**

Tuairisc/Reporting Template for Galway City Community Network (GCCN) Reps

Please complete and email to info@galwaycitycommunitynetwork.ie

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| Cruinniú /Name of Meeting |

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| Housing & Social Inclusion Strategic Policy Committee  |

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| Ionadaí FPCG (glacadóir - nótaí)Name of GCCF Rep (note-taker) | Karen Golden |
| **Dáta & Suite****Date & Location of Meeting:** | Galway City Council, 20th Sept 2018 |
| **I láthair/ Attendance** |

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|  Cllr Mark Lohan, Cllr. Declan McDonnell, Cllr. Mike Cubbard, Cllr. Ollie Crowe, Cllr Mairéad Farrell, Alan Daly (ICTU), Paul Carey (CIF), Karina Timothy, (Galway City Community Network), Karen Golden, (Galway City Community Network)Patricia Philbin, Dermot Mahon, Ann Brett, Tom Prendergast, Sharon Carroll, Katie Fahy (All Galway City Council)  |

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| **Príomhphointí pléite / Key Issues Discussed:** 1. Presentation from Students Unions on housing issues in Galway City
* Aaron Burke, President GMITSU and Megan Reilly, President NUIGSU gave a presentation outlining the difficulties faced by students in accessing safe, affordable, secure accommodation in reasonable proximity to campus.
* Following questions and answers, the meeting agreed that two motions should go to the next Council meeting. The first calls for more publicly funded student accommodation to be provided in Galway, the second calls for an increase in the grant rates (which the students outlined had not been increased since 2011)
1. Minutes and Matters Arising
* Cllr Ollie Crowe asked Dermot Mahon and Tom Prendergast for an update re traveller accommodation; social housing figures; how many houses the Council is building; how many infill properties are underway; where affordable houses are to be built and if CCTV is to be provided in what he outlined as priority areas in the City Centre eg Bowling Green and Woodquay
* Cllr Mike Cubbard asked for an update on Choice Based Letting and the Housing Needs Assessment
* Karina Timothy, GCCN asked if the Estate Management Meeting had happened, as indicated in the Minutes of the last meeting and, if so, who had been invited? She also asked if O’Cualann had been invited to present to the SPC?
* By way of response, Dermot Mahon spoke of the consultation process that is currently underway in relation to the Traveller Accommodation Programme. A Proposal is expected by October.
* 1,900 households contacted as part of the HNA (all applicants excluding HAP/RAS tenants). 250 did not reply, all have been written to three times and called by phone. As is required, they are now being removed from the list – though they may be added back if they get in contact later. The results of the HNA will be available by the end of the year, when the Housing Agency completes the analysis. City Council is predicting that the numbers will have decreased because of those removed following failure to reply to the HNA and a small number who are now over the income limits.
* Tom Prendergast gave a detailed response in relation to properties under construction. In total City Council is on target to deliver in the order of 400 units by the end of 2021, in line with the Rebuilding Ireland targets for Galway City.
* Patricia Philbin spoke of the new Affordable Housing Scheme that is awaited from the Dept. City Council is looking for an upgrade of a road at Baile an Choiste with a view to building affordable housing.
* City Council met with O’Cualann Trust in June, in relation to their developments in Ballymun and Waterford.
* The Estate Management Meeting was postponed until after the Summer and there will be wide engagement around this. There is some cross over between the Anti Social Behaviour Strategy and the Estate Management Policy. Tenancy training is being rolled out and the Council was commended on their work in this area.
* There are ongoing negotiations between the City and County Councils nationwide and the Dept in relation to CCTV and City Council cannot progress CCTV in Galway until these are completed.
* Cllr Mark Crowe asked if Part 8 development in Corrib Park and Castle Park was taking away valuable green spaces? Cllr Mark Lohan asked if sites other than Bóthar na Coiste would be available through the Serviced Sites Fund for Affordable Housing? Cllr Mike Cubbard was very concerned that only 14 social houses had been delivered by the Council in 3 years, but 17 were being delivered through infill in existing estates and he identified huge issues around the taking away of green spaces in existing estates.
* The Executive’s responses included:
	+ Park 8 likely to be before the Council in Dec/Jan
	+ Huge need for smaller size units that enable smaller size households/those with disability requirements (eg ground floor access) to move within their own estate and this in turn frees up larger units of family accommodation. Infill works aiming to make stock more flexible and more suitable for the needs of tenants.
	+ Expecting AHB delivery of units out to 2021 to exceed 1,100 target.
	+ There is significantly zoned residential land in Galway but it is too expensive for City Council to buy. The Council is restricted from developing on lands it owns because the original cost of the land was so high.
	+ Choice Based Letting to start by the end of the year.
	+ There was an extended discussion around access to a site on the Headford Road.

4. Homeless Report and Update* 304 persons in Homeless Services in August. The number of families in the City is decreasing. There were 25 families on Sept 6th in PEA in the City plus 13 in Transitional Units.
* Council is dealing with 25 NTQs at the moment.
* Katie Fahy – HAP Placefinder took up post in June. She searches for HAP tenancies and is in a position to pay deposit and rent in advance. Those staying in PEA, nearing the end date of their NTQ or involuntarily sharing entitled to avail of service. Target of one tenancy per week, but 18 families and 14 couples/singles housed to date ie within three months, half year target has been met.
* CWR will run along the same lines as last year with capacity for 21 in Portacabins plus further capacity in Abbey House. Will extend to 6 months in line with last year, (extended due to the weather being so poor).
* Newcastle Road/Corrib Haven – tender issued for providers for Family Hub Service, 3 viewings, hoping to have SLA in place by year end and to be providing service by Q1 2019.
* Aiming to house 15 families in rapid build modular units within the city, to be operational in Q1 2019.
* SRF – currently tendering for Housing First Service with a target of 30 with wraparound supports, to be operational in Q1 2019. Will come through the Emergency Powers of the CEO, not Part 8.

5. Private Rented Sector* Ann Brett gave an overview of the Private Rented Sector
* People are renting for longer because many are finding it difficult/impossible to purchase
* Rent increases running at 16%, x4 times the RTZ Cap
* Rent as a % of take home pay increasing
* Highest proportion of people in Private Rented Sector in any urban area in the country
* Tenancy terminations increasing all the time
* Large institutions coming into rental market, replacing accidental landlords and bringing programmed annual rent reviews.
* 23 Termination Notices on hand at present.
* 1,600 HAP tenancies in place, adding 10 per week. 30/40% paying topups
* We need to move away from negative attitude to landlords, we need good landlords
* RTB should be given greater powers – at the moment, they can only respond to a complaint
* Need to focus on affordable rent and affordable build to rent

6. Capital* Dealt with previously

7. Traveller Accommodation* Will be in contact with Traveller Families in next couple of weeks.

8. AOBNext meeting, 22/11/2018 |
| **Socruithe déanta/ Key Decisions Made:****Two motions in relation to student accommodation and student grant rate to go to next Council meeting.** |
| **Gníomhaíochtaí** **Action(s) required from GCCN:** |
| **Dáta don chéad chruinniú eile****Date of next meeting : 22/11/2018** |  |
|  **Moltaí breise /Any Other Comments:** |