

Minutes of The Housing Strategic Policy Committee of Wicklow County Council held in the Council Chamber, County Buildings, Wicklow Town, A67 FW96 on Wednesday 25th June 2025.

In Attendance: Cathaoirleach Graham Richmond, Cllr. Mark Barry, Cllr. Gerry O’Neill (Via Zoom), Cllr. Paul O’Brien, Cllr. Caroline Winstanley, Mr. John Douglas, Ms. Emma McMillen, Ms. Kathleen Kelleher, Mr. Seán O’Callaghan, Mr. T. J. Foley, Mr. Michael Nicholson, Mr. Joe Lane, Mr. Marc Devereux, Ms. Caroline Fox, Ms. Lynda Healy, Ms. Helena Fallon, Mr. David Porter, Ms. Aideen Russell.

Apologies: None

Cathaoirleach Richmond opened the June meeting of The Housing Strategic Policy Committee and welcomed all present.

1. To confirm and sign minutes of The Housing Strategic Policy Committee of Wicklow County Council dated 30th April 2025.

It was proposed by Cllr. Paul O’Brien, seconded by Ms. Emma McMillen and unanimously agreed to confirm and sign the minutes of The Housing Strategic Policy Committee of Wicklow County Council dated 30th April 2025.

2. Matters Arising - None

3. Housing – Capital Delivery

A detailed report was given to the SPC Members by Mr. Joe Lane. Informing them of the following: -

Housing Infrastructure

Schemes on site

- Ard Darach -Shillelagh Rapid-N27-2-351 (20 social) – Completed.
- Cois Droichid - (Three trouts) Greystones Rapid (41 social) – Completed.
- Ballynerrin- Wicklow Rathnew N27-2-407 (10 social) – Completed
- Merrymeeting Phase 2 - Wicklow (21 rapid build) - Completed
- Doire Dubh - Lugduff) Tinahely N27-2-387 (20 social) – Completed March 25
- Lott Lane (75 social units) - Construction has commenced
- Carrigoona (11 units) (was originally 13 but 2 units were removed) - Construction has commenced

Affordable units

- St Ernans (44 units)) – Completed 33 closed – 10 units in process.
- Aldborough Manor (11 units)) – Completed and all 11 affordable units sold.

Part 8 schemes approved in 2024 - progress

- Merrymeeting ph 3, Rathnew (7 units) – At Tender assessment stage.
- Ballinahinch, Ashford (19 units) – At Tender preparation stage.
- Mountainview, Blessington (10 units) – Stage 2 underway
- Hawkstown ph 2, Wicklow Town (56 units) – Stage 2 underway.
- Tinahask, Arklow (74 units)– Stage 2 underway.

- A number of Public Private Partnerships (PPP's) have commenced throughout the country.
- PPP Bundle 3 which included 106 houses for Blessington had commenced preliminary works but has now been halted due to value for money concerns.
- Other PPP's are currently being evaluated by the department.

Questions & Answers

Cllr O'Neill enquired about the Burgage Scheme, he asked would there be an alternative as the pressure for houses in this area is increasing. And, asked what the process is now.

- Mr. Lane informed the SPC Members that the scheme would have to go back to procurement.

4. Housing - Services – General Update

Ms. Fox discussed the Co. Wicklow Strategic Plan for Housing People with a Disability 2022-2027. Informing the SPC Members that this plan is now available online and confirmed that a copy of same would be emailed to all SPC Members to all the Members to familiarise themselves with the plan.

5. Housing – Integration

Mr. Nicholson discussed the IPAS Centres & Ukrainian Response Figures for Co. Wicklow. It was proposed by Mr. Foley and seconded by Ms. Fox that a copy of the figures be distributed to all SPC Members following the meeting.

- Cllr. O'Neill expressed his concerns regarding the situation at present in The Avon.

6. Correspondence:

None received.

Ms. Healy confirmed that no response had been received to her correspondence to The Department regarding the Affordable Housing challenges that both the local authority and applicants are experiencing.

- Mr. Lane advised that it was indicated to him that a letter is expected from The Department.
- Mr. Foley informed the SPC Members that he, as the North East Representative, had attended a CIS meeting where the challenges had also been discussed.
- Ms. Kelleher commended Ms. Healy's letter to The Department and was shocked to learn there had been no response.
- Ms. Kelleher stated that having Mr. Foley in a position dealing with major players in the housing sector in Ireland is hugely positive. Ms. Kelleher asked that the SPC Members support Mr. Foley in any way they can.

7. Any other business:

Mr O'Callaghan discussed the deployment of rooftop solar among existing residential building stock in Co. Wicklow and the need to accelerate this deployment particularly within social housing estates.

- Mr. Nicholson shared Mr. O'Callaghan's frustration; this deployment is not covered under government policy, but agrees it should be. Mr Nicholson stated that the budget just does not allow for works needed. Wicklow County Council will follow up with further correspondence regarding the need for funding.

Ms. Kelleher thanked the Social Development (Housing & Community) Directorate for the completion of the Cois Droichid Estate in Greystones.

8. Date of next meeting.

The next Housing Strategic Policy Committee meeting of Wicklow County Council will be held on Wednesday, 5th November 2025 at 2:30pm.

There being no other business, Cathaoirleach Graham Richmond, concluded the meeting.

Signed: _____
CATHAOIRLEACH, Cllr. Graham Richmond

Dated: _____