community), Orlagh Sweetman (Senior Staff Officer, Housing & Community).

SPCH/1/25 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy Committee Meeting held on Tuesday 26th November 2024

The minutes of the Housing SPC meeting held on the 26th November 2024 which were circulated were considered.

It was **PROPOSED** by Councillor G. Sheehan and seconded by Councillor J. Burtchaell and AGREED: "That the minutes of the meeting of 26th November 2024 be **ADOPTED** and **APPROVED**."

SPCH/2/25 (Agenda Item No 2)

Tenant-in-situ Update

An update on the Tenant-in-situ scheme was presented by Fiona Glynn, Administrative Officer, Housing Department.

Following discussion the presentation was **NOTED**.

SPCH/3/25 (Agenda Item No 3)

2025 Strategic Policy Committee Work Programme

A discussion took place regarding Housing Strategic Policy Committee Scheme and 2025 Strategic Policy Committee Work Programme

Arising from discussions, it was agreed that a presentation on Fingal County Council's housing delivery programme would be provided at the June Housing SPC meeting.

SPCH/4/25 (Agenda Item No 4)

Councillor B. Hanaphy - Medical Priority Scheme

The motion in the name of Councillor B. Hanaphy was proposed by Councillor B. Hanaphy and seconded by Councillor T. Leddy.

A presentation on the Medical Priority Scheme was delivered by Linda McDonald, Administrative Officer, Housing Department.

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

The meeting concluded at 17.20 pm.

CHAIRPERSON

DATED

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

HOUSING STRATEGIC POLICY COMMITTEE

MONDAY 23rd JUNE 2025

ITEM NO. 02

HOMELESS ACTION PLAN

Presentation at the meeting.

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Fingal County Council Housing Department

Strategy for Housing Disabled People

Housing Strategic Policy Committee
23rd June 2025



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.
- We are awaiting the completing of the outcome of the review by the Housing Agency.



Steering group membership

- The membership of the group includes The Housing Agency, HSE, services supporting people with disabilities, citizens with lived experience and AHB's.
- FOLD and Tuath as the largest AHB's in the County have been attending in 2025.
- FCC officials from allocations, development and architects are all attending.
- A number of subgroups are working outside of the Steering Group – Mental Health, ID. These sub-groups are proving to be very successful and positive.



Adaption works

- So far in 2025 we have completed 39 minor works to include hoist installations, ramps etc.
- There is currently a specially adapted extension to a bungalow being completed (new kitchen, bathroom, bedroom, widened doors etc).



