**STRATEGIC INFRASTRUCTURE**

**STRATEGIC POLICY COMMITTEE**

**Minutes of Strategic Infrastructure Strategic Policy Committee Meeting**

**held via Microsoft Teams**

**on Thursday, 22nd April 2021 at 3.45 p.m.**

**PRESIDING**: Councillor Turlough McGovern, Chairperson.

**PRESENT**: Councillors - Colm Murray, Paraic Brady, Pat O’Toole and Gerry Warnock.

 Ms. Fiona Fenelon, Stephanie Igoe, Maria Keelty and

Tess Murphy.

**APOLOGY:** Damien O’Reilly

**IN ATTENDANCE:**  Mr. John Brannigan, Director of Services.

 Ms. Maura Hegarty, Administrative Officer.

 Ms. Sinead Fahy, Estate Manager.

 Mr. Gerry Gillen, Senior Executive Officer

**MEETINGS**

**ADMINISTRATOR**: Ann Marie Mc Keon.

**ADOPTION OF MINUTES.**

On the proposal of Councillor Gerry Warnock seconded by Councillor Paraic Brady, it was unanimously agreed to adopt Minutes of Strategic Infrastructure Strategic Policy Committee meeting held on the 4th February 2021, as circulated.

**MATTERS ARISING.**

None.

**DECLARATION OF INTERESTS.**

None.

**ATTENDANCE OF REPRESENTATIVES FROM THE MIDLAND SIMON COMMUNITY.**

Emma Keane from the Simon Community reported on the Earl Street Housing with Support Project and replied to queries raised by the members. Midlands Simon Community in Longford has created a Housing with Support Project which adapts the housing first model to meet the needs of people who have a history of homelessness and who present with multiple needs and who have a history of re-presenting to Longford County Council with a housing need.

The main points highlighted by Emma -

* 10 properties (Apartments leased on a 10-year lease)
* Leased at 80% of the market rate
* Department of Housing funds the Longford County Council rental cost who in turn transfer these funds to Midlands Simon Community
* Service Users are charged €45 per week
* Midlands Simon Community are responsible for paying the owner and for the management of the property
* 11 people were referred to the service (7 male and 4 female)
* Were either in emergency accommodation, emergency hostels or privately rented accommodation
* 13 of the 14 people referred to the service have remained out of homelessness
* This 92% success rate is above the international best practice standard for Housing First which is 85%
* Other outcomes include better health, reconnecting with family etc.
* Homelessness and/or housing need is addressed but other needs remain
* Need intensive supports from Midlands - security/on site, office/on site, staff
* Risks are still high and need to be managed daily
* Longford County Council have delivered via Midlands Simon Community a project that it can be very proud of
* A model that can be replicated
* A model that needs more resources
* It is intended to launch a report in May/June on the outcomes of the project

**DRAFT TENANCY AGREEMENT.**

Sinead Fahy, Estate Manager introduced herself to the members and explained that she was in her role a little over a year and she undertook to review the Tenancy Agreement that is in front of them now. This tenancy agreement is issued under the Housing Acts 1966 – 2014 (as amended).

32 additions/alterations were made to the tenancy agreement 12 new and 20 amendments. Submissions were sought from the data protection officer, technical staff and other staff members and the document was reviewed by the legal advisor.

The following sections have amendments/alterations -

* Section A – Rent
* Section B – Occupancy of Property
* Section C – Maintenance/Alterations to dwelling
* Section E – Termination of Tenancy/Eviction/Abandonment of Dwelling/Downsizing
* Section F – Data Confidentiality
* Section G – Insurance
* Section H – Specific Instruction issued
* Section I – Contract Details

Appendix A has also been changed to include an image of the animals referred to in the restricted dog breeds under the Control of Dogs Act, to provide clarity to the Tenant on what breeds are not permitted.

The members welcomed the document and commended Sinead on her work to-date. The following were some of the issues raised –

* Antisocial behaviour
* Evacuation plan (Fire blanket/extinguisher)
* Good practise Red Kerosene only
* Section 34 of the Residential Tenancies Acts any issue in first 6 months you can evict without notice

Sinead highlighted that pre tenancy training is completed with all tenants and the evacuation plan could be completed as part of this.

Sinead explained that two amendments were suggested before the meeting by the Data Compliance Officer that the Section named “Data Confidentiality” should be retitled to “Data Protection” and the Senior Executive Officer in housing suggested changing the wording around the affixing of the seal as it wasn’t always done in the presence of the employee who signs the agreement.

On the proposal of Councillor Pat O’Toole seconded by Councillor Paraic Brady, it was unanimously agreed to accept the proposed Draft Tenancy Agreement with the two amendments. The proposed agreement will now be forwarded to the full Council for final approval.

**NEXT MEETING.**

29th July 2021.

**SPEED RAMPS**

Update on speed ramps policy for next meeting.

This concluded the business of the meeting.

 Ann Marie Mc Keon

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Ann Marie Mc Keon**

**Meetings Administrator.**

**Confirmed and adopted at Strategic Infrastructure Strategic Policy Committee Meeting held on the 29th July 2021.**

Turlough Mc Govern

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **Chairperson.**