

**MINUTES OF PROCEEDINGS OF MONTHLY MEETING OF  
TIPPERARY COUNTY COUNCIL HELD  
IN THE COUNCIL CHAMBER, CIVIC OFFICES, CLONMEL  
AT 11.00 AM ON 13<sup>TH</sup> JANUARY, 2020**

**Present**

Cllr. Michael Murphy, Cathaoirleach.

Cllrs: Ahearn, G; Ambrose, S; Anglim, M; Black, T; Bonfield, F; Bourke K; Bugler, P; Carroll, J; Coonan, N.J; Crosse, J; Darcy, G; Dennehy, N.P; Dunne, D; English, P; Fitzgerald, M; FitzGerald, MI; Goldsboro, I; Hanafin; Hannigan, J; Kennedy, R; Lee, S; Lowry, M, McGrath (Rocky), J; McGrath, M; Molloy, R; Moloney, A; Moran, E; Morris, S; Murphy, Marie; O'Meara, MI; Ryan (Shiner), A; Ryan, J; Ryan, S; Smith, M.

**Also Present**

J. MacGrath, Chief Executive, S. Carr, P. Slattery, C. Curley, S. Keating, K. Cashen Directors of Service, L. McCarthy, Head of Finance, E. Lonergan A/Director of Services, Marion O'Neill, SEO, D. Holland, S. Engineer, G. Walsh, Meetings Administrator, Valerie Connolly, Sports Partnership Co-ordinator, Jonathan Cooney, Senior Engineer.

**Apologies**

Cllrs. Burgess. D, Hanna-Hourigan. M, McGrath H, O'Meara. K, Ryan, P.

**Item 1.1**

Noted, No matters notified to Meetings Administrator

**Disclosures/or  
Conflicts of  
Interest**

**Item 2.1**

Proposed by **Cllr. S. Ryan**, seconded by **Cllr. P. English** and resolved

**Minutes of Council  
Meeting held on 9<sup>th</sup>  
December, 2019**

"That the minutes of the Council Meeting held on the 9<sup>th</sup> December, 2019 in the Council Chamber, Civic Offices, Nenagh, County Tipperary, as presented be adopted".

**Item 2.2**

Proposed by **Cllr. Marie. Murphy**, seconded by **Cllr. R. Kennedy** and resolved

**Minutes of Budget  
Meeting held on  
22<sup>nd</sup> November,  
2019**

"That the minutes of the Budget Meeting held on 22<sup>nd</sup> November 2019 in the Council Chamber, Civic Offices, Clonmel, County Tipperary, as presented be adopted".

Cllr. N Dennehy requested clarification in relation to a matter raised at Budget Meeting re Land Development Agency. He queried whether it constituted a threat to the Local Authorities role in providing housing.

Joe MacGrath, Chief Executive noted Cllr Dennehy's concerns and in response advised that the Council were not in discussion with the Land Development Agency but any matter arising would be brought to the members for their attention.

**Item 3.1**  
**Conferences**  
**/Seminars**  
**/Training**

It was proposed by **Cllr. Michael Fitzgerald** seconded by **Cllr. Roger Kennedy** and resolved: -

“That pursuant to Section 142(5) of the Local Government Act 2001 and having regard to (i) the benefits likely to accrue, (ii) the general interest of this administrative area and of the local community (iii) the estimated cost of the proposed attendance and the provision made for such purposes in the annual budget, hereby nominate those listed hereunder to attend the following Conferences/Seminars/Trainings: -

<b>Seminar/ Conference/ Similar Event</b>	<b>Dates</b>	<b>Venue</b>	<b>Nominees</b>
Irish Planning Institute “Planning for Growth – How High Quality Density Can Improve Communities”	28 <sup>th</sup> Jan 2020	Red Cow Moran Hotel, Dublin	Cllr. N. Dennehy
Celtic Conferences “The Finance Act 2019”	10 <sup>th</sup> – 12 <sup>th</sup> Jan 2020	The Four Seasons Hotel, Carlingford, Co. Louth	Cllr. H. McGrath Cllr. S. Morris Cllr. G. Ahearn Cllr. J. Crosse Cllr. Ml. Murphy Cllr. Ml. Smith
Irish Development Education Association & Women for Election “Political Leadership for Sustainable Development”	18 <sup>th</sup> Jan 2020	Clayton Hotel, Lapps Quay, Cork	Cllr. A.M. Ryan(Shiner)
Celtic Conferences “Tackling Carbon Emissions & Fuel Poverty”	24 <sup>th</sup> - 26 <sup>th</sup> Jan 2020	O’Donovan’s Hotel, Clonakilty, Co. Cork	Cllr. N. Dennehy
Manufacturing Events “National Manufacturing & Supply Chain Conference Expo”	29 <sup>th</sup> Jan 2020	City West Convention Centre, Dublin	Cllr. J. Carroll

**Item 3.1**  
**Reports on**  
**Conferences**

Proposed by **Cllr. Michael Fitzgerald** seconded by **Cllr. Roger Kennedy** and noted.

