

MINUTES OF ORDINARY MEETING OF CORK CITY COUNCIL
HELD ON MONDAY 11th JULY 2022

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| PRESENT | Ardmhéara Comhairleoir D. Forde. |
| NORTH EAST | Comhairleoirí J. Maher, T. Tynan, O. Moran. |
| NORTH WEST | Comhairleoirí T. Fitzgerald, M. Nugent, J. Sheehan, K. Collins, F. Ryan, D. Boylan. |
| SOUTH EAST | Comhairleoirí D. Cahill, L. Bogue, M.R. Desmond, T. Shannon. |
| SOUTH CENTRAL | Comhairleoirí M. Finn, D. Boyle, S. Martin, S. O’Callaghan, P. Dineen, F. Kerins. |
| SOUTH WEST | Comhairleoirí F. Dennehy, D. Canty, C. Finn, C. Kelleher, T. Moloney, E. Ryng. |
| APOLOGIES | Comhairleoir G. Keohane. |
| ALSO PRESENT | Ms. A. Doherty, Chief Executive. Mr. B. Geaney, Assistant Chief Executive. Mr. P. Moynihan, Director of Services, Corporate Affairs & International Relations. Mr. N. Ó Donnabháin, Director of Services, Housing. Ms. A. Rodgers, Director of Services, Community, Culture & Placemaking. Mr. D. Joyce, Director of Services, Roads & Environment Operations. Mr. F. Reidy, Director of Services, Strategic & Economic Development. Mr. J. Hallahan, Chief Financial Officer. Mr. T. Duggan, City Architect. Ms. S. Guilmartin, Executive Engineer, Infrastructure Development. Mr. J. Stapleton, Senior Engineer, Infrastructure Development. Ms. A. Murnane, Meetings Administrator. Ms. K. Fitzgerald, Administrative Officer, Corporate Affairs & International Relations. |

An tArdmhéara recited the opening prayer.

SUSPENSION OF STANDING ORDERS

On the proposal of Comhairleoir D. Cahill, seconded by Comhairleoir C. Kelleher, An Chomhairle agreed to suspend standing orders to discuss the following motion at the end of the meeting:-

‘That similar to the protected conservation status that applies to the Blackrock Road will be applied / awarded to the Douglas Road.’

(Proposer: Cllr. D. Cahill)

SUSPENSION OF STANDING ORDERS

On the proposal of Comhairleoir F. Ryan, seconded by Comhairleoir O. Moran, An Chomhairle agreed to suspend standing orders to discuss the following motion at the end of the meeting:-

‘That Cork City Council actively engage with Tusla relating to the new planning requirements imposed on Muin Preschool, Brocklesby Street, Blackpool which will effectively shut down one of the only preschools in the area amidst other preschool closures on the Northside of Cork City.’

(Proposer: Cllr. F. Ryan)

1. **VOTES OF SYMPATHY**

- The Cronin family on the death of Tom Cronin.
- The Tobin family on the death of Bill Tobin.
- The Griffin family on the death of Carole Griffin.
- The Dalton family on the death of John (JD) Dalton.
- The Mulroy family on the death of Peter Mulroy.
- The Carrigy family on the death of Mary Carrigy.
- The O’Callaghan family on the death of Vincent O’Callaghan.
- The O’Donnell family on the death of Michael O’Donnell.
- The Cotter family on the death of John Cotter.
- The O’Brien family on the death of Bridget O’Brien.

2. **VOTES OF CONGRATULATIONS/BEST WISHES**

- Hannah O’Shea, the first female winner of the Vibes & Scribes Lee swim.
- Timmy Walsh on winning the Junior C county final.

3. **LORD MAYOR’S ITEMS**

3.1 **CIVIC RECEPTIONS**

On the proposal of An t-Ardmhéara, An Chomhairle agreed the following Civic receptions to be held in the coming months:-

- Civic reception to honour the 13th Anniversary of the Library on the 20th October 2022.
- Civic reception to host the family of Michael Collins on the weekend of the 20th-21st August 2022.
- Civic reception to honour Mr. Larry McCarthy, President of the GAA.

3.2 **54th INTERNATIONAL CHILDRENS GAMES**

An Chomhairle approved the Lord Mayor's attendance at the 54th International Children's Games to be held in Coventry in August 2022.

3.3 **40th ANNIVERSARY OF CORK AND RENNES TWINNING**

An Chomhairle approved the Lord Mayor's travel with a delegation to Rennes in late October/early November to mark the 40th Anniversary of the twinning of Cork and Rennes.

4. **CHIEF EXECUTIVE'S ITEMS**

None received.

5. **MINUTES**

On the proposal of Comhairleoir S. Martin, seconded by Comhairleoir M. R. Desmond, An Chomhairle considered and approved the minutes of:-

- Special Meeting of An Chomhairle held, 9th June 2022.

On the proposal of Comhairleoir M. Finn, seconded by Comhairleoir S. Martin, An Chomhairle considered and approved the minutes of:-

- Ordinary Meeting of An Chomhairle held, 13th June 2022.

On the proposal of Comhairleoir S. Martin, seconded by Comhairleoir D. Boylan, An Chomhairle considered and approved the minutes of:-

- Special Meeting of An Chomhairle held, 15th June 2022.

On the proposal of Comhairleoir D. Canty, seconded by Comhairleoir T. Shannon, An Chomhairle considered and approved the minutes of:-

- Annual Meeting of An Chomhairle held, 24th June 2022.

On the proposal of Comhairleoir M.R. Desmond, seconded by Comhairleoir S. Martin, An Chomhairle considered and approved the minutes of:-

- Special Meeting of An Chomhairle held, 27th June 2022.

6. **QUESTION TIME**

6.1 **FENCE BETWEEN MEELICK PARK AND PARK COURT**

In response to the following question submitted by Comhairleoir J. Kavanagh, a written reply was circulated as outlined below:-

Can the CE please advise why, despite having been approved by Members some months ago, the new Fence between Meelick Park and Park Court in Ballyvolane still hasn't been erected?? Do we really need a Project Manager to erect a fence?

REPLY

The LAC Members chose to install a Fence and gate between Meelick Park & Park Court following lengthy deliberations on this matter. However no funding has been provided to deliver this project to date. The new railings and gated access will be erected as soon as the necessary financial provision has been secured at which point the project implementation will be scheduled for a future programme of works, staffing resources dependent.

David Joyce,
Director of Services,
Roads & Environment Operations.

6.2 **VERNON MOUNT HOUSE**

In response to the following question submitted by Comhairleoir S. O'Callaghan, a written reply was circulated as outlined below:-

In August 2016 the Minister for Arts, Heritage and Gaeltacht Affairs sent senior Heritage and Architectural Policy Advisors, Martin Colreavy and Dr Freddie Dwyer to inspect the ruins of Vernon Mount House. Mr Colreavy and Dr Dwyer subsequently recommended that steps be taken to preserve the house for its historic and unique architectural value.

An inspection of the ruins of Vernon Mount House was subsequently carried out by the Conservation Engineer, Mr David Kelly and, in October 2017, Mr Kelly delivered a report on his inspection to Cork County Council.

In March 2018 Mr Kelly's report was presented to the Historic Monuments Advisory Committee, which unanimously recommended that the stabilisation works on Vernon Mount House be implemented.

Having regard to the above, to ask the Chief Executive for an update on the recommended stabilisation works, including details about what progress has been made on this issue since I last submitted a Question to the Chief Executive in relation to same on 9th November 2020?

REPLY

Vernon Mount House is private property, to that extent stabilisation and making the site secure is a matter for the owner. Cork City Council has engaged with the property owner in that regard. This property has been inspected by the Conservation team a number of times since June 2019. An order has been signed to place the house on the Derelict Sites Register. In addition, the City Council has engaged with relevant stakeholders in relation to the property.

As the lands are owned by a dissolved company, Cork City Council engaged with the OPW on this matter as the lands are now vested in them. Cork City Council will continue to engage with the OPW on this matter.

Fearghal Reidy,
Director of Services,
Strategic & Economic Development.