Adaption works completed

Page 11





Accessible housing developments

Page 12



**Bowden Court, Swords, Co.
Dublin**



Ballough Place, Lusk



Monastery Court, Lusk



Internal – Bowden Court



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Update on Housing Delivery

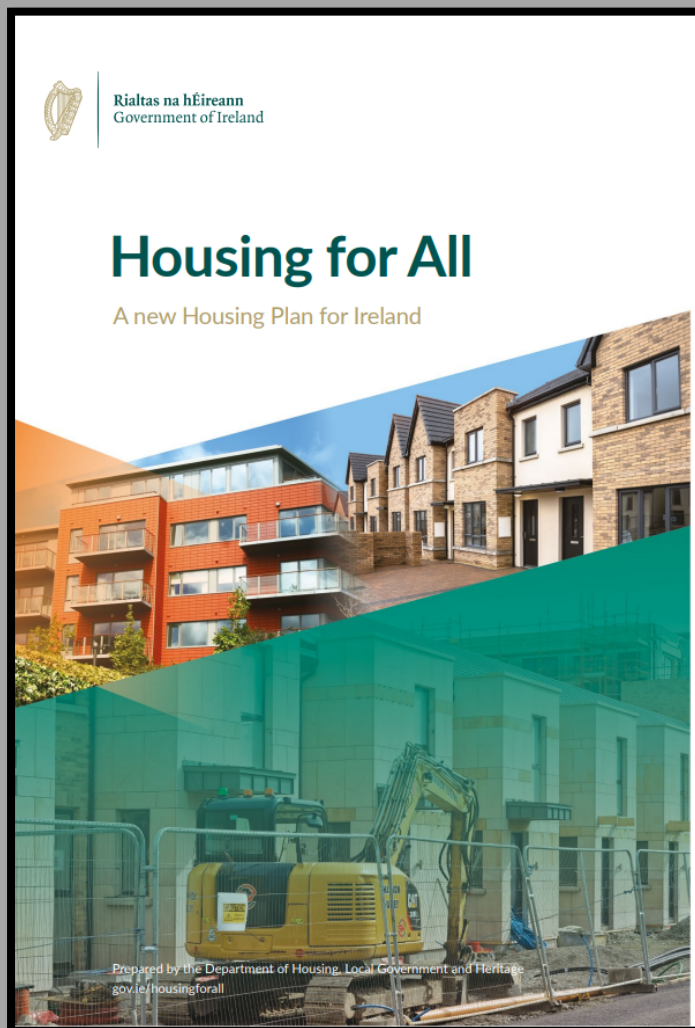
Page 15

Housing SPC
23 June 2025

Housing for All & Housing Delivery Action Plans



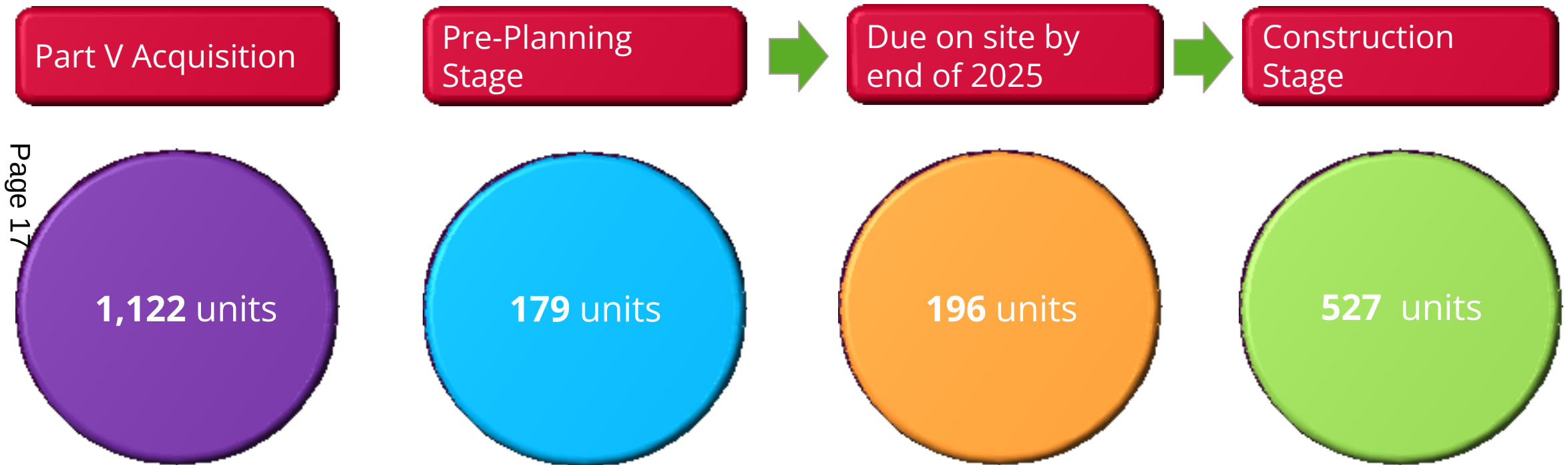
Page 16



The Social & Affordable Housing Pipeline in Fingal



27 sites providing over 2,024 homes



Housing Tenures



- Private Homes for Sale
- Private for Rent
- Private Affordable Homes for Sale
- Cost Rental Homes
- Social Homes

Page 18



Specific Needs Schemes



- As well as general needs housing we provide:
- Older Persons Housing
- Housing for People with Disability
- Traveller Accommodation
- Housing First

Page 19



Update on Delivery Mechanisms by Local Authority



- Direct construction
- Mixed Tenure Direct Construction
- Part V Social Homes & Affordable Homes
- Turnkey Acquisitions
- Leasing
- Single Home Acquisitions

