Housing SPC

Minutes of Meeting 5th November 2025

Chairperson: Cllr Jim Codd

Members present: Cllr. B.A. Murphy (teams), Cllr. J. Dwyer, Cllr. J. O'Rourke, Cllr. V. Barron (teams), Cllr. J. O'Sullivan, Mr. M. Wall, Cllr. T. Forde (Teams)

Executive: Ms. C Godkin, Director of Service, Mr. S O'Connor, SEO Housing, Mr. C. Clancy, AO Housing, Mr. S. Kavanagh SE Engineer, Housing, Ms. T. Nolan S.E. Architect, Ms. A. Finn AO housing, Ms. R. Redmond SSO, Ms. S. Ryan SSO, Ms. M. Browne SO, Ms. L. McCauley ASO and Ms. A O'Keeffe CO.

Apologies: Mr. D. Nichol CIF. Ms. S. Howell S. Architect.

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

Minutes and Matters Arising

Cllr. J. Dwyer advised that at the last meeting it was agreed that a list of circulars and government documents were to be circulated and this had not been done. A brief discussion occurred, and Ms Godkin advised that this is still been looked at and that many of the circulars and policy documents issued relate to procedural matters and not council policies.

Cllr J. Dwyer proposed the minutes and Cllr. J. Sullivan seconded.

Correspondence

No Correspondence

Local Authority Affordable Purchase Scheme (LAAPS)

Mr. C. Clancy gave a presentation to the attendees in relation to this scheme. The presentation was provided to the members in attendance.

Cllr. J. O'Dwyer enquired as to the lack of schemes in the New Ross area, and he was advised by Mr. Clancy that discussions were ongoing with developers, and two schemes were looked at in New Ross, and these did not come to fruition at this time. It is hoped that the scheme will be rolled out across all the municipal districts.

Cllr. Codd raised the issue of rural villages and supports rural development. Mr. Clancy advised that currently the scheme criteria was urban based and dependent on

department funding. Wexford County Council would like to see the scheme extended to rural communities in the future. In this regard Cllr. Sullivan advised that it was recently announced that new regulations were being considered accelerating housing developments in rural areas and the Director of Service and Senior Executive Officer advised they were looking forward to seeing them. Mr. M. Wall raised concerns about development in rural areas without appropriate wastewater infrastructure.

Ms. Godkin, Mr. O'Connor and Mr. Clancy advised the members that there were additional benefits to this scheme, where applicants were identified and referred onto other schemes such as first home schemes, which is being led nationally. It also increased awareness and aided applicants to become mortgage ready. Mr. O'Connor advised that members have a role to play in promoting this scheme.

Housing Maintenance Draft Policy

Mr. S. O'Connor gave a presentation to the members on the policy, and a copy was circulated to the members. Cllr. V. Barron asked if the Tenant handbook could be forwarded to the Cllr's. Ms. Godkin advised that a copy would be forwarded.

Cllr. Dwyer voiced concerns regarding the policy's wording, arguing that as a landlord, Wexford County Council must safeguard its assets. He suggested the policy language needed to be rephrased to grant more discretion regarding repair and maintenance time limits. Council representatives responded that the existing wording was subjective and clarified that the council would not cover repairs beyond normal wear and tear, making those the tenant's responsibility. Cllr. Dwyer remained concerned that the current policy could lead to legitimate repair requests being refused by individuals without the authority or training to apply a proper subjective analysis.

Mr. Wall enquired as the number of craftsmen employed by Wexford County Council and if we employed apprentices and if we conduct repairs by direct labour or contractor and did the schedule of works include houses that were not occupied. Mr. Kavanagh advised that Wexford County Council had just held interviews for apprentices. He also advised that Wexford County Council had eliminated long term voids in the county.

Mr. Wall and Cllr. Dwyer raised concerns about the policy putting tenants into fuel poverty and that works conducted need to be appropriate to the standard of the property. Mr. Kavanagh advised that works conducted were always done as part of energy upgrades.

Cllr. Sullivan raised a query in relation to the number of repairs conducted in Rosslare area compared to Gorey. He was advised that a larger number of older housing stock in this area.

Cllr. Barron asked about the process in place for repairs and maintenance for tenants in arrears. The process was outlined to the members. Mr. Kavanagh advised that there were a small number of tenancies that were not in sustained payment plans. It is the policy to

collaborate with tenants, but they are expected and required to pay rent, if they are in agreed payment plans, we work with them as best we can.

Cllr. Barron enquired about insurance requirements for tenants. Are they required to have contents insurance. Mr. Kavanagh advised that the tenant should insure the contents.

Again, the language of the revised policy was raised as an issue and Ms. Godkin advised that certain words and phrases can be looked at as required.

Motions

Cllr Dwyer advised that he wanted to refer to a previous motion about the income threshold for social housing. Cllr. Sullivan advised that he was willing to revisit that motion and agreed with Cllr. Dwyer that the income threshold was too low. The Cllrs agreed to support each other in this motion.

A.O. B.

Cllr. J. Codd wished to express his gratitude and wish Mr. Ray Colfer housing liaison officer all the best in his retirement and expressed an opinion that his breath and depth of knowledge would be a great loss to the council. Cllr. Joe Sullivan wanted to add his sentiments as Chair of the council to this.

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

Signed _____

Chairperson

Dated: _____