6.3 **HOW MANY 1 BEDROOM HOUSING UNITS UNDER CONSTRUCTION**

In response to the following question submitted by Comhairleoir T. Moloney, a written reply was circulated as outlined below:-

Can the CE tell me how many 1 bedroom housing units have the council currently under construction and how soon will they be completed & available to people on the housing waiting list?

REPLY

Within Cork City Council's own direct build construction programme, there are contracts in place for the delivery of 100 no. 1-bedroom housing units. The programme for the delivery of these units is as follows:

Q2 2022 = 16 units
Q3 2022 = 5 units
Q4 2022 = 10 units
Q1 2023 = 18 units
Q2 2023 = 19 units
Q3 2023 = 4 units
Q4 2023 = 28 units

In addition to the City Council's own direct delivery programme, the Approved Housing Body Sector is also scheduled to deliver the following 93 no. housing units under their construction programmes:

Q4 2022 – 52 units
Q4 2023 – 41 units

Within the construction programmes above there is therefore a total of 193 no. one-bedroom units contracted to deliver by the end of Q4 2023.

The above figures exclude any future contracted acquisitions or construction projects e.g. through the current Competitive Dialogue procurement process, where there is expected additionality to the above figures, particularly in the 2023-2024 time period.

Niall Ó Donnabháin,
Director of Services,
Housing.

6.4 **HEALTH & SAFETY REPORT**

In response to the following question submitted by Comhairleoir K. O’Flynn, a written reply was circulated as outlined below:-

Could the Manager make a health and safety report available to members of Cork City Council regarding the public seating on the riverside of Union Quay that is to service bars, restaurants etc. in the area?

REPLY

During 2020 a joint proposal was received from the 4 traders on Union Quay for the shared use of the quayside space. The proposal was developed by an Engineering Consultant engaged by the traders in close consultation with the Roads Operations Division of the Council. This proposal detailed the layout of the quayside and operation of each individual area by each trader. The proposal was reviewed and accepted by Roads Operations Division whom carried out works to facilitate the use of the space for street furniture licenses. These works included construction of a footpath in what were previously car parking spaces, placing a concrete surface on the quayside and installation of street lights. In 2021 further funding was received from Failte Ireland for the weatherproofing of the seated area. An architect was appointed by the Council to design the current layout and oversee its installation. At that time Roads Operations carried out further works to improve the footpaths at the location, resurface the road and declutter the accessing footpaths through removal of old street signs and furniture.

All new street furniture licenses are reviewed by Roads Operations, Planning, the Gardai and the Fire Department, all of whom are required to give no objection or raise issues resulting in a condition on the license or reasons for rejection of the license. The street furniture licenses issued in 2020, 2021 and 2022 on the basis of the joint proposal received from the traders were reviewed by Roads Operations from the point of view of access for all users inclusive of wheelchair users and those with disabilities, the protection of the street assets and the safe operation of the licensed area. The licenses were review by Planning also. The Gardai reviewed the licenses, as they do for all licenses, for public order and traffic issues. This resulted in table service only being a condition of the licenses. The Fire Department reviewed the licenses in terms of fire safety and given that the parasols used comply with the fire departments own developed guidelines for outdoor dining and the area is away from buildings no issues were noted.

David Joyce,
Director of Services,
Roads & Environment Operations.

6.5 **AFFORDABLE HOUSING SCHEMES**

In response to the following question submitted by Comhairleoir M. Nugent, a written reply was circulated as outlined below:-

Can the CE report on the pricings for the various Affordable Housing Schemes & comment on any differences with other Local Authorities where the information is available?

REPLY

Cork City Council has several affordable schemes across the City which are at different stages of development. The sales prices for each house type in each scheme is determined by several factors, the principal factor being the cost of provision, which itself dictates the maximum sales price.

Cork City Council cannot confirm how other Local Authorities arrive at their maximum and minimum sales prices or what subsidies they apply to benefit the affordable prices of their respective schemes.

The range of funding available to Local Authorities under the Affordable Housing Fund from the Department of Housing Local Government and Heritage is dependent on the development density of a residential development, which determines the minimum sales price.

- <35 units per hectare - €50,000 AHF funding
- 35-50 units per hectare- €75,000 AHF funding
- >50 units per hectare - €100,000 AHF funding

The difference in such development densities between Local Authority Schemes can be a key reason for variation in sales prices, added to which land costs, site servicing costs and enabling works can significantly influence the overall development cost of a scheme and subsequent sales prices of units within that scheme.

Niall Ó Donnabháin,
Director of Services,
Housing.

6.6 HOW MANY SITES HAVE BEEN REPORTED AS DERELICT

In response to the following question submitted by Comhairleoir C. Finn, a written reply was circulated as outlined below:-

Can the CE confirm how many sites have been reported as being derelict within Cork City boundary (either on the vacanthomes.ie portal or some other means) that are not currently listed on the derelict sites register and detail what is holding up the listing of any such sites?

REPLY

The Derelict Sites team currently has a portfolio of 274 properties that we are working with. Each property has a unique set of circumstances. Following inspection and significant engagement with landowners, there are 109 derelict sites on the Derelict Sites Register at present. Cork City Council seeks to work with the owners of each of these properties to find solutions to remove dereliction. Interventions will depend on the nature of the property and include planning permission, the Living City tax initiative, Repair and Lease scheme, Architectural Conservation Area grant and the Historic Structures fund. Cork City Councils preference is to work with property owners to remove dereliction.

Once a complaint is received, a file is opened and is tasked for an inspection report. An ownership search is conducted and initial engagement with the owner is sought, if there is no progress made with the owner with regard to removing the dereliction, a Section 8 Notice is then issued which an owner has a right of reply to. Placement on the Register follows if the dereliction is not removed. Cork City Council is assessing whether or not to acquire some sites by means of compulsory acquisition where engagement with the landowners is not resolved. Cork City Council is currently reviewing a number of sites using this method.

Since 2019 we have received 147 derelict sites complaints through the Council website, the Vacant Homes website, emails and phone calls. Complaints through both the Council website and Vacant Homes website are often incomplete and many of the referrals are for the County administrative area. All complaints for sites within Cork City Council's administrative area are investigated.

Fearghal Reidy,
 Director of Services,
 Strategic & Economic Development.

6.7 **THE NUMBER OF PLANNING PERMISSIONS GRANTED**

In response to the following question submitted by Comhairleoir D. Boyle, a written reply was circulated as outlined below:-

To ask the Chief Executive the number of planning permissions granted by this Council for the period June 1st 2019 to December 31st 2021, which were sought for the provision of new housing units, detailing the number of such developments that have started or have been completed since permissions were granted?

REPLY

For the period June 1st 2019 to December 31st 2021, Cork City Council issued a total of 200 permissions for new units. These permissions were for a total of 373 houses and 309 apartments.

| | Number of Permissions for New Units | Total Number of Houses | Total Number of Apartments |
|--------|--------------------------------------------|-------------------------------|-----------------------------------|
| Jun-19 | 11 | 8 | 30 |
| Jul-19 | 8 | 29 | 3 |
| Aug-19 | 2 | 1 | 1 |
| Sep-19 | 6 | 3 | 13 |
| Oct-19 | 2 | 2 | 0 |
| Nov-19 | 4 | 32 | 0 |
| Dec-19 | 3 | 2 | 1 |
| Jan-20 | 7 | 6 | 1 |
| Feb-20 | 4 | 2 | 4 |
| Mar-20 | 5 | 4 | 7 |

| | | | |
|---------------|------------|------------|------------|
| Apr-20 | 5 | 15 | 6 |
| May-20 | 0 | 0 | 0 |
| Jun-20 | 3 | 7 | 1 |
| Jul-20 | 19 | 17 | 36 |
| Aug-20 | 4 | 4 | 0 |
| Sep-20 | 7 | 29 | 22 |
| Oct-20 | 8 | 9 | 3 |
| Nov-20 | 6 | 10 | 23 |
| Dec-20 | 8 | 7 | 2 |
| Jan-21 | 4 | 2 | 6 |
| Feb-21 | 8 | 20 | 19 |
| Mar-21 | 7 | 3 | 9 |
| Apr-21 | 2 | 2 | 0 |
| May-21 | 9 | 50 | 24 |
| Jun-21 | 9 | 13 | 14 |
| Jul-21 | 10 | 12 | 1 |
| Aug-21 | 10 | 33 | 2 |
| Sep-21 | 9 | 37 | 1 |
| Oct-21 | 6 | 4 | 15 |
| Nov-21 | 6 | 5 | 2 |
| Dec-21 | 8 | 5 | 63 |
| Totals | 200 | 373 | 309 |

In addition to the permissions listed above, An Bord Pleanála granted permission for 17 SHD projects which contained plans to develop 4,298 residential units, 1,292 student bedspaces and 131 student apartments.

