

GALWAY CITY COUNCIL

HOUSING DEPARTMENT



Housing Progress Report

2006

3rd Quarter

Dated 13th October 2006

PART 1

Housing Capital Programme

1. 1. Capital Building Programme

<i>Location of Development</i>	<i>Total Units</i>	<i>Aff. Units</i>	<i>Vol. Units</i>	<i>L.A. Units</i>	<i>Group Units</i>	<i>Sp. N Units</i>	<i>Status</i>	<i>Start Date</i>	<i>Completion Date</i>
Knocknacarra "Slí Búrca"	64	20		44			complete	Jan '05	June '06
Páirc Mherlin	271	210		46	5	10	Construction commenced in July '04. <ul style="list-style-type: none"> • 5 Traveller Units occupied in July 2005. • 46 Council Houses allocated in Dec '05. • 6 Special Needs Houses completed and allocated in Dec '05. • 88 Affordable Houses completed. Allocations scheduled for completion in Nov '06. • 120 Affordable Houses scheduled for completion in Oct 06 	July '04	Oct '06
Fana Bui- Part V	34	20		14			Units complete and allocated		
Boirreann Beag -Part V	43	31		12			Units complete- to be allocated		
Clybaun Rd.	70	23	7	40			Construction commenced December '05.	Dec '05	July 07
Merlin Park Phase III	93	12		81			Planning granted for 93 units. Costs approved by DOE. Tender documents in preparation.	Dec '06	
Glenbaun	53	18	8	27			Planning granted in September '06. Proceed to tender in October. Onsite in December '06.	Dec '06	July '08
Headford Road	72	25	11	31	5		Part VIII complete. Report to city Council for planning in December 06.		
Bothar na Choiste	43	15	6	19	3		Part VIII complete. Planning refused by City council on 9 th October 06..		
Ballyburke	122	43	17	62			Plans currently being drafted. Proceed to Part VIII in January 07.		
Sawgrass	150	52	22	76			Plans currently being drafted. Proceed to Part VIII in January 07.		
TOTALS	1015	469	71	452	13	10			

Table 1.1. Capital Building Programme.

1.2. Refurbishment Works Schemes

a) St. Finbarr's Tce.

In 2006, 23 houses had refurbishment works completed, which concluded the above scheme.

b) Bohermore Remedial Works Scheme Phase II

Contract for Phase II was signed on 21st April 2006 for refurbishment of 18 no houses. Work commenced on 10 houses in the 3rd quarter of 2006. It is anticipated that these works will be complete in December '06.

1.3. Neighbourhood Regeneration Schemes

In the case of Ballinfoile Park and Ballybane it is a specific Objective of the Development Plan to consider the provision of community services and infill residential development on existing open space which is disused, and/or under-utilised and which have attracted uses which have no community value. The Plan includes for public consultation as a part of the process of considering such provisions. Galway City Council has undertaken the first element of the public consultation for the proposed Regeneration Project in Ballinfoile. Sean Harrington Architects led the design team commissioned to investigate the need for community facilities, infill housing and enhancement of open spaces. The public consultation process involved three public meetings and an open day to elicit and respond to the views of the community. The "Better Ballinfoile" document was produced as a result of this process and it identifies a number of "Action Areas" for consideration.