**Item 4.1**

**Section 183**

**Disposal of property at Sommersby, Barrack Street, Fethard to Michael O'Hagan and Josephine O'Hagan**

It was proposed by **Cllr. Mark Fitzgerald** seconded by **Cllr. I. Goldsboro** and resolved

"That in accordance with the provision of Section 183 of the Local Government Act, 2001, Tipperary County Council hereby approves of the disposal by rectification of property circa 0.06334ha, situated at Sommersby, The Square, Fethard, Co. Tipperary to Michael O'Hagan and Josephine O'Hagan, in accordance with the terms of the Notice under the above Section, as circulated on Thursday 19<sup>th</sup> December 2019".

It was noted that this Section 183 Notice was required for rectification of title.

**Item 4.2**

**Section 183**

**Disposal of Property at 1 Thomond Road, Thurles to Geraldine McGrath**

Proposed by **Cllr. Jim Ryan**, seconded by **Cllr. S. Hanafin** and resolved

"That in accordance with the provisions of Section 183 of the Local Government Act, 2001, we hereby approve of the disposal of a portion of ground comprising 0.003 hectares at No. 1 Thomond Road, Thurles, Co. Tipperary to Geraldine Mc Grath, Knocka, Drum, Templemore, Co. Tipperary, in accordance with the terms of the notice under the above Section as circulated on the 20<sup>th</sup> December, 2019."

This Section 183 was required for further extension of New Carpark, Liberty Square, Thurles, County Tipperary.

**Item 4.3**

**Ethics Framework Compliance**

Mr. Ger Walsh, Meetings Administrator, referred to Part 15 of the Local Government Act 2001 (the 2001 Act) which set out the ethical framework for all those involved in the Local Government Service, both members and employees. The framework imposed a statutory duty on all in the service to maintain proper standards of integrity, conduct and concern for the public interest.

Members were informed that **Annual Declarations** under Section 171 of the 2001 Act, were required to be submitted to the Ethics Registrar in writing on or before the last day in February 2020 containing particulars of his or her declarable interests; and an undertaking to have regard to and be guided by the relevant Code of Conduct in the exercise of his or her functions.

Also in accordance with electoral legislation members were required to submit a **Donation Statement in respect of donations** received, the value of which exceeds €600.00. These statements were to be furnished to the Ethics Registrar not later than 31<sup>st</sup> January 2020.

**Item 4.4**

**Draft Strategic Policy Committee Standing Orders**

Proposed by **Cllr. Ger Darcy** seconded by **Cllr. S. Hanafin** and resolved

"That the Strategic Policy Committee Standing Orders as circulated be and are hereby adopted"

## Item 5.1

## Community/Economic Development & Tourism

### Consideration of Management Report

#### National Broadband Update

Pat Slattery, Director of Services updated members in relation to the National Broadband Plan. He also advised that it was anticipated that National Broadband Ireland would make a presentation to the Council meeting on the National Broadband Plan at a later date in 2020, nothing that National Broadband Ireland were awarded the National Broadband contract in November 2019 and will be responsible for the design, build and management of the network for 25 years.

Mr. Slattery referred to the Nine(9) Broadband connection points which would be prioritised initially as part of the rollout of plan to improve the broadband in remote areas of the county namely Aglish, Curreeney, Drom, Killea, Killeen, Killoscully, Killurney, Moyglass, Rossmore.

In response to queries raised Pat Slattery confirmed that Mr. Simon Howe was also working with Broadband providers to improve black spots through the provision of additional masts.

