Housing SPC

Minutes of Meeting 4h February 2026

Chairperson: Cllr Jim Codd

Members present: Cllr. B.A. Murphy, Cllr. J. Dwyer, Cllr. J. O'Rourke, Cllr. V. Barron, Cllr. J. O'Sullivan, Cllr. T. Forde, Mr. M. Wall, Ms R Fitzmaurice

Executive: Mr. S O'Connor, SEO Housing, Ms. S. Ryan SSO, Ms. M. Browne SO, Ms. S. Howell S. Architect.

Apologies: Cllr. M. Walsh, Mr. D. Taylor CIF, Ms. C Godkin, Director of Service.

Cllr. J. Codd opened the meeting and welcomed all in attendance.

Confirmation of Minutes

The minutes of the last meeting were proposed by Cllr. Sullivan and seconded by Cllr. Murphy.

Matters Arising

There were no matters arising

Safe Home Ireland

Ms. Karen McHugh, Chief Executive Officer and Ms. Karen Bollen, Outreach and Advocacy Officer attended the meeting on behalf of Safe Home Ireland and gave a short PowerPoint presentation to the committee. Copy Circulated.

After the presentation a short question and answer session occurred. Safe Homes Ireland representatives confirmed that they carry out garda vetting and that all returning immigrants meet the habitual residency requirements. Safe Homes Ireland advocate for and work with people to offer support and guidance. They have several outreach workers.

There was general support from the committee and discussion occurred on the policy needs to be updated and reviewed. Safe Homes representatives advised that they would forward Galway County Council policy which has been reviewed for information.

Correspondence

No Correspondence.

Motions

We, The Rosslare Municipal District, call on Wexford County Council to reevaluate its Anti-Social Behaviour Policy together with the matrix of evaluating tenants for recommendation.

Cllr Codd introduced this motion which was proposed by Rosslare Municipal District. Cllr. O'Brien also joined the meeting via teams to speak in support of the motion. The SEO outlined the Matrix process to the committee.

There were several questions from the committee regarding existing policy. The SEO outlined that cases involving anti-social behaviour are complex and if there is garda involvement, the council sometimes must step back to allow investigations to take place. He further confirmed that Approved Housing Bodies are responsible for anti-social behaviour in their own estates.

The members raised concerns about moving problems from one place to another; once evicted they revert to the homeless services and must be rehomed.

Cllr. Murphy advised that, before GDPR, councillors had been advised, in advance, of housing allocations and the local knowledge of the councillor was considered. The SEO advised that the members of Wexford County Council were a valuable resource and that he would be advising staff to use the members as resources where possible.

The SEO answered several questions in relation to AHB's. He advised he was happy to carry out a review of the AHB's, and a report will be compiled for the next meeting.

A motion on income threshold, was raised at the last meeting, proposed by Cllr. Dwyer and seconded by Cllr. Sullivan. Discussion about the income threshold for social housing and use of FIS as an assessable income. Cllr. Dwyer advised that he was happy to leave the wording of the motion with the executive as they were best placed to understand the nuances.

Mr. Michael Wall proposed the following motion:-

"That this SPC notes with concern the published figures indicating 356 notices of eviction were issued to tenants in 2025 in Wexford."

We submit to the next meeting of WCC that the Minister be called upon to ban no fault evictions."

After a short discussion, the motion was seconded by Cllr. Dwyer.

A.O. B.

Cllr. O'Rourke had queries in relation to the retrofit scheme and how it was operated by Wexford County Council. The SEO advised that the policy relates to older housing stock and estates and not length of tenancy.

A query was raised by the members in relation to requirement for sworn affidavits in cases where there is a relationship breakdown. Cllr. Dwyer advised the committee that Wexford County Council will not accept an affidavit from peace commissioners or commissioners of oaths; they must be sworn before a solicitor as per guideline on the housing application form. Cllr. Sullivan advised that this was not legally correct. The SEO advised he would look at this requirement and revert to the committee.

Cllr. Codd wished to acknowledge the exceptional commitment and work of Robert and John Gleason in relation to supporting communities over the years who have experienced hardship, for example the floods at Christmas in Bridgetown and again in recent times. These workers have gone above and beyond in their duties, and he requested a letter of appreciation from the SPC be issued.

This concluded the business of the meeting and Cllr. Codd thanked all for attending.

Signed _____

Chairperson

Dated: _____