For the period June 1st 2019 to December 31st 2021, Cork City Council's Building Control Section received a total of 325 commencement notices for new units. These covered the construction of 1701 houses and 1668 apartments.

| | Number of Commencement Notices for New Units | Total Number of Houses | Total Number of Apartments |
|--------|-----------------------------------------------------|-------------------------------|-----------------------------------|
| Jun-19 | 10 | 27 | 90 |
| Jul-19 | 13 | 44 | 12 |
| Aug-19 | 8 | 44 | 13 |
| Sep-19 | 12 | 39 | 6 |
| Oct-19 | 20 | 107 | 4 |
| Nov-19 | 14 | 158 | 100 |
| Dec-19 | 7 | 45 | 74 |
| Jan-20 | 15 | 32 | 28 |
| Feb-20 | 10 | 37 | 10 |

| | | | |
|---------------|------------|-------------|-------------|
| Mar-20 | 11 | 68 | 9 |
| Apr-20 | 2 | 53 | 0 |
| May-20 | 6 | 29 | 6 |
| Jun-20 | 16 | 47 | 66 |
| Jul-20 | 10 | 43 | 11 |
| Aug-20 | 14 | 10 | 57 |
| Sep-20 | 9 | 38 | 19 |
| Oct-20 | 14 | 202 | 49 |
| Nov-20 | 9 | 44 | 48 |
| Dec-20 | 13 | 56 | 83 |
| Jan-21 | 10 | 73 | 1 |
| Feb-21 | 3 | 20 | 47 |
| Mar-21 | 3 | 14 | 0 |
| Apr-21 | 20 | 55 | 135 |
| May-21 | 6 | 25 | 64 |
| Jun-21 | 18 | 86 | 108 |
| Jul-21 | 11 | 19 | 235 |
| Aug-21 | 4 | 57 | 24 |
| Sep-21 | 13 | 137 | 32 |
| Oct-21 | 11 | 25 | 143 |
| Nov-21 | 11 | 34 | 193 |
| Dec-21 | 2 | 33 | 1 |
| Totals | 325 | 1701 | 1668 |

Cork City Council does not keep a record of developments completed since permissions were granted, however this data is available from the CSO:
<https://www.cso.ie/en/releasesandpublications/er/ndc/newdwellingcompletionsq12022>

Adrienne Rodgers,
Director of Services,
Community, Culture & Placemaking.

6.8 **DISPOSAL OF LANDS AT BISHOP LUCY PARK**

In response to the following question submitted by Comhairleoir O. Moran a written reply was circulated as outlined below:-

To ask the Chief Executive if there has been communication between Cork City Council and the Freemasons regarding disposal of lands at Bishop Lucy Park and the consideration with respect to such a disposal, including agreements on public use of the Freemasons Hall?

REPLY

Yes, there has been communication between Cork City Council and the Freemasons' Hall, Tuckey Street regarding an area of ground to the rear of the hall which is being sought to facilitate some improvement works for accessibility.

The request is therefore under consideration, the outcome of which will be available in due course.

Paul Moynihan,
Director of Services,
Corporate Affairs & International Relations.

6.9 BREAKDOWN ON ROAD RESURFACING

In response to the following question submitted by Comhairleoir J. Maher a written reply was circulated as outlined below:-

Can the CE provide a breakdown per ward (old city v transition area) of amounts spent on road resurfacing since 2019?

REPLY

As requested, the following table details the breakdown of Department of Transport funded Regional and Local Roads resurfacing expenditure, per Local Electoral Area (LEA), divided between the Original City Area (OCA) and the Expanded City Area (ECA) for the years 2019, 2020 and 2021. 2022 is not included in the table as the contract, and therefore final allocation of funding, following contract variations, is ongoing and not yet finalised.

The following expenditures are not included in the table:

- 1) Resurfacing of bus routes funded by the National Transport Authority
- 2) Resurfacing of National Roads selected and funded by Transport Infrastructure Ireland
- 3) Estate Roads funded through LAC funds and agreed by LAC Members

| | 2019 | | | 2020 | | | 2021 | | |
|--------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | Full City (€) | OCA (€) | ECA (€) | Full City (€) | OCA (€) | ECA (€) | Full City (€) | OCA (€) | ECA (€) |
| NE | 800,749 | 307,749 | 493,000 | 1,187,141 | 442,754 | 744,387 | 1,471,815 | 537,260 | 934,555 |
| NW | 794,937 | 455,456 | 339,481 | 1,907,161 | 336,315 | 1,570,846 | 1,868,260 | 576,925 | 1,291,335 |
| SE | 1,197,729 | 381,228 | 816,501 | 842,280 | 299,100 | 543,180 | 865,380 | 510,360 | 355,020 |
| SC | 1,580,690 | 918,710 | 661,980 | 633,609 | 569,889 | 63,720 | 1,101,630 | 990,761 | 110,869 |
| SW | 719,940 | 481,513 | 238,427 | 1,450,549 | 429,373 | 1,021,176 | 1,323,907 | 627,187 | 693,720 |
| Total | 5,094,045 | 2,544,656 | 2,549,389 | 6,020,740 | 2,077,431 | 3,943,309 | 6,630,992 | 3,242,493 | 3,385,499 |

Road condition is recorded for roads across the City in the Department of Transport mandated Maproad Regional and Local Road ICT Asset Management System. Each Local Authority is required to comply with Department circulars regarding the application of condition rating to the road network using the nationally standardised

pavement surface condition indexes (PSCI). This information is recorded in the ICT Asset management System and informs decisions regarding investment priorities. A three-year programme is submitted to the Department through Maproad based on the PSCI ratings for the Councils regional and local road network. The annual road resurfacing programme is funded and based on the submitted three-year programme and PSCI ratings in order to ensure the roads that most need resurfacing are resurfaced. The Directorate then reports, again through Maproad, on the progress made against their resurfacing programmes to the Department and the Department Inspector physically inspects the works for compliance with the programme and relevant circulars.

David Joyce,
Director of Services,
Roads & Environment Operations.

6.10 **AFFORDABLE HOUSING SCHEME**

In response to the following question submitted by Comhairleoir E. Ryng, a written reply was circulated as outlined below:-

To ask the CE : In regards to the Affordable House Scheme ;

Dublin Fingal Council recently announced its intention to sell 3 bedroom semi detached homes for E258,000 under this scheme.

South County Dublin Council, (currently all 3 Bedroom houses), has announced its scheme will be priced between E245,600 and E285,300.

These Councils are in areas with higher land values and property prices than Cork City in general.

The Cork City Council scheme is intended to be priced between E285,000 and E323,950 as of presentation received by Councillors in May.

Can the CE confirm that this is the case and outline the reasons for the price differential?

REPLY

Cork City Council cannot confirm how other Local Authorities arrive at their maximum and minimum sales prices or what subsidies they apply to benefit the affordable prices of their respective schemes.

The affordable housing presentation to the elected members on both 30th May and 2nd June 2022 respectively, provided one example of a 3 Bedroom house type for an affordable housing scheme at Cluain Chaoin, Kerry Road, Tower, Cork.

The maximum and minimum sales price for the 3 Bedroom house type were cited as follows:

Maximum: €323,950

Minimum: €285,000

The maximum sales price is determined by the cost of provision of the unit, with the minimum sales price determined by the cost of provision less any subsidy from funding streams available to Cork City Council from the Department of Housing, Local Government and Heritage.

