

COMHAIRLE CHONTAE NA GAILLIMHE

Minutes of Housing SPC Meeting held on Wednesday, 2nd June 2021 via Microsoft Teams at 10.00am

I Láthair:-

Baill:

Cllr. J. Byrne, Chairperson
Cllr. J. McClearn
Cllr. T. Broderick
Cllr. J. Charity
Cllr. E. Mannion
Cllr. C. Keaveney
Cllr. S. Walsh
Mr. E McGuane (Business)
Ms. C. McGrath (Social Inclusion)
Ms. T. Flynn
Ms. M. Connelly

Oifigigh:

Mr. L. Hanrahan, Director of Services, Housing
Ms. J. Brann, Senior Executive Officer, Housing
Ms. N. Heffernan, Administrative Officer, Housing
Ms. R. Lowe, A/ Senior Engineer, Housing
Mr. Daithi Flood, A/Senior Executive Engineer, Housing
Mr. K. Murphy, Senior Executive Engineer, Housing
Ms. G. Byrne, Senior Staff Officer, Housing
Ms. G. Byrne, Assistant Staff Officer
Ms. E. McKiernan, Assistant Staff Officer
Ms. C. Kelly, Marketing Student GMIT

Apologies: Mr. Evan Mulvey.

1 Minutes

Minutes for the SPC meeting held 7th April 2021 were proposed by Cllr S. Walsh and seconded by Cllr T. Broderick.

The Committee expressed their sympathies to Ms. T. Flynn on the recent death of her Father.

2 Introduction

Intrduction of Francis Kane Meath Co Co Local Coordinator Healthy Age Friendly Homes Programme. He will be working with the Housing team, these roles were developed with Slainte Care (9 appointed in Ireland) community and social supports. The role involved a needs assessment and co-ordinators work with these individuals to solve those difficulties to assist them to remain in their own homes. They will receive referrals from HSE, LA etc there will be stakeholder meeting in the coming weeks and Galway County County will be invited to attend that. J Byrne welcomed him onboard

3 Maintenance Update

Update on Maintenance Programme from K Murphy, SEE who explained the organisational structure the 5 municipal districts.

Key issues include heating and mould largely due to lack of ventilation. glazing repairs, their other responsibilities include drains, guttering, electric and electric showers.

Voids budget reduced from from 12.5k to 11k but there has been a relaxation of the works that can be included. Overall budget 1.1million. Crews are focusing on voids due to the restrictions in relation to carrying out repairs because of the pandemic. Stock survey got curtailed due to pandemic

Stock survey highlighted electrical certification as an issue so pilot area in Connemara to test and certify the works of 54 selected properties (some houses needed earthing, or complete rewiring).

Energy retrofit programme – Galway County Council is the most advanced LA in this project, all schemes have been started

Cllr J. Byrne thanked K. Murphy for comprehensive overview of maintenance. Cllr J. McClearn raise the issue of the LA tenants burden of responsibility for maintenance and queried why tenants are responsible for immersion heaters as this is very expensive to replace as it requires both plumber and electrician. Cllr J.Byrne suggested that the key to this is LA have a planned preventative maintenance programme.

Cllr E Mannion agreed with the comments of her colleagues but feels we need to identify our more vulnerable tenants who cannot carry out minor works.

Cllr C Keaveney thanked maintenance section for the work they do and expressed his support for Cllr J Byrne's suggestion of a life cycle budget for properties and making this a permanent budget. Concern about windows & doors in relation to fire safety and security, can discretionary maintenance be funded for isolated cases prior to a national roll out.

Cllr J Charity questioned the average turnaround time for voids and the spend per unit. R Lowe explained that the issues is one of collection and analysis of data. LGMA are working on bringing out a platform for all LA's to collate this data.

GCC are going ahead with a process privately similar to those of Donegal County Council and Clare County Council. This will help manage and collect information that will ultimately develop life cycle costing etc.

4 Tenancy Handbook

Tenancy Handbook was presented by N. Heffernan and C Kelly. C Kelly had carried out extensive research on Bristol City, Kilkenny and Roscommon. C McGrath requested that any handbook be in an accessible format for people with disabilities. N Heffernan outlined handbook will need to contain a lot of information but that it will be made simple and very clear to tenants their areas of responsibility. There is now a system to log repairs online as they are accessed more quickly by staff.

New handbook will include for first time section relating to climate action, energy saving advice, severe weather event advice, biodiversity. Waste management piece was done with input from the Environment Section, Dog control piece is clear and transparent, contact numbers for resources and help. The document will be going to a graphic designer and will be printed and issued in hardcopy.

Cllr. J McClearn requested that the process in relation to succession of tenancy should be included in the handbook. There will be draft issued for review and it will be circulated to Cllrs in the next couple weeks. L Hanrahan advised that it will be a disability access proofed document, it has to be easy to read.

5 Control of Horses

Update sent back to Barrister, meeting to follow with Solicitor and Barrister and following that LA will have a pricing for the scheme. Hoping to have the foundations of a reasonable secure document to put out to be PPN for comment and consideration. Public consultation is required in relation to changing a bye law.

6 Ministers Update

L Hanrahan LA will continue their build programme, social housing, affordable scheme will be developed. Part 8 will be for social housing as we have distinct targets for these. We can agree to take some properties from developers once they have fulfilled their Part 5 requirement. LA will be engaging with the private sector to take 10 or 20 % as affordable and then the LA can engage with them and finalise a pricing scheme.

7 Any Other Business

L Hanrahan the disability strategy will be on the agenda at next SPC meeting as the sub group are working on that. Areas of choice for the HWL will be looked at by G Scully in particular the Oranmore Athenry area with a view to further dividing that area up as it is so heavily subscribed.

Meeting concluded.

DRAFT