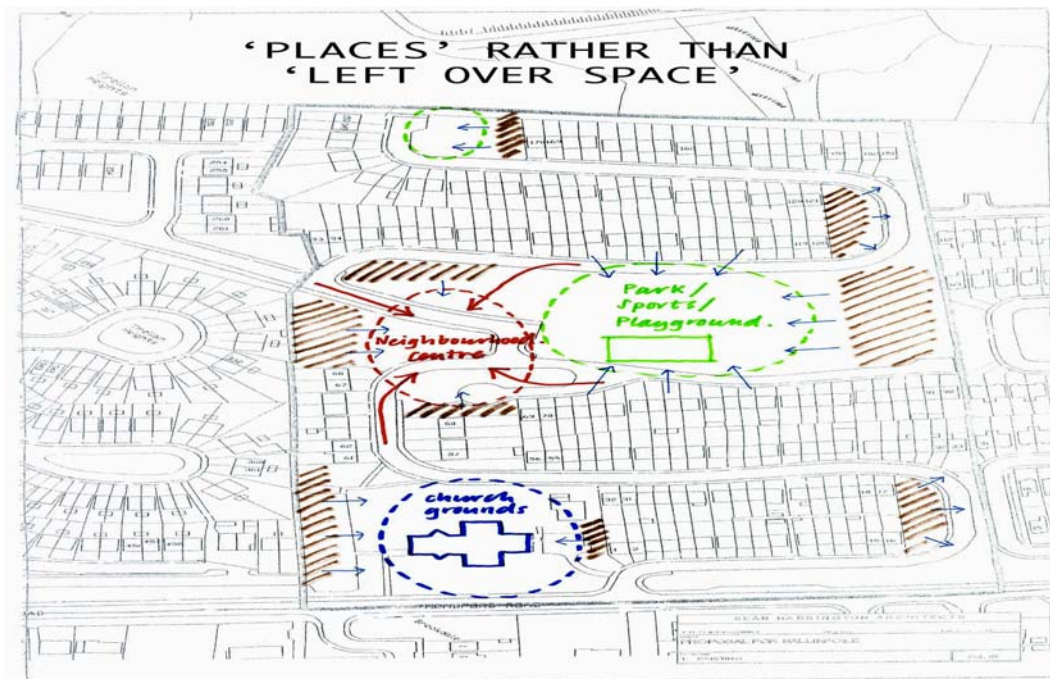


Figure 1. Ballinfoile Park Regeneration – Identification of issues.

Following from the open day, a number of residents volunteered to participate on the Steering Group. A meeting was held in Ballinfoile Church on 12th September at

which seven volunteers attended. A facilitator has been arranged to work with the group and provide any necessary training in committee skills, setting out objectives etc. The group is currently meeting on a weekly basis.

1. 4. Part V – Social and Affordable Housing.

The cross-departmental team dealing with Part V social and affordable housing continues to meet with developers to advance agreement on proposed residential development and as part of the pre-planning process. The current position with regard to Part V is outlined in Table 1.2 below:

<i>Details:</i>	<i>No. of Planning Permissions</i>	<i>No. of Units/Acreage</i>
<i>Land Transfers:</i>		
<ul style="list-style-type: none"> No. of Land Transfers to 30th September '06. 	5	8.138 acres
<i>Affordable Houses:</i>		
<ul style="list-style-type: none"> No. of units complete and occupied at 30th September 	1	1
<ul style="list-style-type: none"> No. of units complete at 30th September 	2	51
<ul style="list-style-type: none"> No. of units proposed on foot of agreements that have been entered into at 30th September but not yet started (where planning permission is granted and subject to formal legal agreement) 	8	14
<i>Social Housing:</i>		
<ul style="list-style-type: none"> No. of units complete and occupied at 30th September 	1	1
<ul style="list-style-type: none"> No. of units complete at 30th September 	2	26
<ul style="list-style-type: none"> No. of houses proposed on foot of agreements that have been entered into at 30th September (where planning permission is granted and subject to formal legal agreement). 	7	11 Units
<i>Developments approved by Planning and subject to discussion:</i>		
<ul style="list-style-type: none"> Estimated number of units under negotiation at 30th September, where planning permission has been granted (both social and affordable). 	13	154 Units
<i>Other Agreements:</i>		
<ul style="list-style-type: none"> No. of agreements where contributions in lieu of completed units has been agreed. 	15	
<i>Discussion</i>		
<ul style="list-style-type: none"> Other Developments where negotiations are underway 	35	

Table 1. 2. Part V Social and Affordable Housing Analysis

PART 2

Housing Allocations

2. 1. Social Housing Allocations:

Table 2.1. below shows the number of allocations made to the 30th September 2006.