The cost of provision of units in City Council affordable schemes will differ from scheme to scheme and result in a variety of sales prices for all house types across all schemes. In particular, land costs, site servicing costs and enabling works can significantly influence the overall development cost of a scheme and subsequent sales prices of units within that scheme.

Niall Ó Donnabháin,
Director of Services,
Housing.

6.11 **THOMAS DAVID ST. HOUSING DEVELOPMENT**

In response to the following question submitted by Comhairleoir J. Sheehan, a written reply was circulated as outlined below:-

To ask the CE for an update on the social housing development (Respond) on Thomas Davis St. Blackpool. The site has not progressed in the past two years?

REPLY

The site at Thomas Davis Street is being progressed by Respond Housing Association. The demolition and enabling works contract has been completed, and the main works contract is currently at tender stage, with tenders currently being assessed by Respond. The timeline proposed for progression of the main works contract is for commencement of construction in Q4 of 2022.

Niall Ó Donnabháin,
Director of Services,
Housing.

6.12 **GERALD GRIFFIN ST/BURKES AVENUE**

In response to the following question submitted by Comhairleoir K. Collins, a written reply was circulated as outlined below:-

Can the CE report on the proposed housing development at Gerald Griffin St/Burkes Ave & efforts to address concerns of the nearby Neptune Basketball Club?

REPLY

The Enabling Works project on the Gerald Griffin Street site has completed. With regard to the main contract for the provision of housing, a Competitive Dialogue procurement process is underway with the intention of delivering social housing on the Gerald Griffin Street site. The next stage of the process is the Invitation to Participate in Dialogue and the associated documents will be issued to the Qualified Bidders in the

coming days. It is the aim of the Housing Directorate to have the contract awarded before the end of this year. Further updates will issue to An Chomhairle as the project progresses.

The Housing Directorate is currently actively engaging with Neptune Basketball Club with regard to interim remedial measures to be undertaken in particular areas in order to return a former parking area to the Club for active use, together with improving security and access to the site. This is an on-going process and the Housing Directorate will continue to engage with the Club as matters progress.

Niall Ó Donnabháin,
Director of Services,
Housing.

7. **STATUTORY ITEMS**

7.1 **PROPERTY DISPOSALS**

An Chomhairle considered and approved the reports of the Chief Executive, dated 30th June 2022 on the following property disposals:-

1. Disposal of Cork City Council's interest in an area of land (29m² approximately) situated to the rear of No 5, Thomas Davis Street, Blackpool, Cork to Blackpool Credit Union Limited, c/o Fiona Twomey Solicitor, 3, East Village, Little Island, Cork for the sum of €100.00 plus costs of €1,500.00 plus VAT.

On the proposal of Comhairleoir J. Sheehan, seconded by Comhairleoir D. Boylan, An Chomhairle approved the disposal.

2. Disposal of the freehold interest in properties situated at No's 43, 44, & 45, Cornmarket Street, Cork to Fogo Investments Ltd, c/o Galvin Donegan LLP, 91, South Mall, Cork for the sum of €372,000.00.

On the proposal of Comhairleoir S. Martin, seconded by Comhairleoir T. Shannon, a vote was called for on the approval of the disposal where there appeared as follows:-

FOR: Comhairleoirí J. Maher, O. Moran, T. Fitzgerald, M. Nugent, J. Sheehan, K. Collins, D. Boylan, D. Cahill, M. R. Desmond, T. Shannon, D. Forde, M. Finn, D. Boyle, S. Martin, S. O'Callaghan, P. Dineen, F. Kerins, F. Dennehy, D. Canty, C. Finn, C. Kelleher, E. Ryng. (22)

AGAINST: Comhairleoirí T. Tynan, F. Ryan, L. Bogue, T. Moloney. (4)

ABSTAIN: (0)

As those voting in favour of the disposal were greater than those voting against, An tArdmhéara declared the vote passed and the disposal approved.

An Chomhairle further noted that several Members requested their desire to have a social housing dividend on the property recorded.

3. Disposal by way of lease of a property known as Central Hall Catering Kiosk, Marina Park, Cork for a term of 4 years, 11 months to “5 Points Deli & Café Ltd”, c/o Fiona Foley, Foley Turnbull Solicitors, Joyce House, 1a Barrack Square, Ballincollig, Cork subject to an annual rent of €24,000.00 (plus VAT if applicable).

On the proposal of Comhairleoir T. Shannon, seconded by Comhairleoir D. Canty, An Chomhairle approved the disposal.

4. Disposal of the freehold interest in an area of land (40.78 m² approximately) situated adjacent to No 12, Shournagh Lawn, Deanrock, Togher, Cork to John Paul Hartnett, c/o Vincent Toher & Co. Solicitors, No. 2, Washington Street West, Cork for a nominal sum of €1.00 (if demanded).

On the proposal of Comhairleoir P. Dineen, seconded by Comhairleoir M. Finn, An Chomhairle approved the disposal.

5. Disposal by way of a supplementary sporting lease of land (18.302 m² approximately) located at Mahon, Cork to The Trustees of St. Michaels Gaelic Football Club, c/o P.J. O’Driscoll & Son, Solicitors, 73, South Mall, Cork, subject to a combined total rent of €5.00.

On the proposal of Comhairleoir D. Cahill, seconded by Comhairleoir T. Shannon, An Chomhairle approved the disposal.

6. Disposal by way of lease of land (approximately 2.40 hectares) located at Carrigrohane Road, Cork by way of a 4 years and 9 months sporting lease to the Trustees of Avondale United Football Club, c/o Daniel Johnson of Johnson & Company Solicitors, Orchard House, Ballinlough Road, Ballinlough, Cork, subject to an annual rent of €5.00.

On the proposal of Comhairleoir D. Canty, seconded by Comhairleoir C. Kelleher, An Chomhairle approved the disposal.

7.2 **CAPITAL ASSISTANCE SCHEME: 51 STOCKTON CLOSE, GRANGE, DOUGLAS, CORK - COPE FOUNDATION CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Cope Foundation CLG in respect of the provision of 1 three bed unit of accommodation at 51 Stockton Close, Grange, Douglas, Cork.

On the proposal of Comhairleoir S. Martin, seconded by Comhairleoir T. Moloney, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €434,985 be granted to Cope Foundation CLG, subject to the terms of the Capital Assistance Scheme for the provision of 1 three bed unit of accommodation at 51 Stockton Close, Grange, Douglas, Cork.”

7.3 **CAPITAL ASSISTANCE SCHEME: 19 MOUNT FARRAN, ASSUMPTION ROAD, BLACKPOOL, CORK - PETER MCVERRY TRUST CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Peter McVerry Trust CLG in respect of the provision of one unit of accommodation at 19 Mount Farran, Assumption Road, Blackpool, Cork.

On the proposal of Comhairleoir T. Moloney, seconded by Comhairleoir K. Collins, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €300,150 be granted to Peter McVerry Trust CLG, subject to the terms of the Capital Assistance Scheme for the provision of one unit of accommodation at 19 Mount Farran, Assumption Road, Blackpool, Cork.”

7.4 **CAPITAL ASSISTANCE SCHEME: 21 GOLDSMITHS AVE., RICHMOND HILL, CORK - GALTAN CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Galtan CLG in respect of the provision of one, two bed unit of accommodation at 21 Goldsmiths Ave., Richmond Hill, Cork.

On the proposal of Comhairleoir M. Nugent, seconded by Comhairleoir O. Moran, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €245,594 be granted to Galtan CLG, subject to the terms of the Capital Assistance Scheme for the provision of one, two bed unit at 21 Goldsmiths Ave, Richmond Hill, Cork.”

7.5 **CAPITAL ASSISTANCE SCHEME: 18 DROMIN DRIVE, TOWER, BLARNEY, CORK - COPE FOUNDATION CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Cope Foundation CLG in respect of the provision of 1 three bed unit of accommodation at 18 Dromin Drive, Tower, Blarney, Cork.

