

**WICKLOW COUNTY COUNCIL**  
**HOUSING & CORPORATE ESTATE STRATEGIC POLICY COMMITTEE**  
**MINUTES OF MEETING**  
**20<sup>th</sup> January 2022**

**Attendance:** Cllr. John Snell, Cllr. Mags Crean, , Cllr. Grace McManus, Cllr. Tommy Annesley, Mary-Anne Parsons (PPN), Niamh Power, Joe Lane (WCC), Theresa O'Brien (WCC), Helena Fallon (WCC), Declan Marnane (WCC) Jphn Dunphy (WCC) Gillian Power (WCC) Aoibheann McCloy, Cllr. Aoife Flynn Kennedy

Apologies: Cllr. Paul O'Brien

This meeting was called to discuss 3 draft policies that WCC had presented to the members at the previous SPC

**Item 1                      To discuss and agree a policy on a Pilot Scheme for Relets**

One Submission had been received from the on this policy and Mary Ann Parsons went through the submission and the following comments were made regarding same

- WCC do not have the money to continue with the work to the relets at the same pace that the properties are becoming vacant (i.e 57 relets in 2021 with an estimate of around 120 in 2022)
- If the policy was to be agreed the properties would be prioritised for fabric upgrade but at the initial stage only electric and plumbing installations would be checked
- Policy could always be reversed if more funding became available
- Fear that the properties would be overlooked for upgrades further down the line
- At present 28 – 32 weeks for preletting works to be completed with an average cost of 30,000.00 per unit this is not sustainable
- Inequality of standard of houses be an unintentional consequence of the policy
- Housing stock has to be future proofed
- requirement to be discussed at MD level – this is a county wide policy and the spc is the correct forum for discussion on same

- Department to be contacted with regard to increase in budget for pre-letting works
- There are a number of houses that cannot avail of fabric upgrades with large extension and attic conversion
- happy to support this as applicants can be waiting up to 15 years for housing and this may speed some allocations up
- allocations process needs to be looked at and the possibility of using a type of choice based letting to be considered

After a lengthy discussion it was agreed that the policy would be circulated to the Municipal districts for information but the decision whether or not to implement it would be at SPC level

**Item 2      To discuss and agree a Housing Maintenance Policy on Heating**

3 submissions received from members Cllr Grace McManus, Cllr Mags Crean and the north alliance

The submissions were gone through and the following points were made

- Safety of Stoves safer as against open fires
- Fuel poverty needs to be assessed
- air to heat would not work in older stock
- Trying to phase out back boilers
- boilers need to be serviced and the LA have to get access to do so
- issue with the installation of pipes under floor or over floor
- removal of laminate floors and tenant responsible for the removable and the replacement
- poverty proofing the policy
- inefficiencies of open fires has to be highlighted to the tenants

**Item 3      To discuss and agree a policy on the disposal of derelict units that are not viable for Wicklow County Council to develop**

There were no submissions received on this policy and the members were happy to proceed with this

The next meeting of the SPC will be held on 10<sup>TH</sup> March 2022 at 2.30

Signed:

  
Cllr. John Snell, Cathaoirleach

Dated:

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