Scheme	Allocations 1 st Qtr.	Allocation s 2 nd Qtr.	Allocation s 3 rd Qtr.	Allocation s 4 th Qtr.	Year-to- date.
Leas na Coille	4	3	1		8
Ard Alainn	1	-	-		1
Part V units	1	-	14		15
Sli Burca	-	-	41		41
Casual Vacancies	21	20	20		61
<i>Total:</i>	<i>27</i>	<i>23</i>	<i>76</i>		<i>126</i>

Table 2.1. Housing Allocations

There were 4 further refusals of accommodation recorded in the 3rd Qtr. 2006, bringing the total refusals in 2006 to 9. A variety of reasons were put forward for these refusals.

PART 3

Housing Maintenance

3.1. Vacant Houses:

Table 3.1 details the various Appendices attached, which provide a comprehensive breakdown of the vacant properties as at 30th June '06. Table 3.2 expresses the vacant properties as a percentage of the overall housing stock, and includes the average time taken to re-let dwellings.

<i>Appendix:</i>	<i>Details:</i>
I	List of premises vacant that are under offer, or in the process of having change of tenancy works undertaken or about to commence.
II	List of premises where change of tenancy works have been completed and the premises re-allocated.
III	List of premises vacant due to the refurbishment work proposals for Cookes Terrace.

Table 3.1. Details of Appendices.

Overall % of dwellings that are empty	% of empty dwellings subject to major refurbishment schemes	% of empty units unavailable for letting	% of empty dwellings available for letting	Average time taken to re-let dwellings
3.25	1.00	0.88	1.38	0.3mts

Table 3.2 Vacant Dwellings as a Percentage of Housing Stock.

Appendix 1 details a total of 33 units that were vacant as at 30th September '06. An analysis of the data indicates:

- 17 units under offer as at 30th September '06. Allocation of these units is ongoing.
- 2 units to be converted to one and are thus unavailable for letting
- Change of tenancy work is in progress in 8 cases, and
- Change of tenancy work is due to commence in 5 cases.

The frequency of occupation of City Council accommodation continues to operate at greater efficiency than the private sector where upwards of 10% vacancies are common.

3.2. Central Heating Programme

Works to complete the 2005 Central Heating Programme continued and concluded in the 3rd Quarter of 2006. All the scheduled houses for the 2005 Central Heating Programme are now complete.

The programme for 2006 comprising of 201 houses has been prepared and the closing date for receipt of tenders was 31st March 2006. The programme includes for Central Heating Installation in Ballinfoile, Castlepark, and other areas of the City. 98 of the 201 units had central heating installed by the end of 3rd Quarter of 2006.

3.3 Window Replacement

Based on the City Council's decision to expedite the Window Replacement Programme in 2006, a programme for the supply and fit of windows has been developed. Window replacement work, in pre-selected houses, is being undertaken in the following areas under the 2006 Programme: Ballinfoile, Castle Park, Camillaun Park, Gaelcarrig, Inishannagh and miscellaneous houses in Shantalla and Claddagh. Orders for supply and fit of replacement windows to 165 houses were issued in the 2nd Quarter of 2006. Installation of windows has commenced in Castle Park and Camillaun Park to date.

3.4. Analysis of maintenance calls:

Table 3.3. below contains an analysis of maintenance calls for the 1st Quarter '06.

Category	1 st Qtr	2 nd Qtr	3 rd Qtr	4 th Qtr
Emergency	10	18	10	
Urgent	532	315	375	
Routine	697	575	504	
Tenant Responsibility	35	18	28	
	1274	926	917	

Table 3.3. Maintenance Calls, 2006

The total of 917 calls in the third quarter comprises a figure of 175 for repeat calls received during the same period. In addition to the maintenance calls as above, 45 further calls were logged which were the responsibility of the developers of new estates.