On the proposal of Comhairleoir K. Collins, seconded by Comhairleoir M. Nugent, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €477,290 be granted to Cope Foundation CLG, subject to the terms of the Capital Assistance Scheme for the provision of 1 three bed unit of accommodation at 18 Dromin Drive, Tower, Blarney, Cork.”

7.6 **CAPITAL ASSISTANCE SCHEME: 58 COMMONS ROAD, BLACKPOOL, CORK - PETER MCVERRY TRUST CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Peter McVerry Trust CLG in respect of the provision of one unit of accommodation at 58 Commons Road, Blackpool, Cork.

On the proposal of Comhairleoir T. Fitzgerald, seconded by Comhairleoir K. Collins, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €222,525 be granted to Peter McVerry Trust CLG, subject to the terms of the Capital Assistance Scheme for the provision of one unit of accommodation at 58 Commons Road, Blackpool, Cork.”

7.7 **CAPITAL ASSISTANCE SCHEME: 15 SUNDAY SCHOOL LANE, BLACKPOOL, CORK - PETER MCVERRY TRUST CLG**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 23rd June 2022 in relation to a loan facility for Peter McVerry Trust CLG in respect of the provision of one unit of accommodation at 15 Sunday School Lane, Blackpool, Cork.

On the proposal of Comhairleoir T. Fitzgerald, seconded by Comhairleoir M. Nugent, An Chomhairle further agreed to adopt the following Resolution:-

“Resolved that, pursuant to the provision of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, a loan facility not exceeding €304,308 be granted to Peter McVerry Trust CLG, subject to the terms of the Capital Assistance Scheme for the provision of one unit of accommodation at 15 Sunday School Lane, Blackpool, Cork.”

7.8 **MATERIAL CONTRAVENTION OF THE CORK CITY DEVELOPMENT PLAN 2015-2021**

An Chomhairle considered the material contravention of the Cork City Development Plan 2015-2021 in relation to the development of a residential scheme on a site adjacent to Telus International, Loughmahon Link Road (R852), Mahon, Cork City, under Planning Reference No. 21/40196.

On the proposal of Comhairleoir D. Cahill, seconded by Comhairleoir T. Shannon, a vote was called for on the approval of the material Convention where there appeared as follows:-

FOR: Comhairleoirí J. Maher, T. Tynan, O. Moran, T. Fitzgerald, M. Nugent, J. Sheehan, K. Collins, F. Ryan, D. Boylan, D. Cahill, L. Bogue, M. R. Desmond, T. Shannon, D. Forde, M. Finn, D. Boyle, S. Martin, S. O’Callaghan, F. Kerins, F. Dennehy, D. Canty, C. Finn, C. Kelleher, T. Moloney, E. Ryng. (25)

AGAINST: Comhairleoir P. Dineen. (1)

ABSTAIN: (0)

As those voting in favour of the material contravention were greater than those voting against, An tArdmhéara declared the vote passed and the material contravention approved.

An Chomhairle further agreed to adopt the following Resolution:-

“Having considered the report of the Director of Services, Community, Culture and Placemaking, it is hereby RESOLVED under Section 34(6)(iv) of the Planning and Development Act 2000 (as amended) to approve the report of the Director of Services, Community, Culture & Placemaking that permission be granted to Clyde Real Estate Cork Limited, c/o Clara O’Neill – Director, Butler O’Neill Total Planning Solutions, Old Thompson Bakery, Thompson House, MacCurtain Street, Cork City, for a residential scheme on a site adjacent to Telus International, Loughmahon Link Road (R852), Mahon, Cork City. The proposed scheme will consist of the demolition of existing geodesic dome (66.1m²) and the construction of 204 apartments across three no. blocks ranging in height from 5-7 storeys in height comprising 98 no. 1 bed units, 63 no. 2 bed units and 43 no. 3 bed units. The proposed development also consists of the construction of a creche facility (217.2m²), communal amenity rooms, plant rooms, lobby areas, outdoor amenity spaces, 54 surface car parking spaces, 460 indoor bicycle parking spaces as well as associated bin storage. Access is proposed via the existing vehicular access onto the Loughmahon Link Road/R852 to the west, the southern most vehicular access (existing) is proposed for removal. The proposed development also includes landscaping, drainage, roads, surface and boundary treatments, pedestrian crossing, and all associated site development works. The proposed development would be a material contravention of the Development Plan.”

7.9 **MAHON CYCLE SCHEME SECTION 38**

On the proposal of Comhairleoir T. Shannon, seconded by Comhairleoir D. Cahill, An Chomhairle considered and approved the report and recommendation of the Director of Services, Infrastructure Development, dated 11th July 2022, following public consultation, on the proposed Mahon Cycle Scheme pursuant to Section 38 of the Road Traffic Act, 1994, as amended by Section 46 of the Public Transport Regulation Act, 2009.

7.10 **PROPOSED RESIDENTIAL DEVELOPMENT AT 2 ARD NA RÍ AVENUE, POULADUFF ROAD, CORK CITY, CORK**

In accordance with Section 179 (4) (a) of the Planning and Development Act 2000, An Chomhairle considered and approved the proposed residential development at 2 ARD NA RI AVENUE, POULADUFF ROAD, in the City of Cork and the report of the

Director of Housing thereon as required under Section 179 (3) of the Planning and Development Act, 2000 (as amended) dated 11th July 2022.

On the proposal of Comhairleoir D. Boyle, seconded by Comhairleoir S. Martin, An Chomhairle further agreed to adopt the following Resolution:-

“Now Council hereby RESOLVE THAT having considered the proposed development at 2 ARD NA RI AVENUE, POULADUFF ROAD, CORK CITY, CORK and the report of the Director of Services, Housing Directorate, Cork City Council thereon, it is hereby resolved pursuant to the provisions of Section 179 (4) of the Planning and Development Act, 2000, as amended, that the proposed development at 2 ARD NA RI AVENUE, POULADUFF ROAD be carried out as recommended in the said report of the Director of Services, Housing Directorate, Cork City Council, which was put before Council on the 11th JULY 2022.”

8. **CORPORATE POLICY GROUP – 4th JULY 2022**

An Chomhairle considered and noted the minutes of the Corporate Policy Group from its meeting held, 4th July 2022.

9. **PARTY WHIPS – 27th JUNE 2022**

An Chomhairle considered and noted the minutes of the Party Whips from its meeting held, 23rd May 2022.

10. **STRATEGIC, ECONOMIC DEVELOPMENT, ENTERPRISE & PLANNING STRATEGIC POLICY COMMITTEE – 20th JUNE 2022**

An Chomhairle considered and noted the minutes of the Strategic, Economic Development, Enterprise & Planning Strategic Policy Committee from its meeting held, 20th June 2022.

10.1 **ARCHITECTURAL CONSERVATION AREA GRANTS SCHEME**

On the proposal of Comhairleoir S. O’Callaghan, seconded by Comhairleoir S. Martin, An Chomhairle considered and approved the report of the Director of Services, Strategic & Economic Development dated 20th June 2022 on the Architectural Conservation Area Grants Scheme.

10.2 **LOCAL ENTERPRISE OFFICE**

An Chomhairle considered and noted the presentation on the key priorities in LEO, the measured outcomes, and the Enterprise Ecosystem.

10.3 **ENERGY CORK**

An Chomhairle considered and noted the presentation on the key priorities and climate action opportunities within Energy Cork.

10.4 **CORK CITY CENTRE PLACEMAKING FUND 2022**

On the proposal of Comhairleoir D. Boylan, seconded by Comhairleoir M. R. Desmond, An Chomhairle considered and approved the report of the Director of Services, dated 20th June 2022 on the Cork City Centre Placemaking Fund 2022.

10.5 **MOTIONS**

10.5.1 **AUDIT OF VACANT CITY CENTRE RETAIL PROPERTIES**

An Chomhairle considered and approved the report of the Director of Services, Strategic & Economic development, dated 20th June 2022 on the following motion:-

‘That an audit of vacant city centre retail properties be taken to identify how many might be available for residential use.’