Page 20



Update on Delivery Mechanisms by AHB & LDA



Page 21



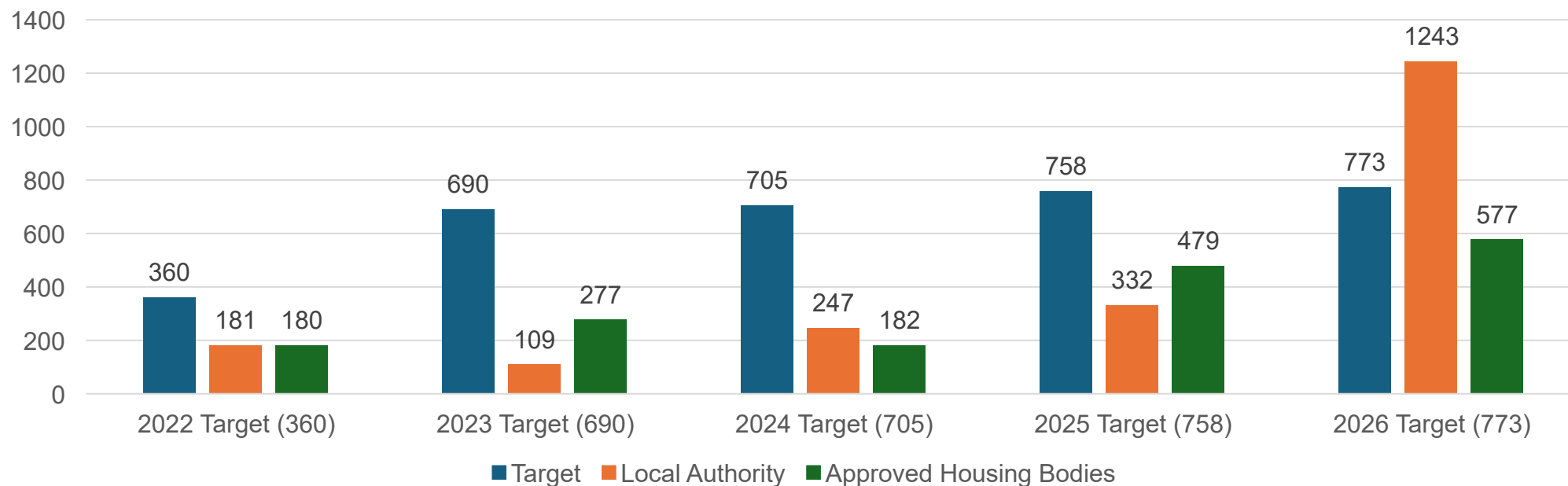
- CAS Construction
- CAS Aquisition
- CALF Construction
- CALF Turnkeys
- Leasing
- LDA Affordable
- LDA Social
- LDA Cost Rental



HDAP 2022 – 2026 Social Housing

Delivery Mechanism	2022 Target (360)	2023 Target (690)	2024 Target (705)	2025 Target (758)	2026 Target (773)
Local Authority	181	109	247	332	1,243
Approved Housing Bodies	180	277	182	479	577
Total	361	386	429	811	1,820