Members thanked Pat Slattery and Simon Howe for their work and acknowledged improvement to broadband in rural areas

#### Tipperary Sports Partnership Update

Ms. Valerie Connolly, Sports Partnership Co-Ordinator made a presentation to the councillors in relation to the work of Tipperary Sports Partnership. Ms. Connolly discussed TSP Strategic Plan 2016-2020 and detailed the highlights from 2019 and identified the following priorities for 2020

- New Volunteer Support Programme with LIT
- New Club Development Support Package
- Emphasis on training in the area of disability including supporting the hosting of the Water Sports National Inclusion Event in June in Lough Derg
- #20x20 Women in Sport Campaign
- 2020 Coaching & Development Funding Scheme
- Launch new Website
- Commence the development of new Strategic Plan

Members spoke on the presentation and thanked Valerie Connolly along with the Sports Partnership team for all their work in the community.

#### IDA

Cllr. Jim Ryan made reference to the poor level of IDA led site visits to Tipperary which was the 4<sup>th</sup> worst level of visits across the county (less than 1% in Tipperary compared to 42% in Wicklow) and proposed that a deputation be sought with the IDA to ascertain what could be done to improve the situation.

Cllr. Pat English seconded the motion.

In response to the request the Chief Executive Joe MacGrath confirmed that the Council would write to the IDA seeking a deputation but also advised that the County Council had suitable sites available and noted Ballingarrane in Clonmel as an example of such a site that is available for development. Another item flagged was the availability of a property portal on the Council website, which was a searchable dataset of available commercial properties across Tipperary.

#### CCTV

Cllr. Sean Ryan requested the Council write again to the Minister for Justice to progress outstanding matters in relation to the CCTV at Littleton.

In response, Mr. Pat Slattery, Director of Services, acknowledged the Council's frustrations and confirmed the Council had complied with all requirements and were working with the Chief Superintendent on the matter. He agreed to follow up with the Chief Superintendent on the matter.

#### Just Transition

Cllr. Sean Ryan called on Community and Economic Development to liaise with Bord Na Mona in relation to the €31 million which will be made available to retrofit dwellings via this programme.

In response Pat Slattery, Director of Services, agreed to arrange for Anthony Fitzgerald and Margo Hayes to reach out and liaise with Bord na Mona in this regard.

#### Disposal of Land to Cashel Diocesan Trust in Tipperary Town

Cllr. Michael Fitzgerald requested an update on the Status of the Section 183 approved which issued to Cashel Diocesan Trust in 2019 and also an update from Tipperary Taskforce as to whether they have any plans for the Bridewell.

In response Pat Slattery Director of Service advised that the Tipperary Taskforce first plenary meeting was to be held on 14<sup>th</sup> January 2020 under the stewardship of Carmel Fox. Pat Slattery confirmed that in 2016 approx €150,000 was spent on refurbishing the roof of Tipperary Court House. The estimated cost of refurbishing full building would be in the region of €5million and would be subject to identifying relevant funding sources. It was confirmed the taskforce would be carrying out a town centre health check on buildings later that week.

Cllr. Anne Marie Ryan(Shiner) also spoke in response to some of Cllr. Michael Fitzgerald's queries and advised the first heritage sub group meeting had taken place and their first task was to examine a list of Heritage Buildings. Cllr Ryan also advised they had received a letter from Archbishop advising they would no longer be proceeding.

Ger Walsh, Senior Executive Officer confirmed the Council had not been formally notified of The Cashel Diocesan decision not to proceed with their plans for the Bridewell in Tipperary. He noted that they had agreed to revert to the Council on the matter following a review of their options.

## **Water Services**

Eamon Lonergan and Denis Holland were available to update members and respond to queries. Members were advised Water Service Officials would be attending the District Meetings in February and would deal with District Issues at that time.

### **Slieveardagh Housing Scheme Grangemockler**

Cllr David Dunne requested clarification re the Water Treatment Plant at Slieverardagh Housing Scheme Grangemockler and enquired if Irish Water or the Developer were responsible for this scheme.

Denis Holland, Senior Engineer confirmed the only works currently undertaken at Slieveardagh Housing Scheme are works carried out in the interest of public health as the estate is not taken in charge.

### **Irish Water Notification System**

Another concern raised was Irish Waters Notification system.

It was agreed Water Services would write to Irish Water to follow up with queries in relation to the Irish Water Notification System.

### **Clonmel Public Water Scheme**

Cllr Pat English requested an update in relation to Clonmel Public Water Scheme and raised concerns over the cost of the scheme.

Denis Holland acknowledged Cllr English concerns and advised these concerns had been noted with Irish Water.