(Proposer: Cllr. D. Boyle 22/249)

The report of the Director of Services stated that the City Council will seek to identify properties in the city centre that may be suitable for residential use. This is challenging however, as most properties are privately owned which makes internal surveys difficult. However, street level surveys can be undertaken and will inform an active land management strategy to tackle vacancy. It is anticipated that some of this work can be carried out over the summer.

11. **HOUSING STRATEGIC POLICY COMMITTEE – 21st JUNE 2022**

An Chomhairle considered and noted the minutes of the Housing Strategic Policy Committee from its meeting held, 21st June 2022.

11.1 **HOUSING PROGRESS REPORT**

An Chomhairle considered and approved the report on Housing for April 2022.

11.2 **SCHEME OF PRIORITY FOR AFFORDABLE HOUSING SCHEMES**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 17th June 2022 on the Draft Scheme of Priority for Affordable Housing Schemes as required under the Affordable Housing Act, 2021.

11.3 **EQUALITY REVIEW OF THE CHOICE BASED LETTING SCHEME**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 17th June 2022 on the Equality Review of the Choice Based Letting Scheme.

11.4 MOTIONS

11.4.1 MORTGAGE TO RENT SCHEME

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 14th April 2022 on the following motion which was held in committee:-

‘That Cork City Council recognises that using a private operator in the Mortgage to Rent scheme represents bad value for money and does not provide secure housing for local authority tenants and will thus prioritise engagement with either the local authority led Mortgage to Rent scheme, or the scheme as operated by AHBs.’

(Proposer: Cllr. E. Rynng 22/104)

The report of the Director of Services stated that it is important to note that the mortgage-to-rent scheme is a government led scheme for people whose mortgage is with a private lender. Local authorities are obliged to work in conjunction with the private operator and/or AHB to deliver this and will work with the Department in relation to any other possible future schemes that the government may introduce to assist borrowers. Local authorities provide a separate mortgage-to-rent option but this is only for local authority borrowers in arrears.

Under the mortgage-to-rent scheme, the person becomes a social housing tenant with a right to have their housing needs met by the local authority indefinitely. This means that if their needs change, the local authority will provide alternative accommodation that meets their changed needs. Any change to the person’s housing circumstance will only be made in consultation with the person. Whereas the lease is for twenty five years, once the person has been approved for the scheme, they will continue to have their housing needs met by the local authority beyond this term and, in this context, provides the person with security of tenure similar to any other local authority tenant.

BACKGROUND TO THE INTRODUCTION OF THE PRIVATE OPERATOR

In recognition of the number of mortgages across the country that were in distress, a review of the Mortgage to Rent (MTR) Scheme by the Department took place in 2017. This review took account of the capacity within the Approved Housing Body (AHB) sector and subsequently recommended that alternative delivery options also be explored in order to allow the MTR scheme to deliver at scale.

The Housing Agency on behalf of the Department conducted an Expressions of Interest process in 2017 inviting parties from the private sector to express their interest in participating in a new arrangement under the existing MTR scheme. The concept of the new arrangement was that a participant from the private sector purchases a property or properties from lenders subsequent to their voluntary surrender by borrowers that meet the MTR eligibility criteria and then enters into a 25-year lease arrangement with the Local Authority on a differential rent basis. This enables the borrower to remain living in their own home as a social housing tenant.

The National Development Finance Agency (NDFA) undertook due diligence on the financial capacity of the proposers to commit to the long-term undertaking of the

scheme. It was critical that the entity (or entities selected) was capable of purchasing the required number of MTR cases, demonstrated the appropriate understanding of the MTR process and the position of borrowers in long-term mortgage arrears, as well as the capacity to undertake response and structural maintenance of properties over the lifetime of the lease agreement.

Home For Life (HFL) were successful in this Expressions of Interest process. HFL purchase the property or properties from lenders subsequent to their voluntary surrender by distressed borrowers that meet the MTR eligibility criteria. HFL then enters into a twenty five year lease arrangement with the Local Authority at an agreed rent, thereby enabling the borrower to remain living in their own home and, as indicated above, giving the borrower the opportunity to avail of alternative accommodation in the long run if their needs change.

The inclusion of HFL, in addition to the existing AHBs operating the MTR scheme, has resulted in significantly increased MTR completions thereby assisting larger number in mortgage distress than heretofore. To date HFL, in conjunction with Cork City Council, has completed 22 Mortgage to Rent projects, with a further 21 due for completion in 2022. AHB's also continue their role in the completion of MTR projects. The key difference between an AHB MTR and a HFL MTR is that with an AHB MTR the homeowner has a tenancy with the AHB who are responsible for repairs; with HFL, they become tenants of the Local Authority and it is HFL who are responsible for the repairs.

Home For Life and AHB's deal with distressed mortgages from private financial institutions.

The same approval criteria are applied to both AHB's and HFL by the Local Authority to allow the MTR to proceed. Cork City Council considers that HFL, as a government supported and endorsed service provider, is an important additional long-term solution to households facing eviction. Recent changes to the Mortgage to Rent scheme, including increased Positive Equity Allowable and increased property value limits, mean the number of households looking to avail of the scheme are likely to increase substantially.

11.4.2 **RENOVATION OF VACANT PROPERTIES**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 19th April 2022 on the following motion which was held in committee:-

‘That Cork City Council urgently develops a housing initiative/pilot scheme where we give out Council homes as is, once signed off by an engineer. The new tenants will take on the responsibility of renovating the house and this will ensure faster turn around of social housing. Tenants will accept in writing the cost of renovating and repairs of said renovations.’

(Proposer: Cllr. J. Maher 22/106)

The report of the Director of Services stated that in 2021 the average turnaround cost of a property was €26,301, up from €19,438 the previous year. The lowest cost of returning

a property last year was just under €3,000, with 16% of properties costing less than €10,000, 84% greater than €10,000. There are no quick and easy turnaround properties; visually a property may appear to be in a reasonable condition to occupy quickly, but it is rarely the case in reality. The primary barrier is the need to return properties to the current Rental Accommodation Standards (2019), the Council's obligations legally, the responsibilities around supervision/certification/signing off on works undertaken and the most likely prohibitive cost to a new tenant to do so. To let a property to a new tenant that required work and was not in compliance with the appropriate standards until works were completed, would be an undesirable risk.

Additionally, the City Council would have huge concerns in relation to disenfranchising the most vulnerable social housing support applicants who would neither have the financial wherewithal or family supports required to undertake works in line with statutory regulations. Such social housing support applicants would have been waiting for significant periods of time already to secure a property in an area. Cork City Council's allocation scheme sets out the order of priority to be followed in the provision of social housing supports with those clients in emergency accommodation being accorded highest priority. These most vulnerable clients would be most at risk of being disenfranchised were this practice adopted leading to them spending lengthier periods of time in emergency accommodation.

It is important for members to note that the Housing Maintenance team is re-structuring the delivery of vacant units internally, under an Asset Management team, and has put in place new procedures to minimise the time taken to return such properties. In tandem with this, a pilot scheme is currently underway between the Allocations Team and Area Housing Management to expedite the pre-allocation process to ensure an allocation is turned around promptly with the aim of a tenancy being signed within a calendar month of the property being advertised on CBL.

11.4.3 **STANDBY WAITING LIST FOR HOUSING**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 17th June 2022 on the following motion:-

‘That in order to counter the increase in social housing refusals and associated lag in house occupation, a standby/waiting list of three/four or five applicants is introduced whereby an immediate allocation offer can be made in the event of a refusal.’

(Proposer: Cllr. M. Finn 22/117)

The report of the Director of Services stated that a process whereby spare or standby applicants were nominated for available units has previously been used by the Allocations Officer several years ago, prior to the introduction of Choice Based Letting. The practice was ceased, as it was found to have the potential to negatively impact on an applicant's opportunity to be housed. An example best illustrates this:

Week 1 – Applicants A, B, C, and D express interest in a property. Applicant A is selected as the successful applicant and Applicant B is selected as the standby client.

Week 2 – Applicants B, C, and D express interest in a property. Applicant B is ‘skipped’ as they are on standby, and Applicant C is selected as the successful applicant.