PART 4

Assistance to Persons Housing Themselves

4.1. Assistance to Persons Housing Themselves:

Table 4.1. provides information in respect of the type of grants issued.

<i>Type of Grant</i>	<i>3rd Qtr.</i>	<i>Year-to-date</i>	<i>Amounts 3rd Qtr.</i>	<i>Year-to-date Euro</i>
Disabled Persons Grants				
- Private Houses	16	42	157,073	471,220
- LA Houses	-		-	
Sub Total				
Essential Repairs Grants	5	10	25181	55138
Total	21	52	182,254	526,358

Table 4.1. Grants paid.

Table 4.2. provides information in respect of the various loans issued in the quarter to 30th June 2006.

<i>Type of Loan</i>	<i>3rd Qtr.</i>	<i>Year- to-date</i>	<i>Amounts 3rd Qtr.</i>	<i>Amounts Year-to- date</i>
<ul style="list-style-type: none">• Tenant Purchase Scheme• Shared Ownership• Annuity Loan• Caravan Loan• Home Improvement Loan	4	15	586253	2140693
Total:	4	15	586,253	2,140,693

Table 4.2. Loans issued.

PART 5

Traveller Accommodation

5.1. Traveller Accommodation- Implementation of 4-year Accommodation Plan.

A synopsis of progress is outlined in Table 5. 1. below in respect of a number of the objectives, contained in the 4 year plan.

5.1 TRAVELLER ACCOMMODATION PLAN 2004 - 2008

	Objectives	STATUS
1.	Allocate standard housing to Travellers on an ongoing basis <ul style="list-style-type: none"> • <i>Projected Allocation over four year period:</i> <ol style="list-style-type: none"> 1. 2005 – 10 2. 2006 – 15 3. 2007 – 20 4. 2008 - 15 	Ongoing 9 transfers 5 allocations
2.	Commence design of 2 unit Traveller specific accommodation at Castlegar	Planning permission refused by City Council 9th October '06.
3.	Construction and allocation of 2 unit Traveller specific accommodation at Castlegar	Planning permission refused by City Council 9th October '06.
4.	Identify a location for permanent halting site for families requesting same who are currently living at Carrowbrowne halting site.	ongoing
5.	Design and construct five group houses in Headford Road	Proceed to planning in December '06
6.	Refurbishment of Tuam Road halting site	Commenced onsite April 2006, complete March 07
7.	Refurbishment of Doughiska halting site	Commenced onsite April 2006, complete March 07
8.	Refurbishment of Carrowbrowne Transient Site	DOE approval received for temporary and transient site. Plans for temporary site lodged for planning permission with Galway Co. Co. in September '06.
8.	Design and construct Traveller Community Centre	Planning approved. Tender documents in preparation.
9.	Formulate and deliver tenant training programme specific to the needs of Travellers	Meetings held between GTSG and City officials. Report due back before LTACC September 2005

PART 6

Homeless

6.1 Homeless Action Plan

Work continued by a sub-group of the Homeless forum on the formulation of the Homeless Action Plan for the period 2006-2008.

The main issues as identified by the group to be addressed by the Plan are as follows:

- ❖ Research and Information
- ❖ Service Provision and Delivery
- ❖ Housing and Accommodation
- ❖ Education and Training
- ❖ Quality Focus

It is envisaged that a draft of the Plan will be debated at a full meeting of the Forum in October.

6.2 Westside House

Cope operated a 24-hour emergency high support service for homeless women with children and also unaccompanied children at Westside House. Following the replacement of the unaccompanied children service and due to positive changes in the housing market in recent years whereby there has been a significant increase in availability of private rented accommodation, there has been an equally significant reduction in demand for the service. It was therefore decided to close the service with effect from 31st May 2006, establish alternative arrangements for those who require emergency accommodation and retain Westside House for use within the wider homeless services.