## **Environment and Climate Action**

### **Electric Charging Point**

Following query from Cllr Marie Murphy in relation to vehicle charging points Marian O 'Neill confirmed a feasibility study was carried out re electric points and 6 sites have been identified, 3 in Council Owned Car Parks and 3 Privately Owned Car Parks in Clonmel, Thurles, Nenagh. These points will cost approximately €20,000 and Tipperary County Council will work in partnership with Tipperary Energy Agency re the development of these sites.

She further clarified that costs for use of the charging points were yet to be finalised but the fee would be tied in with car parking costs.

### **Civic Amenity Sites**

Members complimented staff at Civic Amenity Sites and the efforts which are made to alleviate dumping on public roads. Cllr David Dunne enquired if a weekly collection point could be provided for dry recyclables.

Clare Curley DOS advised that all anti dumping initiatives were being considered.

## **Housing**

Sinead Carr, DOS updated members on a number of key areas

### RESETTLEMENT PROGRAMME TIPPEARY 2019 - 2020

Sinead Carr, DOS confirmed under the Irish Refugee Protection Programme (IRPP) Tipperary has been asked to accommodate 45 families in the 2019 – 2021 programme.

An interagency committee was established to oversee this process and that the most appropriate locations for these families were identified.

The Interagency Committee has met on a number of occasions and has tendered for and selected an appropriate Implementation Partner. Youth Work Ireland was appointed back in December and they will work with the families and the community to ensure a successful integration.

Since their appointment, YWI have advertised for 2 x Intercultural Workers and 2 x Resettlement workers and the interviews for same have been carried out and it is expected that the successful candidates will take up their new positions in February (if not earlier).

In addition, the Interagency Committee undertook a service and support audit of all towns and villages in order to ascertain those towns/villages that would have some capacity to meet the needs of the refugee population.

Having undertaken a detailed assessment, the following towns have been selected to accommodate the Syrian families

- Clonmel – 16 families
- Tipperary Town – 12 families
- Templemore – 5 families
- Nenagh – 12 families

Sinead Carr, DOS, confirmed Housing Officials will meet with all Municipal Districts Members at their January meetings to discuss what this process will involve and what it will mean for the communities. Padraig Ryan, the Senior Social Worker who will oversee the interagency role of the resettlement programme will also attend along with Cora Horgan, the CEO of Tipperary YWI

### Housing Grants – DPGs; HOPs & MAGs

Sinead Carr updated members on the Housing Grants

Tipperary County Council undertook a review of the above in the latter quarter of 2019 and it is intended that the new process will streamline the Grant application process; making it more accessible to applicants and

provide a more efficient service. The main significant change is the use of one application form across all three grant streams and a standardised approach across the entire country in terms of assessing same and grant aiding same.

Confirmation of the changes were received on 20/12/19

Sinead Carr, confirmed a copy of the application form and the Guidelines will issue to all members in coming weeks. January is identified as a "Transitionary" period and it is hoped all new forms will be available from February. It was noted there are a number of procedural and administrative changes that need to be introduced internally and it is proposed to tease through these with the SPC at the first meeting to minimise any glitches which are inevitable with the introduction of any such scheme which is set up to roll out on an all 31 Council basis.

Some of the key changes/Clarifications include

- One application form for all 3 grant streams
- Ability to apply for more than one grant type on the same property (provided it is for different purposes)
- There is now a national priority categorisation which is reasonably well defined should there be a backlog of applications
- VAT in 2 of the grant schemes will now have to be reclaimed by the applicant (and not included as part of the grant aid)

Ms. Carr confirmed that a workshop would be held with the members to provide further clarity on the changes proposed.

#### Halting Sites

In response to queries raised Sinead Carr, DOS advised a Contractor would be engaged to deal with Halting Sites with effect from 1<sup>st</sup> February 2020.

#### Tenant Purchase Scheme

Sinead Carr, DOS confirmed no update was available on the Tenant Purchase Scheme

#### Rebuilding Ireland Programme

Jonathan Cooney, Senior Engineer in response to various queries provided an update and confirmed Tipperary County Councils first priority is to examine its own land banks and develop dwellings were possible.

Abbey Street Cahir Development is at Stage 4 awaiting Department approval and once same is received construction will begin in the next six weeks.

#### Corporate Services

No issues raised

Cllr. Michael Murphy, Cathaoirleach thanked Elaine Murphy, Corporate Services for her assistance over the years and wished her well in her new



role in Community and Economic Development.

**Item 5.2**

Noted. No issues raised

**Tipperary County  
Council Anti  
Fraud &  
Corruption Policy**

**Item 6.1**

Chief Executive Orders and Delegated Officers Orders for the period to 31<sup>st</sup> December, 2019 were noted.