Week 3 - Applicants B and D express interest in a property. Applicant B is ‘skipped’ as they are on standby, and Applicant D is selected as the successful applicant.

Week 4 – Applicant A accepts the tenancy of the property from Week 1 and the standby file for Applicant B is returned to the Allocations section. Had Applicant B not been on standby, they would have been selected for housing in week 2.

It should be noted that Cork City Council has recently initiated a pilot project, the purpose of which is to identify any issues which may lead to delays in the pre-tenancy process, with a target of four weeks from a property being available to the tenancy agreement being signed. The impact of the pilot will be evaluated in due course, and any issues identified which are within the control of the City Council to ameliorate will be addressed in the coming weeks.

11.4.4 **TENANTING OF VACANT PROPERTIES**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 17th June 2022 on the following motion:-

‘That Cork City Council will report on progress to tenant social housing properties that are voids of different categories.’

(Proposer: Cllr. O. Moran 22/190)

The report of the Director of Services stated that the following, an excerpt from the latest CE Management Report, for April, shows a breakdown of the Void Categories, as requested:

Vacant Dwellings by Local Area

| | Newly Vacant for Assessment | Under Offer | Under Repair | Total |
|----|-----------------------------|-------------|--------------|-------|
| NE | 3 | 21 | 82 | 106 |
| NW | 5 | 28 | 146 | 179 |
| SC | 5 | 23 | 66 | 94 |
| SE | 0 | 17 | 32 | 49 |
| SW | 0 | 15 | 30 | 45 |

Not on CCC Management Programme

| | SHARE | Regen/ Demolition | Legal Hold |
|----|-------|-------------------|------------|
| NE | 4 | 1 | 5 |
| NW | 0 | 59 | 4 |
| SC | 2 | 0 | 3 |
| SE | 0 | 0 | 1 |
| SW | 0 | 0 | 1 |

Cork City Council is acutely aware of the impact of properties remaining vacant for extended periods of time, particularly at a time of exceptional demand for social housing support and always endeavours to expedite the allocation of available units. An

increased level of refusals of available units by the successful applicants impacted on the turnaround times of properties in 2021 in particular.

Cork City Council has recently initiated a pilot project, the purpose of which is to identify any issues which may lead to delays in the pre-tenancy process, with a target of four weeks from a property being available for re-letting to the tenancy agreement being signed. The impact of the pilot will be evaluated in due course, and any issues identified which are within the control of the City Council to ameliorate processes will be addressed in the coming weeks.

11.4.5 **ENERGY EFFICIENCY OF SOCIAL HOUSING STOCK**

An Chomhairle considered and approved the report of the Director of Services, Housing, dated 17th June 2022 on the following motion:-

‘That Cork City Council will report on energy efficiency among the city's social housing stock, including a breakdown by BER rating and 2022-2023 plans for energy retrofitting; for a report on how procurement works for energy retrofitting works undertaken by the city; and whether there are any plans to take advantage of economies of scale as the city's retrofitting programme expands.’

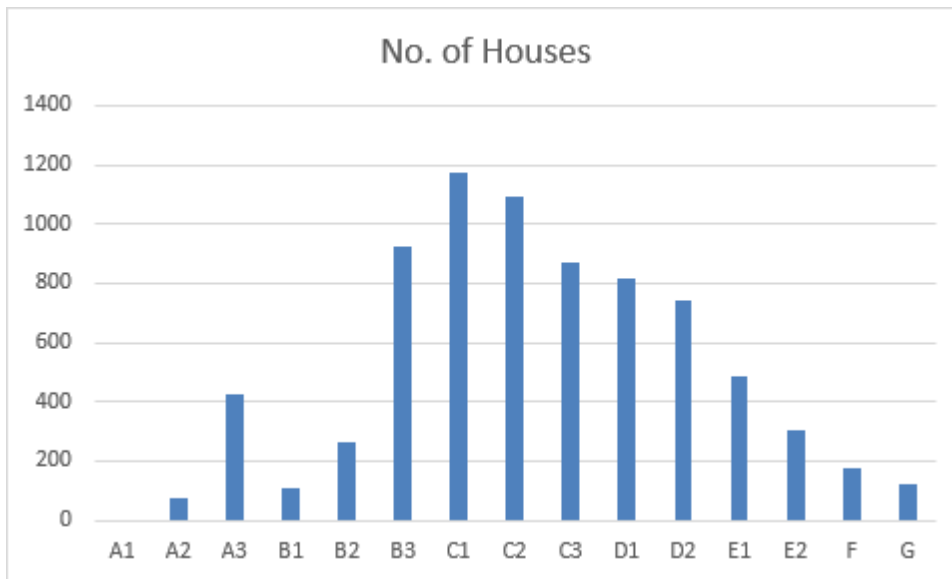
(Proposer: Cllr. O. Moran 22/212)

The report of the Director of Services stated that Cork City Council will report as required on energy efficiency improvements within the Council social housing stock.

At 31/12/2021 Cork City Council had Building Energy Ratings Certificates for 7,688 houses out of a total stock of 11,000. These ratings are broken down as follows:

| BER Ratings | BER Value in Kw/hr/m2/yr | No. of Houses |
|--------------------|---------------------------------|----------------------|
| A1 | <25 | 0 |
| A2 | >25 | 78 |
| A3 | >50 | 422 |
| B1 | >75 | 109 |
| B2 | >100 | 266 |
| B3 | >125 | 926 |
| C1 | >150 | 1171 |
| C2 | >175 | 1094 |
| C3 | >200 | 871 |
| D1 | >225 | 815 |
| D2 | >260 | 744 |
| E1 | >300 | 487 |
| E2 | >340 | 306 |
| F | >380 | 174 |
| G | >450 | 125 |

This can be represented graphically as follows:



For 2022 the target set by the DHLGH is to bring 246 social houses up to the B2 or cost optimal standard. Works on 109 of these units has commenced and a contract for an additional 14 units will be placed before the end of June 2022.

The works are procured using the Energy Efficiency Retrofitting Works, Multi Energy Efficiency Measures Framework established by the Local Governments Operational Procurement Centre. Thus far the contract used is short form of contract PW-CF6 which is aimed at works valued at <€1M. As the project expands and opportunity allows it is intended to use the minor works contract PW-CF5 which is aimed at contracts valued at <€5M. This may allow economies of scale to be achieved.

12. **CLIMATE ACTION COMMITTEE – 14th JUNE 2022**

An Chomhairle considered and noted the minutes of the Climate Action Committee from its meeting held, 14th June 2022.

12.1 **A.O.B.**

ATLANTIC CITIES DECLARATION

On the proposal of Comhairleoir C. Finn, seconded by Comhairleoir T. Fitzgerald, An Chomhairle considered and approved the signing of the Atlantic Cities Declaration.

13. **FINANCE & ESTIMATES COMMITTEE – 4th JULY 2022**

An Chomhairle considered and noted the minutes of the Finance & Estimates Committee from its meeting held, 4th July 2022.

13.1 **FINANCE RELATED REPORTS**

13.1.1 **FINANCIAL STATEMENTS TO END OF MAY 2022**

An Chomhairle considered and approved the Financial Statements to the end of May 2022.

14. **SOUTH CENTRAL LOCAL AREA COMMITTEE – 28th JUNE 2022**

An Chomhairle considered and noted the minutes of the South Central Local Area Committee from its meeting held, 28th June 2022.

15. **SOUTH WEST LOCAL AREA COMMITTEE – 28th JUNE 2022**

An Chomhairle considered and noted the minutes of the South West Local Area Committee from its meeting held, 28th June 2022.

16. **NORTH WEST LOCAL AREA COMMITTEE – 28th JUNE 2022**

An Chomhairle considered and noted the minutes of the North West Local Area Committee from its meeting held, 28th June 2022.

17. **NORTH EAST LOCAL AREA COMMITTEE – 28th JUNE 2022**

An Chomhairle considered and noted the minutes of the North East Local Area Committee from its meeting held, 28th June 2022.

18. **SOUTH EAST LOCAL AREA COMMITTEE – 28th JUNE 2022**

An Chomhairle considered and noted the minutes of the South East Local Area Committee from its meeting held, 28th June 2022.