In the 3rd quarter, tenders issued for the use of Westside House as a day centre. The closing date for receipt of tenders is 27th October. It is envisaged that the actual use of the House as a day centre will begin shortly thereafter, with an aim to have the model fully operational within 2 years.

6.3 Homeless Applications.

Galway City Council provided emergency services for 92 homeless applicants in the 3rd Quarter as detailed in Table 6.1 below.

	<i>Category:</i>	<i>1st Qtr.</i>	<i>2nd Qtr.</i>	<i>3rd Qtr.</i>	<i>4th Qtr.</i>	<i>Totals</i>
1.	Single men	80	74	72		226
2.	Single women	19	13	16		48
3.	Single parent	5	4	4		13
4.	Family	2		3		5
5.	Couples	9	1	4		14
	<i>Totals:</i>	<i>115</i>	<i>92</i>	<i>99</i>		<i>306</i>

Table 6.1. Categorisation of Homeless Applications

The total amount expended on the homeless services in the 3rd quarter was €98,995.21, of which 90% is recoupable from the Department of Environment, Heritage and Local Government.

PART 7

Miscellaneous

7.1. Rental Accommodation Scheme

As at the 30th September 2006, Galway City Council has completed the transfer of a total of **148** Rent Supplement recipients to the Rental Accommodation Scheme. Over **75** transfers are from the Private rented sector. Outside of Dublin City Council, Galway City Council has the highest number of private accommodation transferred to RAS. In the case of 20(approx) of these 75 private rented transfers, at least one household member (and in some cases two) has gained employment and is in a better financial position as a result of the Scheme. Of the transfers to RAS this quarter, new accommodation had to be sourced in 20 cases where the tenants' landlords did not wish to participate in the Scheme or the property did not meet with the required standards.

Over 135 RS recipients were interviewed during the 3rd Quarter in order to progress their applications. Following the 135 interviews each Landlord was contacted by Galway City Council and informed that their tenant where eligible, will have to transfer to RAS. Community Welfare Officers and Gardai (part of the vetting procedure) are also contacted as part of the transfer process.

A Technician was appointed to the RAS Unit in the 3rd Quarter of 2006, bringing the staff complement to 5. All properties have to be inspected and are required to meet at least the current minimum standards for Private Rented Houses or in the case of apartments meet fire safety standards prior to Galway City Council taking the property into RAS.

7.2 Housing Waiting List

	<i>Category:</i>	<i>List as at 18/9/03</i>	<i>List as at 30/9/04</i>	<i>List as at 31/12/04</i>	<i>List as at 30/6/05</i>	<i>List as at 31/3/06</i>
A	Homeless	6	15	15	84	84
B	Travellers	64	65	67	65	116
C	Unfit Accommodation	34	37	33	17	18
D	Overcrowded	112	121	120	64	78
E	Involuntary Sharing	41	38	29	27	47
F	Young persons leaving institutional care	-	3	2	2	4
G	Medical / Compassionate	129	146	154	107	161
H	Elderly	36	34	35	33	46
I	Disabled / Handicapped	26	21	18	25	24
J	Not reasonably able to meet the cost of accommodation they are occupying or to obtain suitable accommodation	949	1,127	1151	1158	1747
	Total:	1,397	1,607	1624	1574	2325

Table 7.1 Approved Housing Application Waiting List.

At the Council Meeting of 27th February 2006, I advised the members that the Housing Department is currently experiencing an increase in the number of housing applications. While this continued to be the case for the 1st Quarter 2006, the rate of increase in the 2nd Quarter has slowed. The increase arises from a number of facts including increased evidence of applications from non nationals and also from applicants who are currently in employment but not earning sufficient to be able to access their own accommodation.

