Housing SPC
Minutes of Meeting 27th February 2025

Chairperson: Cllr. Jim Codd

Members Present: Cllr. Barbara Ann Murphy (Teams), Cllr. John Dwyer, Cllr. Tom Forde, Cllr. Vicky Barron, Cllr. John O'Rourke (Teams), Cllr. Mary Farrell, Mr. Michael Wall, Daniel Nichol (Teams)

Executive: Ms. Carolyne Godkin Director of Service, Mr. Stephen O'Connor, SEO Housing, Ms. Sharon Ryan SSO Housing.

Apologies: Cllr. Joe Sullivan

Introductions

The Chair welcomed the Members to the Housing SPC and invited them to introduce themselves.

Role of the SPC

The Members discussed the Strategic Policy Committee Scheme which was previously circulated. The Terms of Reference for the SPC are set out in this document.
The SEO informed the Members that five sectoral representatives will be appointed to the SPC. Three of these will be from the PPN – the Community & Voluntary Sector, Environmental Sector and Social Inclusion Sector.

Cllr. Forde requested that previous motions which were passed to the SPC but not yet discussed would be brought to the next meeting. The Members agreed to this request.

Michael Wall said that he supports the splitting of the SPC and suggested that the IPA Review of SPCs be listed on the agenda of the next meeting. He suggested that this may clarify the strategic role of the committee.

Following a query, the SEO clarified that housing staff would attend the meetings as required.

The Members agreed that individual cases should not be discussed, and all meetings should be strategic in nature.

Role of Housing Functions

The SEO gave a presentation on the housing functions and pointed out that Housing Construction is not part of the Housing Directorate.

Cllr. Forde asked that clarification be given between the national policies and local policies. The SEO agreed to add this to agenda items in future.

Following a discussion regarding the current housing challenges, the following was agreed:-

The SEO will provide an update on the current vacancies and the number of upgrades that have been completed on WCC housing stock.

The Senior Planner will be invited to the next SPC to discuss issues around modular homes and log cabins.

Correspondence will be sent to all AHBs to ask them their policy on tenant purchase.

Vacancies and ASB will be reported on the monthly CE Report.

Work Plan 2025 & Schedule of Meetings

The Committee agreed that meetings would take place on the first Wednesday of the month at 14.00. It was agreed that meetings will not last any longer than two hours.

The following SPC Work Plan will apply for 2025:-
April - Homelessness
June – Allocations
September – Disabilities
November – Acquisitions & Construction

National Housing Strategy for Disabled People 2022 – 2027 Update
The targets under the Strategy for Housing Disabled people 2021 – 2026 are 20% (LA and AHB allocations) and 10% for HAP allocations.
These targets were exceeded in 2024 with 25.9% allocations under social & AHB and 17.6% under HAP.

Any Other Business

Cllr. Forde requested that Cllr. O'Brien join the committee. The Members agreed that the issue should be referred to the CPG.

This concluded the business of the meeting.

Signed: Jim Codd
Chairman

Dated: _____