Page 22



FCC Active Construction Sites



Balmoston Phase 1, Donabate – 87 new social homes

Church Fields 3A, Mulhuddart – 40 new social homes

Ballisk Park, Donabate – 63 new social homes

Church Fields 3B, Mulhuddart – 107 new social homes

Baile na Móna Phase 1, Swords - 123 new social homes

Páirc na Blathanna, Rush – 10 new social homes

Holywell, Swords - 57 new social homes

Seatown Road, Swords – 36 new social homes

Remount Court, Lusk – 18 new social homes

Mourne View, Skerries – 14 new social homes

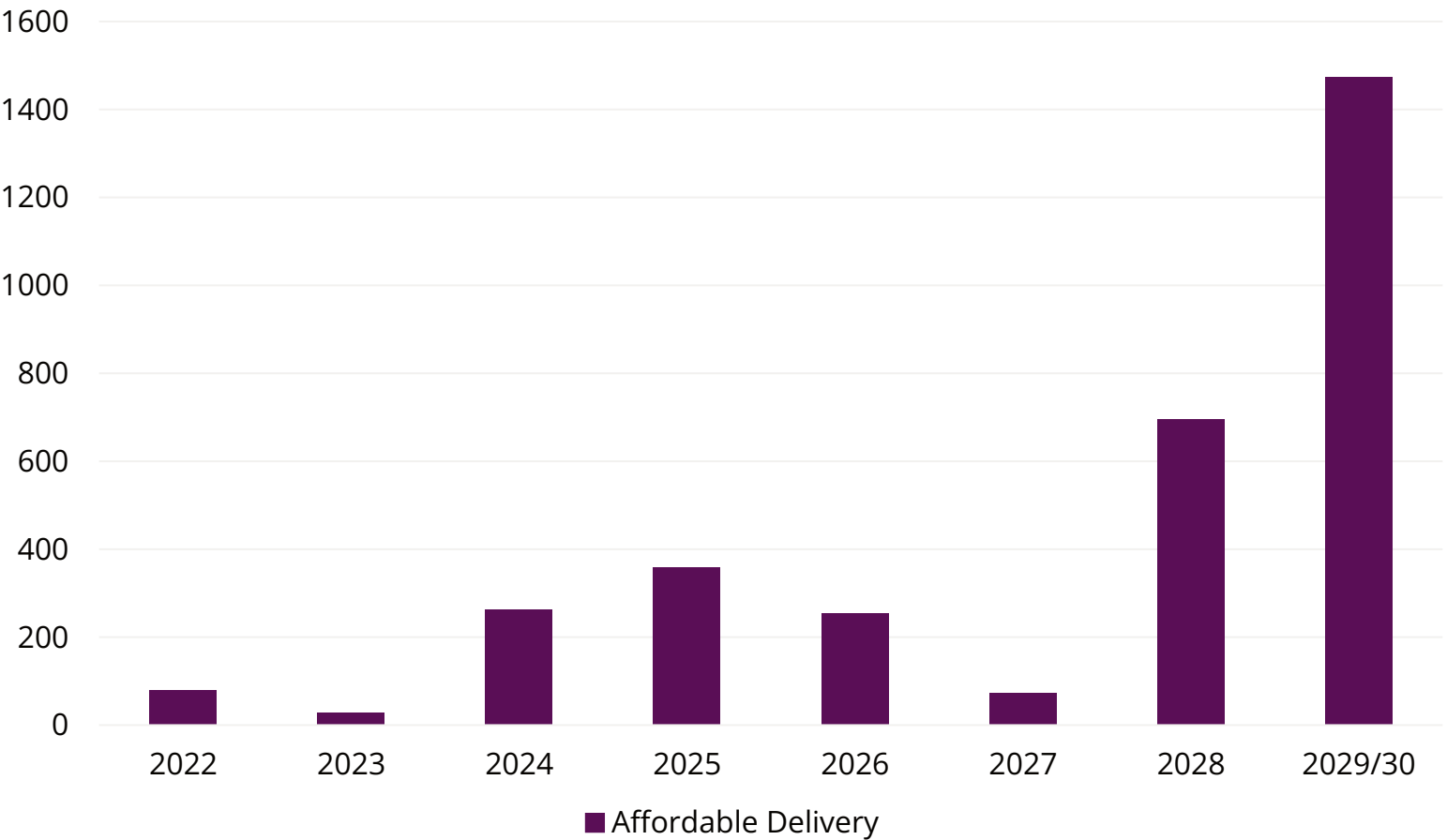
North Street, Swords – 13 new social homes



Affordable Sales & Delivery



Affordable Delivery



Leasing (LTL, MTR....



- **Leasing:** Targets were achieved in previous years, but the scheme is to be phased out in 2025 under Housing For All.
- **Rental Accommodation Scheme (RAS) :** Ongoing engagement with potential interest from the private sector.
- **Mortgage to Rent:** Working with the Department to successfully bring new properties and tenants into the scheme.
- **Repair to Lease:** The aim of the scheme is to bring private vacant properties in need of repair, back into use for social housing.



Recent & Upcoming Awards



Page 26





Q&A

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