**Consideration of  
CE Orders for  
Period to the 31<sup>st</sup>  
December 2019**

**Item 7.1**

Motion No. 7.1 (1805) was proposed by **Cllr. S. Ambrose**

**Notice of Motion  
Vacant Premises**

**“Due to the depletion in the number of individuals and families living over shop premises in our towns and villages and in turn the amount of over shop units now being left vacant that Tipperary County Council looks at initiatives to encourage owners to rent these spaces. These over shop units if available for rent would alleviate pressure on the rental market for individuals and families who are currently trying to find rental accommodation and in turn would also generate a second income for the owner of the shop or office”.**

The motion was seconded by **Cllr. Ml. Murphy**

The reply to the notice of motion was noted

Living over the shop in the past was a fundamental part of town centre vitality as many business owners lived over or close to the commercial premises. However, most shop and business owners no longer live over/near the shop and many premises are now used for storage related to the primary business. The issue of vacant units over shops was subject to a previous 1994 Living Over the Shop Incentive Scheme, where property owners on designated streets could refurbish overhead accommodation and write off 100 per cent of the costs against tax over 10 years. However, there was a limited take up of this scheme as the tax breaks did not apply to building new properties or extensions and incentives for investors were not included.

It must be recognised that there are many reasons why town centre owners not converting over the shop:

- The risk of residential accommodation causing flood or fire damage to the primary commercial unit on the ground floor;
- Restrictions caused by virtue of the property being in a conservation area or protected;
- Accommodation meeting modern floor space and storage needs;
- Many premises have removed access to upper floors from the

- street to maximise street frontages
- The difficulty in accumulating 2/3 properties on a terrace to merge and achieve horizontal floor areas.

A new improved version of the Living Over The Shop scheme (LOTS) will be available to investors and owners of **city** centre retail premises next month. The scheme will provide a range of tax incentives similar to those currently in operation for the Urban Renewal Scheme and will be applied to specific lengths of streets in the cities covered. Under this new scheme, city owner-occupiers and investor/ lessors will qualify for a 50 per cent initial allowance in the first year and four per cent annual allowance up to a maximum of 100 per cent from then on.

It is not known at this stage if Government plans to roll out the scheme to towns in Tipperary at some future date, it is likely that they will review the success of the current city programme in delivering homes before expanding it around the country. However a submission can be prepared to submit to the relevant government seeking roll out to towns.

The new Tipperary County Corporate Plan will provide a focus on revitalizing town centres, particularly around the importance of maintaining 'living towns'. In line with this objective, Town Forums have been established in all the main towns in Tipperary to seek ways of revitalizing town centres. These forums will be used to identify opportunities for new residential accommodation in town centres.

The Council's vacant Homes Officer is engaging with those who own buildings in town centres which are underutilised or vacant to ascertain their interest in developing these into accommodation units and a variety of "vacant home" incentives are available if owners are willing to use these for either social housing or for private housing (Buy to Renew Schemes and Repair to Leaser Schemes). The Repair and Leasing Scheme (RLS) is targeted at owners of vacant properties who cannot afford or access the funding needed to bring their properties up to the required standard for rental property

Tipperary Development Contribution Scheme ( 01/01/2020) states;

"The contributions payable for the change of use of upper floors for residential purposes in town or village centres will be subject to a reduction of 100%." therefore no development contributions will apply for the change of use of the upper floors in town and village centres if the change of use is for the provision of residential accommodation. This is certainly a positive step towards reducing the costs for such types of development and is a local initiative (i.e. not mandated by Government).

The link here provides a useful guide for those looking to convert upper floors for residential purposes;

[https://www.housing.gov.ie/sites/default/files/publications/files/bringing\\_back\\_homes\\_final.pdf](https://www.housing.gov.ie/sites/default/files/publications/files/bringing_back_homes_final.pdf)

There is also temporary legislative provisions (development by 31/12/21) that allow for the change of use from commercial to residential of vacant properties as exempt development subject to certain criteria;

<https://www.tipperarycoco.ie/sites/default/files/Forms/Tipperary%20County%20Council%20A6%28a%29%20Exemption%20Notice%20Form.pdf>

Cllr. S. Ambrose spoke to move the motion and requested a letter issue to the relevant Minister to request the matter be reviewed to include town/villages in the scheme before it is launched.