19. **CORRESPONDENCE**

An Chomhairle noted correspondence received.

20. **CONFERENCE/SEMINAR SUMMARIES**

An Chomhairle noted conference/seminar summaries as follows:-

- Comhairleoir D. Canty at the LAMA Spring Training Seminar, held at the Hotel Kilkenny, College Road, Kilkenny, 11th-12th April 2022.
- Comhairleoir T. Fitzgerald at the signing of the All Ireland Charter of Healthy Cities MOU, held at Belfast City Hall, 18th-19th May 2022.
- Comhairleoir T. Fitzgerald at the National Healthy Cities Network, held in Dublin, 10th May 2022.
- Comhairleoir S. Martin at the AILG Module 3 training, Finalising Development Plan Key Steps and Requirements from the Development Plan Guidelines, held at Avolon House Hotel, Kilkenny, 8th June 2022.

21. **SECTION 141 REPORTS**

None received.

22. **CONFERENCES/SEMINARS**

None received.

23. **TRAINING**

None received.

24. **CHIEF EXECUTIVE'S MONTHLY MANAGEMENT REPORT**

An Chomhairle considered and noted the Chief Executive's Monthly Management Report for May 2022.

25. **MOTIONS REFERRED TO COMMITTEES**

An Chomhairle noted the motions on Appendix 1, that have been referred to the relevant committees as determined by the Meetings Administrator, due notice of which has been given.

On the proposal of Comhairleoir S. O'Callaghan, seconded by Comhairleoir T. Shannon, An Chomhairle agreed that motion 22/314 Lajee Cultural Tour Ireland be referred to the Finance & Estimates Committee instead of the Community, Culture & Placemaking Strategic Policy Committee due to timelines.

On the proposal of Comhairleoir S. O'Callaghan An Chomhairle further agreed to revise motion 22/317 Statue of Michael Collins to read as follows:-

STATUE OF MICHAEL COLLINS

'That Cork City Council facilitate the installation of a statute of Michael Collins in Cork City Centre to commemorate the centenary of his death and in recognition of his contribution to the struggle for Irish independence and the establishment of an independent, democratic, Irish State.'

(Proposer: Cllr. S. O'Callaghan 22/317)

Centenary Commemoration 2019-2023 Steering Committee – 07/09/22

26. **MOTIONS**

26.1 **FUND CHILDVISION IN CORK**

An Chomhairle considered and approved the following motion:-

‘That Cork City Council write to the Minister for Health requesting him to direct the HSE executive to directly fund ChildVision in Cork as they do with the very same organisation in Dublin.

Furthermore, that the Council write to the HSE executive separately requesting them that they would do the right thing and fund ChildVision in Cork as they do with ChildVision Dublin and not discriminate between children in Cork v’s Dublin.’

(Proposer: Cllr. T. Moloney 22/319)

SUSPENSION OF STANDING ORDERS

On the proposal of Comhairleoir S. Martin, seconded by Comhairleoir D. Boylan, An Chomhairle agreed to suspend standing orders to continue the meeting past 8pm.

26.2 **IMPACT OF PROPOSED BUSCONNECT ROUTES**

On the proposal of Comhairleoir T. Fitzgerald, seconded by Comhairleoir T. Shannon, An Chomhairle considered and approved the following motion:-

‘That Cork City Council calls on the NTA to organise local community forums to discuss the impact of the proposed BusConnect routes that may impact local residents some of whom are concerned and need further information on the draft proposals.’

(Proposer: Cllr. T. Fitzgerald 22/322)

26.3 **POP-UP GARDA STATION**

An Chomhairle considered and approved the following motion:-

‘That Cork City Council will write to the Minister for Justice and Garda Commissioner following up on suggestions at the most recent JPC meeting that an unused Coffee Pod or other suitable building be made available for a 'Pop-Up' Garda Station in Cork City Centre.’

‘Go scríobhfaidh Comhairle Cathrach Chorcaí chuig an Aire Dlí agus Cirt agus Coimisinéir na nGardaí ag fiosrú faoi mholtaí ón cruinniú is déanaí den Chomhchoiste Políneachta go ndéanfar Stáisiún Gardaí ‘Pop-Up’ as Faighneog Chaifé nach n-úsáidtear nó foirgneamh oiriúnach eile i lár Chathair Chorcaí.’

(Proposers: Cllr. M. Nugent, Cllr. K. Collins 22/326)

26.4 **EMERGENCY BUDGET**

An Chomhairle considered the following motion:-

‘That Cork City Council acknowledges :

- That the CSOs latest CPI figures point to an annual inflation rate approaching 10% with increases in housing, water, electricity, gas and other fuels (+20.9%) and transport (+16.5%) for example.

- That this represents an enormous burden on many in society.
- That citizens can't wait until September for relief and clarity on what their financial situation will be over winter.
- That the coming months provide additional worry and anxiety for many with back to school costs, and winter heating bills on the horizon.

And that Cork City Council calls for:

Central Government to bring forward an emergency budget before the Dáil rises for its summer break.'

(Proposers: Cllr. E. Ryng, Cllr. K. Collins, Cllr. F. Kerins 22/335)

On the proposal of An tArdmhéara, Comhairleoir D. Forde, seconded by Comhairleoir T. Shannon, a vote was called for on the approval of the motion where there appeared as follows:-

FOR: Comhairleoirí J. Maher, T. Tynan, M. Nugent, K. Collins, F. Ryan, L. Bogue, F. Kerins, T. Moloney, E. Ryng. (9)

AGAINST: Comhairleoirí T. Fitzgerald, J. Sheehan, D. Boylan, D. Cahill, M.R. Desmond, T. Shannon, D. Forde, S. Martin, S. O'Callaghan, D. Canty. (10)

ABSTAIN: Comhairleoirí O. Moran, D. Boyle, C. Finn. (3)

As those voting against the motion were greater than those voting for, An tArdmhéara declared the vote, and the motion defeated.

26.5 VACANT HOMES TAX

An Chomhairle considered and approved the following motion:-

'That Cork City Council acknowledges that:

- recent CSO preliminary census data results show vacancy levels in certain areas of Cork City are above 15%
- recent CSO preliminary census data results show there are over 5000 vacant homes in Cork city
- the above figures do not cover derelict homes
- we are in the midst of a Housing Crisis
- vacancy levels in Cork City need to be reduced
- return of a significant proportion of this vacant stock could be transformative for the city
- the current system is not working in returning vacant stock to use

And calls on central government to:

- Implement a vacant homes tax without delay
- Fulfil obligations under the previous vacant homes strategy
- Support Cork City Council in efforts to return these vacant homes to use.’

(Proposers: Cllr. K. Collins, Cllr. M. Nugent, Cllr. E. Ryng 22/340)

26.6 **PUBLIC BIKE SCHEME FOR THE NORTHSIDE**

An Chomhairle considered and approved the following motion:-

‘That Cork City Council make contact with the NTA and request an update on the public bike scheme for the Northside, which should include all sites under consideration, sites that can be established short term and future sites and the timelines and funding requirement for each station; in tabular form.’

(Proposer: Cllr. J. Maher 22/345)

SUSPENSION OF STANDING ORDERS

An tArdmhéara invited Comhairleoir D. Cahill to address An Chomhairle in relation to the following motion, after which a discussion on same took place:-

‘That similar to the protected conservation status that applies to the Blackrock Road will be applied / awarded to the Douglas Road.’

(Proposer: Cllr. D. Cahill)

SUSPENSION OF STANDING ORDERS

An tArdmhéara invited Comhairleoir F. Ryan to address An Chomhairle in relation to the following motion, after which a discussion on same took place:-

‘That Cork City Council actively engage with Tusla relating to the new planning requirements imposed on Muin Preschool, Brocklesby Street, Blackpool which will effectively shut down one of the only preschools in the area amidst other preschool closures on the Northside of Cork City.’

(Proposer: Cllr. F. Ryan)

This concluded the business of the meeting.

ARDMHÉARA
CATHAOIRLEACH