7.3 Estate Management

In May of '06, the Housing SPC was given a presentation, detailing the extent of the Council's Estate Management function. Details of the many initiatives were provided such as:

- Pre and post tenancy training
- Community empowerment through the establishment and incorporation of Residents Associations
- Inter agency work
- Provision of community houses for use by the Council, local community and other agencies
- Facilitation of Childcare initiatives in new estates

In addition to the above, an Estate Management Strategy is to be formulated in conjunction with Resident's Associations, and local statutory and voluntary agencies by 31st Dec. '06. The Strategy will have regard to the level of activity currently underway, best practice in the area of estate management and co-ordination and consultation with other relevant statutory and voluntary agencies.

A number of progressive developments were made in estate management terms in the third quarter. These include:

- ❖ The incorporation of 3 Residents' Associations in Leas na Coille, Ballybane, Ard Alainn, Ballybane & Walter Macken Place, Mervue.
- ❖ The establishment of two Neighbourhood Watch Schemes in Leas na Coille & Walter Macken Place, in conjunction with the Gardai.
- ❖ The undertaking of a planting project in Fana Glas and Beal Srutha Group Schemes, in which children from the estates, planted flowers supplied by the Parks Section. The section also supplied railway sleepers and other materials. Tenants in the estates organised all the children from the estate to plant the flowers.
- ❖ The Community House at No 17 Fana Burca affiliated 4 youth Clubs in conjunction with Foroige, comprising a Kickboxing club, a Book Club, a Meditation group for adults, 2 Art groups for adults, and a Childrens Rainbow Club.

A part time professional youth worker will be based at the Community House in Nov/December.

- ❖ The Dept of Justice, Equality and Law Reform, announced both capital and staffing grants to provide a Not for profit Preschool and afterschool service at the New Sli Burca local centre. The service will open in 2007.
- ❖ The St Francis afterschool and Childcare service opened at 81 Ballifoyle Park. This service, staffed by 1 full time and 2 part time childcare workers will provide an afterschool service for students attending local schools. This is a Not for profit service funded by the Dept of Justice Childcare programme.

7.4 Tenancy Training:

Pre-tenancy training was provided to the proposed tenants of the Boirreann Beag and Fana Bui estates in the third quarter. The sessions were facilitated by the Housing Estate Liaison Officers for the areas, and included presentations from Threshold, Citizens Information Centre, Fana Burca Community House Voluntary Management Committee and the Community Gardai. The Community Wardens, Sports Development Officer and Housing staff also provided presentations covering the areas of recycling, facilities in the area, rent, maintenance etc.

No post tenancy training was provided in the third quarter however, it is envisaged that further training sessions covering other areas such as committee skills, racism awareness & parenting skills will be scheduled for later in the year.

7.5 Justice Project for Ballybane

The inaugural meeting of the Justice Project for Ballybane was held on 23rd May 2006. The aim of the project is to identify at risk youths and provide them with intensive support. The project is being run by a committee consisting of membership of the Gardai, Foroige, VEC, Community Representatives, FAS & Galway City Councils Housing Estate Liaison Officer for the area.

7.6 Private residential tenancies Registration

As at 31/8/06, Galway City Council had a total of 7,004 private tenancies registered with the Private Residential Tenancies Board. This figure represents the third highest in the country, with only Dublin City Council and Cork City Council having registration figures in excess of this.

Signed: _____

Ciarán Hayes
Director of Services,
Housing, Economic Development & Planning.

13th October 2006

Appendix I

Vacant Property as at 30th September, 2006.