## **Item 7.2**

Motion No. 7.1 (1816) was proposed by **Cllr. N. Dennehy**

### **Notice of Motion**

#### **Audit of Housing Strategy/Achievements from 1994**

**"That this Council conduct a County wide forensic audit and Public Consultation of it's overall Housing Strategy/Achievements from 1994 to date to include our Traveller Accommodation and other minority housing programmes.**

**This to identify the SWOTs, Strengths - Weaknesses - Opportunities - Threats that have emerged:- To enhance the Strengths and Opportunities.....and to help to eradicate the Weaknesses and Threats".**

The motion was seconded by **Cllr. P. English**

The reply to the notice of motion was noted

The Council is consistently reviewing and adjusting programmes and policies to meet the changing housing needs of our population over the last number of decades. Whilst the Housing section is not in a position to resource and support the detailed historic review requested at this point in time, it can state the following which ought to provide re-assurance

A) A Housing Strategy is currently in place and was undertaken simultaneously with the preparation of the County Development Plan in 2015. It details the housing needs, location and type of accommodation for our citizens in both the public and private sector and is available on request. There would have been significant public consultation around the preparation of this document and a detailed data analysis, including a SWOT type analysis.

B) The existing Housing Strategy Document will be reviewed in line with the review of the existing County Development Plan in 2020 and there will be significant consultations, analysis and data encompassed as part of this report. Councillors will be advised of the timeline and will be enabled and facilitated to become actively involved in the development of the relevant policies around this (as indeed will the public). It should be noted that there will be a new requirement to include a specific section on the "Housing Needs Demand Assessment" as part of this process and it is intended to incorporate this as part of the County Housing Strategy

C) The Council has a new Traveller Accommodation Plan 2019 – 2022 which was adopted mid 2019 and has set annual targets for achievement. That document assessed performance and activity in this sector over the previous Traveller Accommodation Plan period and acknowledged that the

targets set in the previous plan were exceeded.

D) The Council also has a disability action plan and again it has exceeded the targets set for 2019 in terms of accommodating those with a disability. This Plan will be reviewed and updated once the new national disability strategy is complete in 2020.

E) The Council currently has a Strategic Development & Management Plan for our own Housing lands and this is aligned to the housing needs of the population and is the instrument which informs the delivery of much of our Rebuilding Ireland "own" housing development programme

F) The Council is set annual targets by the Department as part of the national ReBuilding Ireland Plan 2018 – 2021 and the targets set for the county have been well exceeded in all years to date. The Council also expects to significantly exceed the 4 year target of 625 units and we currently are on track to do so

G) The Council adopted a Review of the Homeless Services Action Plan in early 2019 and this is currently being actively implemented with good progress being made in terms of rolling out the "Housing First Programme"; the "Tenancy Sustainment Service"; the START Programme; reducing long term emergency accommodation requirements and actively using preventative supports to mitigate against homelessness in the first place.

H) The Council currently is implementing "An Implementation Plan - Strategy for the Rental Sector" which deals with private rented inspections and sets targets for same. Tipperary County Council has exceeded targets set for inspections in both 2018 and 2019

I) A Vacant Homes Action Plan was developed in 2017 and a Vacant Homes officer was employed in late 2018. Good progress is being made in this area which is a challenging and complex area and targets for 2019 have been met

J) Every year a Social Housing Needs Assessment Review is undertaken which is a significant job of work for staff. Arising from this, a summary of the social housing assessment need for Tipperary is produced and this is used by housing to understand the changes taking place in housing demand in the county and to clarify the location, type and number of units in demand. This will then determine our housing supply approach in terms of acquisitions; new build; turnkey; AHB supports; part V requirements, leasing requirements etc

K) In 2020, it is the intention to review, through the Strategic Policy Committee, the Allocation Policy of the local authority so that we can provide a more efficient and targeted allocation process. It is also the intention of the Council to review the void turnaround time in order to a) provide a more efficient and effective service and b) to increase the number of units tenanted. A new Grants policy will also be introduced (directed from National Government).

In conclusion, the Council can be assured that the policies relevant to

housing are reviewed consistently and on an ongoing basis and the role of the Strategic Policy Committee is key to this ongoing oversight. The Housing section welcomes all inputs and engagements to such reviews.

Cllr. Niall Dennehy spoke on the motion and raised issues and concerns around Tenancy Agreements and implementation of same.

Sinead Carr, DOS, replied confirming her response which issued in relation to the Notice of Motion was based on the fact that she understood the motion referred to The Building Programme policy and wasn't aware the motion related to Tenancy Agreements. Sinead confirmed Tipperary County Council had Tenant Liaison officers in place and the Council were prepared to implement the Anti Social Behaviour Policy resulting in eviction where necessary.

