

# COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: [corporate.services@fingal.ie](mailto:corporate.services@fingal.ie)

County Hall  
Swords  
Co Dublin

Monday, 25<sup>th</sup> May 2026

## 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, 22<sup>nd</sup> June, 2026** to consider the following Agenda.

Yours faithfully

**Aoife Sheridan**  
**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 23<sup>rd</sup> March 2026**
- 2 **Anti-social Behaviour Strategy**
- 3 **Right-sizing Strategy**

### MOTIONS

- 4 **Councillor C. Haughey - Communication about Housing Offers - AI108539**

“That the Chief Executive inform Councillors when an offer has been made to a constituent, if a Councillor has previously made representations to the Housing Section on behalf of that constituent.”

- 5 **Councillor M. Boland - Medical Priority Presentation - AI108598**

“That the Chief Executive arrange a detailed presentation to the Housing SPC on Medical Priority applications, in light of the sharp increase in demand being experienced as part of the wider housing crisis, and to ensure transparency and clarity for members and applicants, included in this presentation should be:

- a report in tabular format showing the number of Medical Priority applications received per month over the last two years;
- the number processed per month over the same period;
- the number approved/declined per month over the same period and an outline/update on processing timelines, including the average time from date of receipt to final decision and the current typical/expected waiting time applicants can expect based on recent performance.”

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## **COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL**

### **Minutes of Housing Strategic Policy Committee**

**Monday 23<sup>rd</sup> March 2026 in the Civic Offices, Grove Road,  
Blanchardstown/MS Teams at 4.00pm**

#### **PRESENT**

##### **Councillors**

Boland, Mark  
Burtchaell, John  
Haughey, Cathal  
Leddy, Ted  
Ryan, Brendan  
Sheehan, Gerard  
Tormey, Aoibhinn  
Hanaphy, Breda

##### **Members**

Branagan, David  
Fulham, Jo

Apologies received from Mr. Jimmy Doran.

The Chairperson, Councillor B. Ryan presided.

#### **OFFICIALS PRESENT**

Paul Carroll (Director of Services, Housing), Fiona Glynn (Administrative Officer, Housing), Emma Maxwell (Administrative Officer, Housing), Sara Mc Avoy (Senior Executive Officer, Housing), Helen O' Donnell (Administrative Officer, Housing), Emer Burke (Administrative Officer, Housing), Liam Burke (Senior Executive Officer, Housing), Ashley McGovern (Administrative Officer, Housing) Orlagh Sweetman (Senior Staff Officer, Housing) Shauna Hughes (Senior Staff Officer, Housing).

**SPCH/1/26** (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of the Housing Strategic Policy  
Committee Meeting held on Wednesday 10th December 2025

The minutes of the Housing SPC meeting held on the 10<sup>th</sup> December 2025 which were circulated were considered.

It was PROPOSED by Councillor G. Sheehan and seconded by Councillor M. Boland and **AGREED**: "That the minutes of the meeting of 10<sup>th</sup> December 2025 be **ADOPTED** and **APPROVED**."

**SPCH/2/26** (Agenda Item No 2)  
Differential Rent Scheme

An update on the Differential Rent Scheme was presented by Sara McAvoy, Senior Executive Officer, Housing Department.

Following discussion the presentation was **NOTED**.

**SPCH/3/26** (Agenda Item No 3)  
Voids Management

An update on Voids Management was presented by Sara McAvoy, Senior Executive Officer, Housing Department.

Following discussion the presentation was **NOTED**.

**SPCH/4/26** (Agenda Item No 4)  
Update on Second Hand Acquisitions Programme

An update on Second Hand Acquisitions Programme was presented by Fiona Glynn, Administrative Officer, Housing Department.

Following discussion the presentation was **NOTED**.

The Meeting concluded at 17:35pm.

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**CHAIRPERSON**

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**DATED**

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**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

**MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE**

**MONDAY 22<sup>ND</sup> JUNE 2026**

**Draft Anti-Social Behaviour Strategy & Policy**

The Draft Anti-Social Behaviour Strategy and Policy is currently in preparation. A presentation will be delivered to the Members of the Housing Strategic Policy Committee (SPC) at the meeting scheduled for 22nd June. The draft document will be circulated to Members in advance of the meeting.

