

Tuairisc Oibre/Reporting Template for Galway City Community Forum (GCCF) Reps attending meetings.

Please complete and return to GCCF Office, C/o City Hall or email to communityforum@galwaycity.ie



Cruinniú /Name of Meeting	Housing SPC
Ionadaí FPCG (glacadóir - nótaí) Name of GCCF Rep (note-taker)	Paul Hargaden
Dáta & Suite Date & Location of Meeting:	27/04/2015
I láthair/ Attendance	
Agenda	<ol style="list-style-type: none">1. Minutes of Previous Meeting2. Housing Assistance Programme3. Homeless Action Plan Update4. Traveller Accommodation Programme5. Capital Programme6. Social Housing Allocations Scheme7. A.O.B.

Príomhphointí pléite / Key Issues Discussed:

Note:

- Sharon Lawless has taken over the role previously held by Liam Hanrahan
- Ailish Coppinger has been transferred from the Planning Dept. to the Housing Dept.

Housing Assistance Payment

HAP is being introduced this year, the RAS scheme is likely to be phased out over time. Current RAS leases will be continued. With HAP, the tenant sources the accommodation and both Tenant and Landlord make the application to the LA. Rent Supplement, currently paid by the Department of Social Protection, will now be administered directly by the Local Authority. Landlords must agree to a lease of a minimum of two years and to an inspection of the property which will be conducted within 6 to 8 months of the agreement being signed. Issues in relation to compliance with agreed standards will be raised following this inspection. Concern was expressed with the delay in raising possible issues of compliance and why the inspection would not take place sooner. It was noted that the landlord would be given an agreed timeframe to address any issues in relation to an inspection and compliance. Concern was also expressed in relation to staffing levels though it was pointed out that a review was currently underway.

Note:

4,411 applicants currently on the LA Housing List. The recent announcement from the Minister approved 517 units for the city.

Homeless Action Plan Update

Anne Ruane gave an update on the Homeless Action Plan.

There has been an increase in the number of people presenting as 'homeless'. A significant increase in the number of families presenting was noted:

- January 4 families
- February.... 3 “
- March..... 4 “
- April 4

In addition there are currently 3 families in emergency accommodation and transitional accommodation.

Galway City Council is in full compliance with Circular 6/2015 which requires Local Authorities to allocate at least 30% of available social housing to homeless households as issued by the Minister on January 26th.

Note: Domestic Violence Units have moved over to TUSLA .

There are approximately 500 RAS and LTL properties in Galway City currently but there is a complete undersupply of housing units. A public recruitment campaign for RAS is imminent.

Traveller Accommodation Programme

Several sites have been flagged for investigation by the LA and a decision on the most suitable sites is due to be taken in June. Some of the current accommodation for families is too small and this is a concern. It was felt by some present that the response to the Traveller accommodation issue has been very slow. It was pointed out that there is only one Tenant Liaison Officer in place at the moment and that another key member of staff is on sick leave.

There is a Social Worker post advertised, though it is only for a 12 month contract. This post needs to be for a longer period.

There was a discussion on the Carrowbrowne site and the outcome of the planning application for a two year extension on the temporary transient site is due in June. If this is turned down it will be appealed. Three sites will need to be delivered within the city owned land; this is going to be difficult. The site in Doughiska is illegal but there appears to be nothing the LA can do about this at the moment. Between 8 to 10 families have now moved onto the site with roads and lighting being illegally put in place. There are three extra families currently on the Salthill hating site.

Capital Programme

Details of 8 Council sites were presented to the meeting. The sites have the following potential:

1. Ballymoneen Rd. 69 units
2. Ballyburke 163 units
3. Keeraun 60 units
4. MacHales Lands 12 units
5. Bothar na gChoiste 43 units
6. Headford Rd. 72 units
7. Cappagh, Barna 46 units
8. Ballindooley 8 units

These sites will be examined by the Council to establish if actually suited to housing construction.

2 units at Claddagh are nearing completion and have already been allocated.

CAS

-7 proposals were received under the recent CAS call. These have been prioritised and sent to the department.

-Discussion on the Social Housing Allocations Scheme was deferred

A.O.B.

1. Details on the projects which received funding under the Social Inclusion Grants recently announced were given to the meeting; in total €25,000 was allocated.

2. The 2014 Housing Act was enacted two weeks ago. Section 62 of the 1966 Act was repealed and while this gives more power to the LA in relation to NTQ's it also gives more rights to the Tenant.

3. There is currently only one house in the mortgage to rent scheme currently. Eligibility criteria are very strict.

4. A question was raised in relation to repairs and maintenance at Melodies Court and Whitehall, particularly in relation to Fire Safety and what exactly was the Council's responsibility.

Date of next meeting: **27th July 3pm**

Agenda items: Social Housing Allocation Policy; Housing Assistance Payment; Homeless Action Plan; Traveller Accommodation Plan.

Socruithe déanta/ Key Decisions Made:

None

**Gníomhaíochtaí is gá a iarraidh ar an bhFóram
Action(s) required from Community Forum:**

None

**Dáta don chéad chruinniú eile
Date of next meeting :**

20th July 3pm

Moltaí breise /Any Other Comments:

Agenda items: Social Housing Allocation Policy; Housing Assistance Payment; Homeless Action Plan; Traveller Accommodation Plan.