It was agreed to look at policies where required during the year.

### **Item 7.3**

#### **Notice of Motion**

#### **Void/Vacant Stock of Local Authority Houses**

Motion No. 7.3 (1818) was proposed by **Cllr. MI. FitzGerald**

**"That Tipperary County Council take the necessary actions to provide monies to bring the Void/Vacant Stock of Local Authority Houses up to standard to accommodate individuals and families as quickly as possible. There is a huge delay in this process throughout the County".**

The motion was seconded by **Cllr. Marie Murphy**

### **Item 7.4**

#### **Notice of Motion**

#### **Housing Voids**

Motion No. 7.1 (1821) was proposed by **Cllr. D. Dunne**

**"That this Council take the necessary action to address the ongoing problem of long term housing voids".**

The motion was seconded by **Cllr. T. Black**

The reply to both notices of motion was noted as follows

The Council has a total housing stock of just over 5,000 housing units – to date just under 96% of them are occupied. In 2019, TCC expended just over two million euros to deal with vacant housing units, an increase of 500k on the previous year. A significant amount of work was undertaken in this area with all of the funds expended by the Districts on voids by the end of September 2019. In total, over 135 units were delivered under this funding stream for new tenancies. In addition to this, an additional 210 units were provided through RAS and the Long term Lease scheme and a total of 398 new HAP tenancies were also set up. Hence over 700 persons were therefore provided with accommodation in 2019 in total.

The Council has also sought just under one million euro in funding from the Department to address the requirements of 15 long term voids and a decision on same is awaited - these obviously contribute to the % of units unavailable for letting. In addition, the Council purchased over 70

units in 2019, a significant proportion of which fell into the final quarter of 2019 and again all of these contribute to the vacancy rate. All of these units will be critical in addressing the accommodation requirements of those on the housing list in 2020.

Notwithstanding the above statistics, the Housing Section recognises and accepts that further improvement is still required in 2020 in addressing the timelines involved in bringing vacant housing stock back into use. A project team has been established in-house in late Q4 2019 to examine the matter and to enable efficiencies to be introduced.

It is important at the outset to look at the process and to examine the various stages:

1. Receipt of keys back from previous tenant or their representatives
2. Inspection Process and determination of works to be carried out
3. Tendering/ Repair Process with budget provision
4. Identification of tenants and allocation process
5. Pre-tenancy training and conclusion of letting process

A delay at any of the above stages has implications on the turnaround time and there is scope to have some of the stages running in parallel. 4 of the 5 stages identified above are not dependant on budgets.

The category of works required determines whether the work is carried out centrally by the Housing Section (Long term voids requiring significant capital investment and acquisitions) or carried out by the districts (routine void turnaround). Reporting on voids has been introduced in recent months by the districts at the monthly meetings.

As mentioned, an application has been made to the Department of Housing, Planning and Local Government for €926,250 to assist with the turnaround of 15 major long term voids. Funding for upgrades to dwellings which are purchased is funded by the Department on an ongoing basis also.

We will be examining how each section works and optimising the process based on established best practice. A working paper will be brought before the SPC on the review carried out and a detailed report & recommendations will be brought to the full Council at the July meeting. It is important that we maximise efficiencies with the system and ensure that we are getting the most out of the funding. It is anticipated that a significant reduction in void number will be achieved in 2020 with substantial progress by the mid year review.

Members spoke on Motion 7.3 and 7.4 as they were similar motions and were taken together. Members voiced concerns as to why vacant houses cannot be allocated and re-tenanted and the repairs carried out at a later date to speed up the allocation process. Members requested a report on voids be included in Engineers reports to the Districts each month and were advised this has been put in place.

In response Sinead Carr, DOS confirmed there is positive work being

carried out in relation to voids and significant funding spent in 2019. 135 units moved in 2019 up from 122 in 2018. The average cost to bring each unit up to standard for allocating tenancy is €8,000 to €9,000.

Members were also advised that an assessment of long term voids was being carried out to determine cost effectiveness of repairing or disposing of these dwellings. She concluded by stating that a number of measures were being examined but any decision made must be evidence based.