**Source of Report:**

Joan Kernan, Administrative Officer, Housing Department

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**Fingal County Council**  
**Draft Anti-Social Behaviour Strategy & Policy**  
**Presentation to the Housing SPC**

**22<sup>nd</sup> June 2026**

**Joan Kernan, Administrative Officer**

# Legal Basis for the Anti-Social Behaviour (ASB) Strategy

## Section 35(6) of the Housing Miscellaneous Provisions Act 2009

mandates Local Authorities to  
develop and implement Anti-Social  
Behaviour Strategies.

The Adoption of the ASB Strategy is  
a Reserved function of the Elected  
Members.



# Vision for Communities

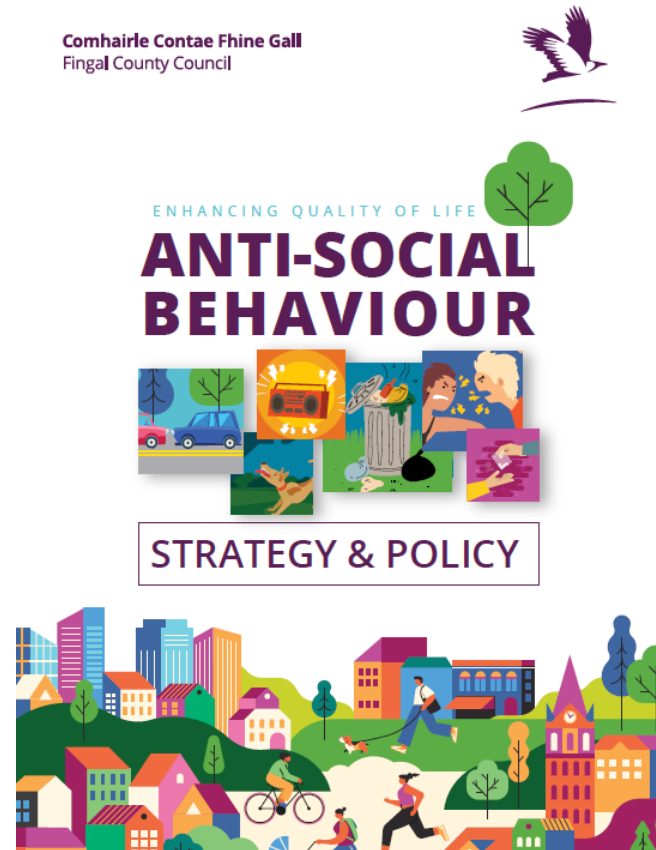
**“Fingal County Council is committed to working with Tenants & other Statutory Agencies to create resilient, inclusive communities”**



# Objective of Strategy

- Prevention of ASB
- Managing ASB
- Clear procedures for responding to ASB complaints
- Enforcement & accountability of Tenancy Agreements
- Partnership & collaboration with relevant partners.
- Support & resolution

Page 10



# Anti-Social Behaviour (ASB)

**“Anti-Social Behaviour is conduct that negatively impacts the quality of life of others”**

-  Drug-related activity
-  Persistent noise nuisance
-  Intimidation, threats & harassment
-  Property damage & vandalism
-  Neighbour and tenant disputes
-  Hate incidents & discriminatory behaviour
-  Illegal dumping



# Why Managing Anti-Social Behaviour Matters

**Estate Management manages 7400 Council Tenancies across a wide range of diverse communities**

## **ASB can impact the quality of life of Residents & Local Communities**

Anti-social behaviour can cause fear, stress, and insecurity, disrupting residents' daily lives.

### **Effect on Tenancies**

ASB can lead to tenancy issues:-

- Transfer Requests
- Tenancy Alerts & Warnings
- Exclusion Orders
- Possession Orders
- Inability to purchase through Tenant Purchase Scheme



# Key challenges managing ASB

Page 13

Tenant Responsibility/Accountability

Lack of contact/engagement

Evidence gathering - investigative process

Lengthy legal process

Complex Household Challenges

Staff Safety and Training

Managing Repeat Offenders



# Planned Actions and Next Steps

## Strategy Review 2026

Adopt new ASB Strategy and Policy

## Interagency Collaboration

Continue to build and strengthen engagement with stakeholders e.g. AGS, HSE etc

## Staff Training Priority

Equip housing staff with skills to manage complex cases and support their wellbeing and confidence.

## Online Reporting Facility

Development of an On-line digital reporting tool



# How do we know we are delivering?

Faster case resolution

Increase in cases referred for Legal Action

Building staff skills & resilience through training

Improved Partnership and Collaboration with AGS & all Stakeholders



# Questions ?





# **HOUSING STRATEGIC POLICY COMMITTEE**

Page 17  
Draft Rightsizing Policy Update  
22nd June 2026

# Purpose of the Rightsizing Policy



**While those aged 55 and over currently represent about 21% of the population, this group has grown by 59% since 2011, far exceeding the national average increase of 35.8%.**



Page 18

**This increase is expected to accelerate in the next 10-15 years driven by arise in the number of people currently in their 40s and 50s, who make up a significant proportion of Fingal's population.**



**The population aged 70 and over has doubled since 2011 and the large numbers currently in the 40-50 age bracket indicate a coming surge in demand for age-related services in the next 10 to 15 years.**

Data from: Central Statistics Office & Fingal Age Friendly Strategy 2026-2030

# Update on the Draft Rightsizing Policy



The draft policy combines a number of schemes that are in operation across the county for both Social Tenants and Private Homeowners who wish to rightsize.

Page 19  
FCC are awaiting updated guidance from the Department of Housing, Local Government and Heritage in relation to Private Homeowners who wish to rightsize which we expect in the coming months.

Today's update will cover the strategic vision and objectives of the Fingal County Council Rightsizing Policy as well as the options for Social Tenants who wish to rightsize.

# Rightsizing



## Definition

- Rightsizing is a process where public housing tenants and private householders are given the opportunity to move to a smaller or larger home, depending on their needs.

## Vision

- Fingal is a great county in which to grow old.

## Mission Statement

- Fingal County Council will improve the quality of life for older people throughout the county by maximising existing housing stock, provide early solutions and new pathways and therefore provide a wide range of options to those seeking to rightsize.

## Purpose

- To create a one stop shop for those who are considering rightsizing.

# What is the Objective of the Rightsizing Policy



Page 21

Maximizing the existing stock of housing available to Fingal County Council

To find earlier solutions to the needs of people with disabilities and the elderly

To embrace choice-based letting approaches to the selection of property types

To facilitate private homeowners, who may not find a rightsize solution themselves on the open market

To facilitate options for persons who have experienced bereavement, divorce, or separation or are part of a de-congregation from collective housing settings.

# Active Schemes for Social Tenants who wish to Rightsize:



## Transfer to Alternative Accommodation

- If you are our tenant and you wish to move to another home you can apply for a transfer.

## Mutual Inter Transfers

- Council tenants may exchange the tenancy of their existing home for a tenancy with another Council, Housing Authority or Approved Voluntary Housing Association.

## Medical Priority Transfer

- For those who suffer from Chronic illness (physical or mental) or disability where the Chief Medical Officer considers that the persons health will significantly deteriorate unless he/she is re-housed, and that re-housing will have a beneficial effect on that person.

## Disabled Persons Grant

- Available for Council tenants who require alterations to be carried out to their Council home to assist with their disability needs.

# Delivery Pipeline for Age Friendly Accommodation



To implement their policy of 30% of social homes in new housing developments to be developed to Universal Design Standards, making them Age Friendly.

Encourage delivery of Age Friendly Housing as per the Fingal Development Plan 2023-2029 and as required by Objective DMSO37-Age Friendly Housing of the Development Plan.

Requirement that all Local Area Plans and Masterplans are assessed for suitability so as to provide housing for older people.

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# **HOUSING STRATEGIC POLICY COMMITTEE**

## **Draft Rightsizing Policy Update**

Page 256

22nd June 2026

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Page 26

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**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

**MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE**

**MONDAY 22<sup>TH</sup> JUNE 2026**

**ITEM NO. 04**

**COMMUNICATION ABOUT HOUSING OFFERS**

**Motion: Councillor C. Haughey**

“That the Chief Executive inform the Councillors when an offer has been made to a constituent, if that Councillor has previously made representations to the Housing Section on behalf of that constituent.”

**Report:**

The allocation of properties and nominations to AHBs is an executive function and is carried out by members of staff from the Housing Allocations team. The process of offers and nominations has a number of internal processes and entails communication with the applicant directly, often multiple times. A strict timeframe is given for an applicant to reply. It is considered that direct contact with the applicant for such a significant life event such as an offer of social housing, is the most appropriate form of communication.

Active representations from elected members regarding housing applicants is c.100 at any given time, and although Dynamics 365 is the appropriate mechanism for such representations, other methods of communication are often used. Given the record levels of allocations achieved last year, with another record year likely in 2026, it is not feasible for many reasons, not least multiple representation on behalf of the same applicant, to review representations and notify Councillors of offers and nominations, in advance.

**Source of Report:**

Linda McDonald, Administrative Officer, Housing Department

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**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

**MEETING OF THE HOUSING STRATEGIC POLICY COMMITTEE**

**MONDAY 22<sup>TH</sup> JUNE 2026**

**ITEM NO. 05**

**MEDICAL PRIORITY PRESENTATION**

**Motion: Councillor M. Boland**

“That the Chief Executive arrange a detailed presentation to the Housing SPC on Medical Priority applications, in light of the sharp increase in demand being experienced as part of the wider housing crisis, and to ensure transparency and clarity for members and applicants, included in this presentation should be:

- a report in tabular format showing the number of Medical Priority applications received per month over the last two years;
- the number processed per month over the same period;
- the number approved/declined per month over the same period and an outline/update on processing timelines, including the average time from date of receipt to final decision and the current typical/expected waiting time applicants can expect based on recent performance.”

**Report:**

A presentation will be made at the SPC meeting and will involve information on the numbers of applications, the processes involved in the receiving and assessment of the forms and the outcome of the applications. A presentation was made in 2025 also.

**Source of Report:**

Linda McDonald, Administrative Officer, Housing Department

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# **Fingal County Council**

## **Medical/Welfare Process Presentation to the Housing SPC**

**22<sup>nd</sup> June 2026**

# Medical Priority Process

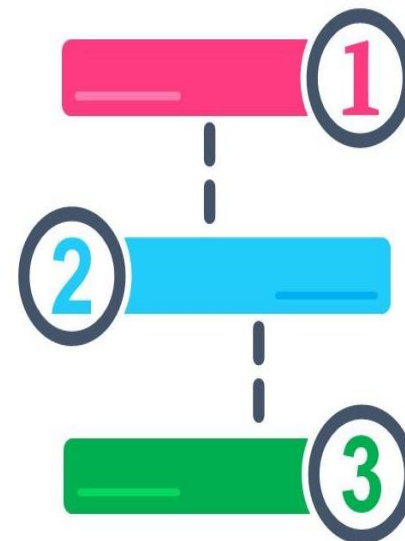


The Medical priority process is underpinned by Fingal County Council's Housing Allocations Scheme.

When Medical priority is awarded to applicants, they are placed on category 1 of the housing waiting list, gaining an overall priority.

Medical priority can be awarded to support Applicants who suffer from a **chronic illness** (physical or mental) or disability where the Medical Committee considers that the person's health will significantly deteriorate unless he/she is housed, and that housing will have a beneficial effect on that person.

The Medical Committee has regard to the opinion of the Chief Medical Officer when evaluating an application.

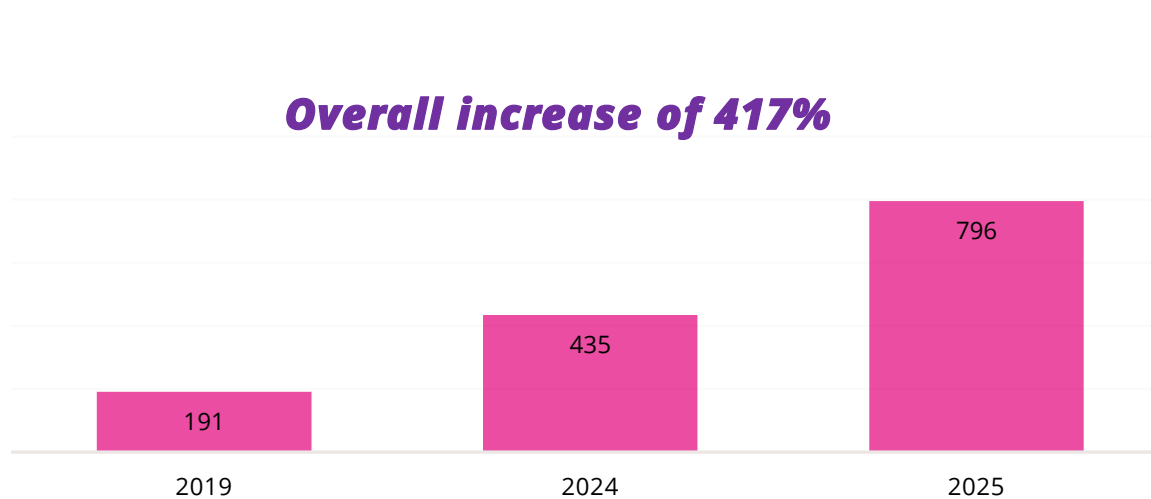


# Medical Priority Process



In recent months the Medical Priority Process operated by the Council has undergone significant review, working to deal with the huge increase in numbers of Applications received in recent months, and particularly , since the global Covid pandemic, work to deal with this is ongoing.

## Medical Applications reviewed 2019, 2024 and 2025



# Medical Priority Process



## Delays

The Pandemic had an effect on productivity ,  
due to changes in work practices.

Increase in applications received.

Chief Medical Officer (CMO) retired in 2022.



# Medical Priority Process



## FCC response to delays

A number of initiatives have been introduced to assist in progressing applications in a timely manner;

New C.M.O now in place

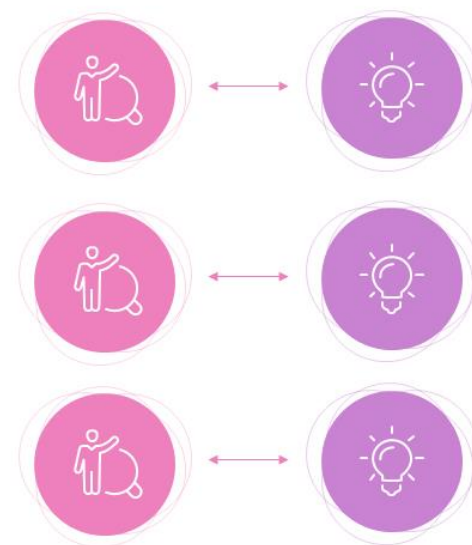
The introduction of the HMD1 in 2021 streamlined the application form.

Additional meetings arranged to assess applications

Additional staffing resources to assist with the administration of the applications.

The introduction of the Exceptional Welfare Application form in 2025

A review of all processes involved in the assessment and processing of medical and welfare application, with a focus on reducing wait times, while ensuring transparency and due diligence are given to each application.



# Medical Priority Process



70 Applications for Medical / Welfare priority received per month.

Screening

Correspondence with the applicant, preparing files and agendas.

Review by the medical/ welfare committee.

Monthly meetings held (40 / 50 applications)

Welfare Meetings

Applicants updated.



# Medical Priority Process



Page 43

There has been a **significant decrease in waiting times** for medical applications to be reviewed, with a current wait time of approximately 11 months, this has reduced from an approximate 2 year wait time in 2024, given the impact that the solutions and extra resources have had thus far:

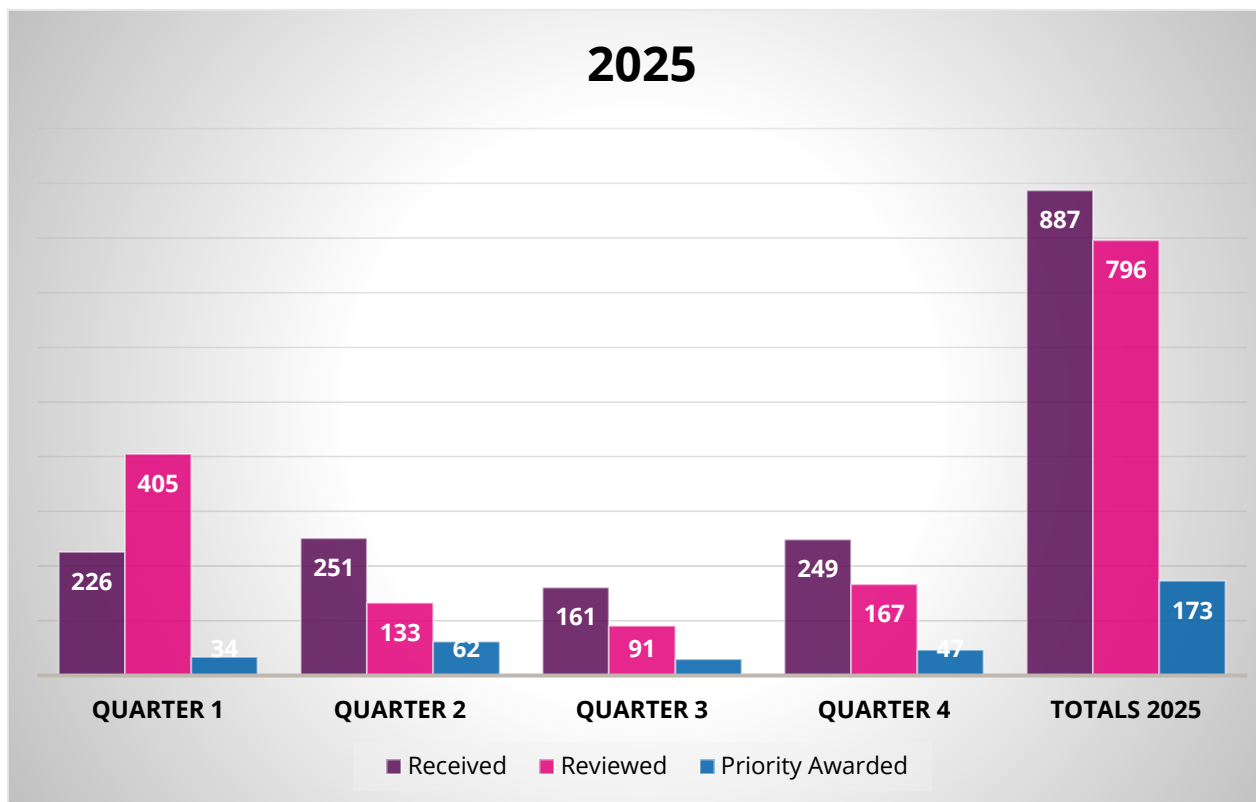
We are working towards a further reduction in wait times in 2026, aiming for a 12-week turnaround on all applications.



# Medical Priority Process



2025



*On Average 22% of the medical/welfare applications reviewed were awarded a priority*

# Medical Priority Process



**The HMD form 1 sets out clear requirements and specifies the information needed to be eligible to apply for a priority.**

The HMD1 form states:

- Two Healthcare Professionals, who are registered to practice in Ireland, will be required to fill out parts of this form for you. A Healthcare Professional includes registered Medical, Nursing, Health or Social Care Professionals. These include a Consultant, General Practitioner (GP), Mental Health Nurse, Public Health Nurse, Nurse, Occupational Therapist, Social Worker, or any other registered healthcare professional deemed appropriate by the local authority for the purpose of providing the information required in the form.*
- For clarity, the form should be completed by two different Healthcare Professionals, for example a Consultant and a GP; a GP and a Public Health Nurse; a Consultant and a Social Worker and so on. This is to ensure that the form gives a broad perspective and as much relevant information as possible about the applicant's circumstances and housing needs*

**This is crucial information that determines how the application is reviewed by the Chief Medical Officer and assessed by the committee.**

# Exceptional Welfare Applications



**In accordance with the Allocations Scheme**, priority may be awarded on Exceptional Welfare Grounds

The decision process is based on the information provided and in line with the provisions of the Allocations Scheme.

According to Fingal County Councils Housing Allocations scheme:

*Recommendations by the Welfare Committee will be made on the basis of, the exceptional nature of the case, the stated urgency and the likelihood of a vacancy occurring in an area to relieve the stress and suffering of the applicant" (FCC, Housing Allocations Scheme, 2011)*

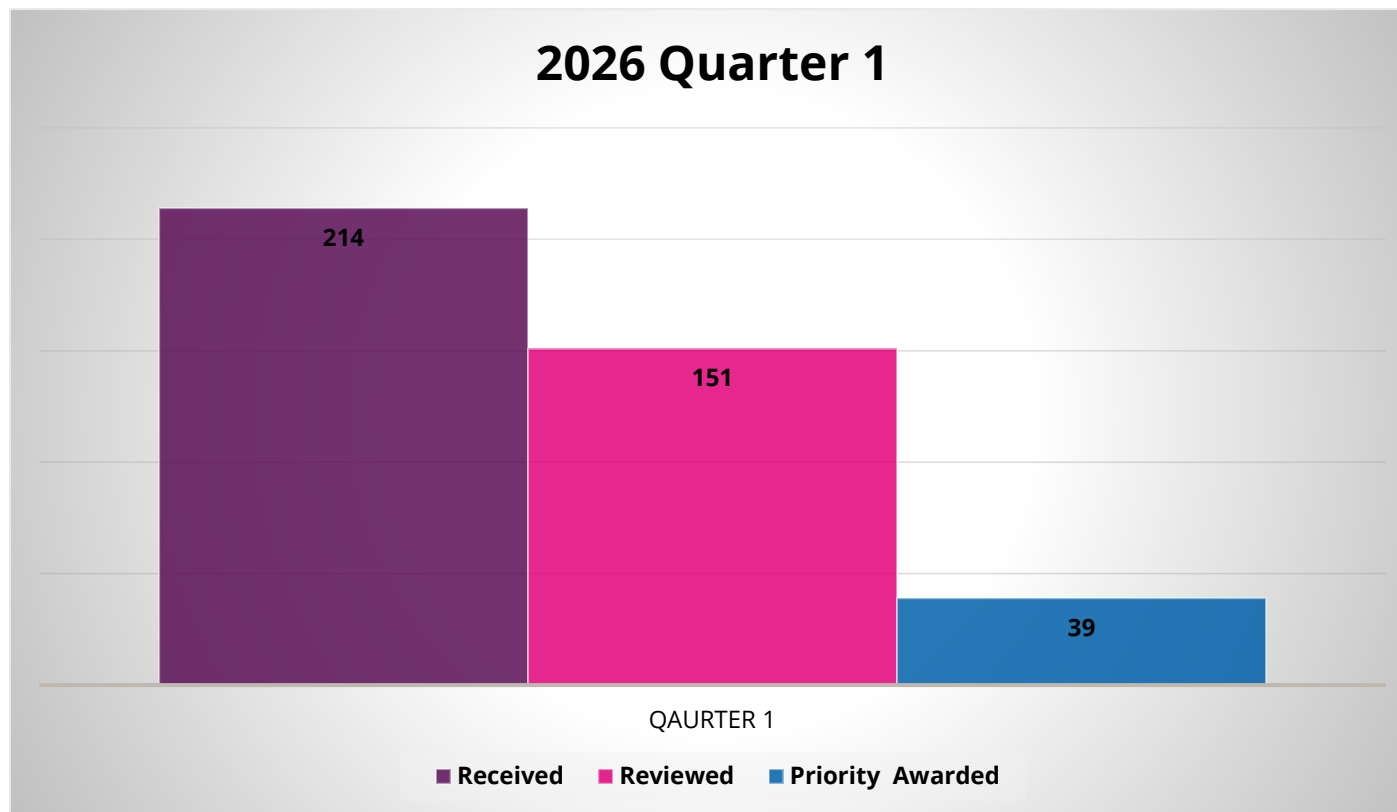
## **Examples of cases that may be considered under this heading are:**

1. Victims of sexual abuse.
2. Childcare issues, e.g. non-accidental injury.
3. Domestic Violence
4. Bereavement, e.g. suicide, multiple deaths, grieving difficulties which effect social functioning.
5. Elderly persons at risk.
6. Traumatic life events.
7. Care Leavers

# Medical/Welfare



Page 47



***On Average 26% of the medical/welfare applications reviewed were awarded a priority***

# Medical Priority



## When priority is granted

Applicants move from the standard waiting list to the category 1 waiting list.

Category 1 wait times and figures

## **As of 15/06/2026**

There are currently 315 applications with Medical priority on the housing waiting list over all bed sizes.

As per Fingal County Council's housing allocations scheme

*"Method of allocation "Date in Need" is defined as the date on which the Council determines that the household is qualified for Social Housing Support. When an applicant moves from one category to another higher category "Date in Need" is the date on which the move is effected. Applicants will be categorised by housing need in accordance with the scheme and will be placed on the housing list in accordance with their "Date in Need". Applicants will be allocated dwellings suitable for their needs by "Date in Need" order, starting from Category 1 through Category 2 to Category 3".*



# Medical Priority



## Points to Note

Large volume of applications being processed

HMD form 1 applications not filled in correctly, leads to delays.

Insufficient information submitted.

Lack of specially adapted properties.

Large volume of requests for houses with garden v stock available (apartments), majority of new builds are apartments.

New designs allow for ease of access eg, properties with step in shower rather than a bath, allowing more allocations to those with mobility issues.

Wait time for allocations with medical priority are varied depending on the specific Housing requirements.

All applicants are encouraged to engage with Choice Based Lettings (CBL)



# Medical Priority



## Choice Based Lettings

Choice Based Lettings (CBL) is a method whereby available social housing stock is let by being openly advertised by local authorities to persons on the social housing waiting list. This allows qualified applicants to 'express an interest' in available homes.

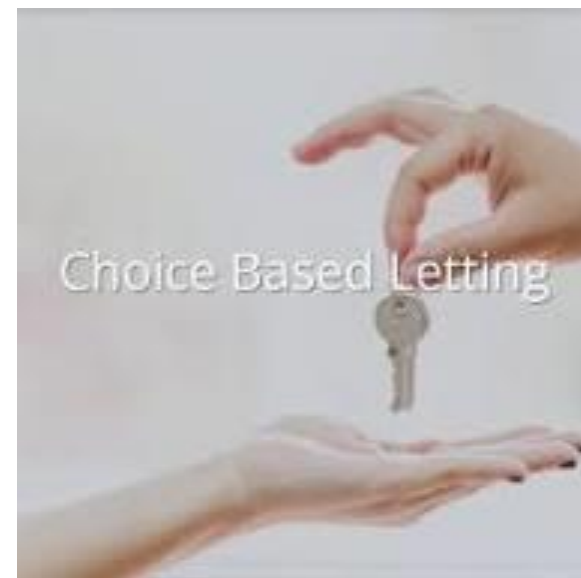
If a number of qualified people express an interest in a CBL property, the property will be allocated in accordance with the allocations scheme.

This means that, expressions of interest through the Choice Based Lettings portal are sorted by registration date. Should an applicants position be reached for a property they have expressed interest in, housing staff will make direct contact with them to begin the lettings process.

The Housing team are continually encouraging applicants over all categories on the Housing waiting list to engage with this process.

Wait times for an allocation can significantly decrease when engaging with this process.

Aim to increase the volume of properties being advertised through CBL.





## Questions

Page 51



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