	Address	Date Repossessed	Comment
1	1 Leas na Coille	18.9.2006	COT to commence
2	1 Sliabh Rua	6.3.2006	COT to commence
3	10 Sliabh Rua	31.1.2006	COT to commence
4	103 Fana Burca	5.7.2006	Under offer
5	110 Castle Park	12.5.2006	Under offer
6	112 Ard Alainn	6.7.2006	COT to commence
7	12 Lios na Run	3.7.2006	COT to commence
8	121 Fana Burca	30.8.2006	Under offer
9	14 Droim Chaoin	9.5.2006	COT in progress
10	14 Lios na Run	26.7.2006	Under offer
11	17 Droim Chaoin	17.7.2006	Under offer
12	20 Sliabh Rua	9.9.2004	COT complete
13	204 Castle Park	17.7.2006	Under offer
14	22 St. Dominick's Rd.	31.10.2005	Under offer
15	228 Castle Park	18.5.2006	Under offer (Refused previously)
16	26 Carn Ard	25.9.2006	Under offer
17	26 Gleann Bhan	29.10.2004	Fire damaged - now ready to allocate
18	27 Gleann Bhan	10.7.2006	COT in progress
19	32 Gleann Bhan	23.3.06	COT in progress
20	38 Gleann Bhan	16.9.2005	Under offer
21	39 Corrach Bui	20.7.2006	Under offer
22	40 Rian Luachra	6.9.2006	Under offer
23	41 Fana Glas	4.4.2006	COT in progress
24	47 Beal Srutha	14.7.2005	COT in progress (FAS)
25	49 Beal Srutha	01/08/2006	Under offer Being offered - (F.I.)
26	5A Munster Avenue		To be incorporated with 5B to one dwelling
27	5B Munster Avenue	17/12/2002	To be incorporated with 5A to one dwelling
28	6 Sliabh Rua	6.6.2006	COT in progress
29	62 Droim Chaoin	19.9.2005	Under offer
30	7 Fana Glas	12.9.2006	COT in progress
31	7 Sliabh Rua	28.9.2005	COT in progress
32	71 Corrach Bui	12.7.2006	Under offer
33	44 Walter Macken Plc	24.8.2006	Under offer (Refused previously)

Appendix II

Property Reallocated Quarter ended 30th September 2006

	ADDRESS	DATE	DATE
		REPOSSESSED	REALLOCATED
1	16 Fana Glas	3.4.2006	10.7.2006
2	23 Baile an Choiste	14.6.2006	10.7.2006
3	22 Fana Burca	15.3.2006	13.7.2006
4	122 Corrib Park	3.5.2006	17.7.2006
5	19 Gaelcarrig Park	19.4.2006	16.8.2006
6	139 Castle Park	12.12.2005	30.6.2006
7	15 Fana Glas	13.7.2006	1.8.2006
8	24 Fana Glas	31.3.2006	16.8.2006
9	1 Droim Chaoin	14.3.2006	7.7.2006
10	1 Quinn Place	23.3.2006	13.9.2006
11	8 Cul Ard	21.7.2006	12.9.2006
12	19 Ard an Choiste	24.7.2006	16.8.2006
13	1 Ard an Choiste	23.3.2006	18.9.2006
14	29 Carn Ard	23.3.2004	22.9.2006
15	9 Leas na Coille	17.7.2006	20.9.2006
16	41 Gleann Bhan	9.2.2006	18.9.2006
18	21 Walter Macken Place	18.3.2006	22.9.2006
19	22 Walter Macken Place	13.9.2006	25.9.2006
20	54 Ard Alainn		
21	45 Ard Alainn		16.8.2006

Appendix III

Vacant Property Undergoing Refurbishment Works-3rd Quarter 2006

	Address		Repossessed	Reallocated	Comment
1	26	Cookes Terrace	July 2006		Refurbishment Works Scheme
2	3	Cookes Terrace	May 2006		Refurbishment Works Scheme
3	5	Cookes Terrace	May 2006		Refurbishment Works Scheme
4	6	Cookes Terrace	June 2006		Refurbishment Works Scheme
5	10	Cookes Terrace	June 2006		Refurbishment Works Scheme
6	20	Cookes Terrace	June 2006		Refurbishment Works Scheme
7	21	Cookes Terrace	June 2006		Refurbishment Works Scheme
8	22	Cookes Terrace	June 2006		Refurbishment Works Scheme
9	24	Cookes Terrace	June 2006		Refurbishment Works Scheme
10	27	Cookes Terrace	June 2006		Refurbishment Works Scheme