### **Item 8.1**

Motion No. 8.1 (1817) was proposed by **Cllr. R. Molloy**

#### **Notice of Motion**

**"That Tipperary County Council call on the Government to allow Adoptees access to their own information on Health, History and Heritage and acknowledgement of Identity Rights".**

#### **Adoptee Access to Identity Rights**

The motion was seconded by **Cllr. P. English**

It was agreed that this motion would be forwarded to Katherine Zappone, T.D Minister for Children and Youth Affairs for consideration and response

### **Item 8.2**

Motion No. 8.2 (1822) was proposed by **Cllr. D. Dunne**

#### **Notice of Motion**

**"That this Council supports the Draft Bill providing for the entitlement to domestic violence paid leave".**

The motion was seconded by **Cllr. T. Black**

It was agreed that this motion would be forwarded to Charles Flanagan, T.D. Minister for Justice and Equality for consideration and response.

### **Item 9.1 – 9.6**

#### **Resolutions from Other Local Authorities**

The following resolutions from other Local Authorities as circulated with the Agenda were noted.

##### **Donegal County Council**

That Donegal County Council calls on the Government to recognise that Parental Alienation is "Substantial and sustained dissatisfaction within a caregiver-child relationship associated with significant disturbance in functioning" as coded by the World Health Organisation in the latest International Classification of Diseases version 11.

Donegal County Council calls on the Irish Government Departments of Health, Justice and Equality and Children and Youth Affairs to recognise that Parental Alienation is "Substantial and sustained dissatisfaction within a caregiver-child relationship associated with significant disturbance in functioning" as coded by the world Health Organisation in the latest International Classification of Diseases version 11 and to implement recommendation 36 of the report of the Reform of the Family Law system October 2019"

##### **Laois County Council**

That this Council calls on the Minister for communications, Climate Action & Environment, Mr. Richard Bruton, T.D. to stop the rollout of 5G fifth

Generation Cellular Technology across the Country – we as a Council and public representatives have a moral and ethical responsibility to protect the health and wellbeing of our citizens – there is a reason why insurance companies will not insure 5G – this needs to be investigated further by an independent company with no prospect of financial gain.

### **Kerry County Council.**

That this Council calls on the Minister for Business, Enterprise and innovation to remove the cap on County Enterprise Boards which prevents them from dealing with enterprise that have more than ten employees and that this motion will be circulated to all Local Authorities in the country.

### **Monaghan County Council**

Monaghan County Council calls on the Minister for Communications, Climate Action and the Environment, Richard Bruton, T.D. and Minister for Finance, Paschal Donohoe, T.D.

- Legislate for a deposit return scheme to be introduced on recyclable packaging.
- Ensure that all local authorities in the state be funded to provide a climate action officer to incorporate energy efficiency in all aspects of Council work.
- Introduce a carbon tax on aviation fuel.

### **Waterford City & County Council**

That Waterford City and County Council in keeping with the objective of making Waterford a fair employment area agrees with and endorses the right of all employees to be represented individually and/or collectively by a trade union if they so wish. We would expect and encourage all employers and their representative organisations in Waterford City/County to fully recognise this basic fundamental human right and so not intimidate, harass or threaten the continued employment of those exercising this right.

### **Westmeath County Council**

That Westmeath County Council would request that in future the LPT basic rate would be discussed and fixed in conjunction with the full budget meeting with all the up to date comprehensive budgetary information available.

### **Item 11.1** **Votes of** **Sympathy**

Votes of Sympathy were extended to the following:

- Family of Ruby Millett, former employee of South Tipperary County Council.
- Joan Dempsey, former employee Thurles Municipal District on the death of her sister, Anne Stapleton.
- Alice Tobin, Canteen Staff, Clonmel on the death of her mother, Mary



O'Connor.

- Family of John Slattery, Kilbiller, Coolbawn, Nenagh.
- Ger Kinsella, Roads Section on the death of his sister-in-law, Grainne Ahearn.

**Item 11.1**

Votes of Congratulations were extended to the following: -

**Votes of  
Congratulations**

- Tim Cullinane on being elected President of the I.F.A.

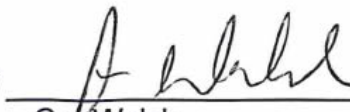
**Best Wishes**

Best Wishes and Best of Luck was extended to the Borrissleigh Senior Hurling Team who are competing in the All Ireland Club Hurling Final on Sunday 19<sup>th</sup> January 2020.

There being no further business, the meeting then concluded.

Signed/ \_\_\_\_\_  
Cathaoirleach.

Date: \_\_\_\_\_

Signed/  \_\_\_\_\_  
Ger Walsh,  
Meetings Administrator.

Date: