



COMHAIRLE CONTAE CHORCAÍ

Minutes of Proceedings at Meeting of Cork County Council held in the Council Chamber, County Hall, Cork on 13th June, 2016.

I LATHAIR

Comhairleoir J. P. Ó Sé, Méara Chontae

Comhairleoiri Mac Craith, Mac Seafraida, Daltúin, Ní Fhúarthain, D. Ó Donnabháin, Ní Dheasmhumnaigh, S. Ó Coileán, M. Ó Murchú, Ó hEarchaí, R. Mhic Cárthaigh, Ó Colmáin, C. Ó Murchú, Coughlan, S. Ó Donnabháin, G. Ní Mhuimhneacháin, Críod, Ó Gráda, Ó Luasaigh, Ó Riain Ó Conbhuí, P. Ó Suilleabháin, C. MacCárthaigh, Sheppard, De Barra, Uí Chuileannáin, Rasmussen, N. Ó Coileán, Ó hEigearthaigh, S. NicCárthaigh, Léanacháin-Foghlú, N. MacCárthaigh, D. Ní Bhrian, Ó Floinn, Mhic Dháibhí, J. Uí Mhurchú, G. Ó Murchú, B. Ó Muimhneacháin, Uí Mhaoláin, T. Ó Coileán, D. Ó Coileán, Ó Cearúill, Ó Donnabháin, C. Ó Suilleabháin, Uí hEigearthaigh, Ó hAodha, Ó hUrthuile.

PRESENT

Councillor J. P. O'Shea, County Mayor presided.

Councillors McGrath, Jeffers, D'Alton, Forde, Ó Donnabháin, Desmond, J. Collins, M. Murphy, Harris, R. McCarthy, Coleman, K. Murphy, Coughlan, J. O'Donovan, G. Moynihan, Creed, O'Grady, Lucey, Ryan, Conway, P. O'Sullivan, K. McCarthy, Sheppard, Barry, Cullinane, Rasmussen, N. Collins, Ml. Hegarty, S. McCarthy, Linehan-Foley, N. McCarthy, O'Brien, O'Flynn, Dawson, J. Murphy, G. Murphy, B. Moynihan, Mullane, T. Collins, D. Collins, Carroll, N. O'Donovan, C. O'Sullivan, Hegarty, Hayes, Hurley.

Chief Executive, Senior Executive Officer.

CONFIRMATION OF MINUTES

1/6-1

Proposed by Councillor Declan Hurley.

Seconded by Councillor Rachel McCarthy

RESOLVED:

“That the minutes of meeting of the Council held on 23rd May, 2016, be confirmed and signed by the Mayor.”

VOTES OF SYMPATHY

2/6-1

- TO: The wife and family of the late John Horgan, Rochestown, Co. Cork.
- TO: Marian Salter former employee of Cork County Council on the death of her brother Brendan O'Sullivan.
- TO: The husband and family of the late Judith Monk.
- TO: The families of the fifty people who were killed in the Orlando tragedy.

The Chief Executive wished to be associated with the expressions of sympathy to the people in Orlando.

STATUTORY BUSINESS

Section 183 of the Local Government Act, 2001:

Members noted the following disposals.

DISPOSAL OF 3 CONNOLLY AVENUE, MALLOW, CO. CORK

3(a)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 17th May, 2016.

Property: No. 3 Connolly Avenue, Mallow, Co. Cork.

From Whom Acquired: Re-possessed Council Housing Stock.

To Whom It Is Proposed To Dispose: Donal Buckley, St. Josephs Road, Mallow.

Consideration: €48,000.00

DISPOSAL OF 23 OWENTARAGLEN, RIVER VALLEY, MALLOW, CO. CORK

3(b)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 17th May, 2016.

Property: 23 Owentaraglen, River Valley, Mallow, Co. Cork.

From Whom Acquired: Re-possessed Council Housing Stock.

**To Whom It Is Proposed
To Dispose:**

Mr. Joanna Kempa.

Consideration:

€116,000.00

Cllr. Melissa Mullane would like this disposal to be referred back to the Kanturk / Mallow Municipal District as additional information has come to light.

DISPOSAL OF 8, SPRINGWOOD, KENNEL HILL, MALLOW, CO. CORK

3(c)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 17th May, 2016.

Property:

Area of land measuring 0.0141 hectares

Location:

8 Springwood, Kennell Hill, Mallow, Co. Cork.

From Whom Acquired:

N/A

**To Whom It Is Proposed
To Dispose:**

Mr. Laurence & Esther Luddy.

Consideration:

€100.00

DISPOSAL OF 10 ARD NA MARA, CAPPAGH, KINSALE, CO.CORK

3(d)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 17th May, 2016.

SITUATION:

**10 Ard Na Mara
Cappagh,
Kinsale,
Co. Cork.**

AREA:

Dwellinghouse

**TO WHOM IT IS
PROPOSED TO DISPOSE:**

Gerard & Margaret Rice

CONSIDERATION:

€41,587.51 (subject to change depending on
month and year of redemption)

PURPOSE:

Acquire the Council's interest under
the Shared Ownership Scheme.

DISPOSAL OF SERVICES SITE AT 20 ARDMANAGH, SCHULL, CO.CORK

3(e)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 24th May, 2016.

Situation:

Serviced Site at No. 20, Ardmanagh, Schull, Co Cork.

From Whom Acquired:

Council Housing Land

Area:

0.087 hectares

**To Whom It Is Proposed
To Dispose:**

Ed Rooney & Barbara Rooney

Consideration:

€82,000

DISPOSAL OF SERVICES SITE AT 39 CORONEA, SKIBBEREEN, CO.CORK

3(f)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 24th May, 2016.

Situation:

Serviced Site at No.39, Coronea, Skibbereen, Co Cork.

From Whom Acquired:

Council Housing Land

Area:

0.10 hectares

**To Whom It Is Proposed
To Dispose:**

Ger Hanley & Hazel Hanley

Consideration:

€50,000

DISPOSAL OF 47 BRIDGETOWN CLOSE, CASTLEMARTYR, CO.CORK

3(g)/6-1

In accordance with the provisions of Section 183 of the Local Government Act 2001, the disposal of property as shown hereunder shall be carried out in accordance with the terms specified in the notice issued to members dated 2nd June, 2016.

SITUATION: **47 Bridgetown Close,
Castlemartyr,
Co. Cork.**

AREA: **Dwellinghouse**

**TO WHOM IT IS
PROPOSED TO DISPOSE:** **Nicholas Barry**

CONSIDERATION: **€70,531.24 (subject to change depending on
month and year of redemption)**

PURPOSE: **Acquire the Council's interest under
the Shared Ownership Scheme.**

FILLING OF CASUAL VACANCIES IN THE MEMBERSHIP OF COUNCIL.

4/6-1

Councillor Seamus McGrath proposed, seconded by Councillor Frank O'Flynn, the following proposal:

“That Daniel Fitzgerald be hereby co-opted to Cork County Council to replace former Councillor Dan Joe Fitzgerald, who passed away on 9th March, 2016.

Councillor Kevin Murphy proposed, seconded by Councillor Michael Hegarty the following proposal:

“That Aidan Lombard be hereby co-opted to Cork County Council to replace former Councillor Tim Lombard, who was elected to The Seanad.

The Mayor, Chief Executive and Members welcomed the new Councillors to the Council and wished them well for the future.

Councillors Fitzgerald and Lombard thanked the Mayor, Chief Executive and Members for their kind words and they said they look forward to working with the Executive and Members.

FILLING OF VACANCIES ON COMMITTEES & EXTERNAL BODIES

5/6-1

On the proposal of Councillor Seamus McGrath, seconded by Councillor Frank O’Flynn, Councillor D. Fitzgerald was nominated to the various committees previously held by the late Councillor Dan Joe Fitzgerald.

On the proposal of Councillor Kevin Murphy, seconded by Councillor Michael Hegarty, Councillor A. Lombard was nominated to the various committees previously held by Councillor Tim Lombard.

REPORT UNDER SECTION 179 PLANNING & DEVELOPMENT ACT, 2000:

6/6-1

Proposed by Councillor Mary Linehan Foley.

Seconded by Councillor Michael Hegarty.

RESOLVED:

“Noting that in accordance with Article 179 of the Local Government (Planning and Development) Act, 2000, notice of the proposed development was published.

“Installation of Pontoon, Gangway and Visitor Swing Mooring at Nealon’s Quay and Youghal Harbour.

FINANCIAL BUSINESS

ANNUAL FINANCIAL STATEMENT 2015

7/6-1

Proposed by Councillor Declan Hurley.

Seconded by Councillor Claire Cullinane.

RESOLVED:

“That the Annual Financial Statement for year ended 31st December, 2015 and the following additional expenditure be hereby approved.”

Description	Comment	€
Housing & Building	VOIDS programme over expenditure –contra income received.	1,665,334
Roads Transportation & Safety.	Additional expenditure on Flood damage & road grants Both recouped in income	2,381,599
Environmental Services	Civic Amenity Sites.	626,747
Recreation & Amenity	Open Spaces & Horticulture.	299,238

Miscellaneous Services	Additional transfers to fund 3 yr capital programme 2016-2018.	7,800,000
	Plant & Machinery Account & Stores (Contra)	815,076
	Transfers from Capital re distributed back to Capital	3,109,494

The Mayor introduced the new Head of Finance Ms. Loraine Lynch. The S/ Head of Finance Ms. Roisín O’Sullivan presented the Annual Financial Statement for year ended 31st December 2015.

Members thanked Roisín O’Sullivan for her detailed presentation and it was noted that Reserves must be built up to safeguard the Council in the coming years.

The S/Head of Finance advised Members the calculations were from the Profit & Loss Account and Cork County Council has reserves of €12million.

Rates Report – Schedule of Uncollected Rates 2015.

8/6-1

Roisín O’Sullivan Finance presented a Rates 2015 report which outlines as follows:-

2015 was the first full year for which Cork County Council was responsible for the levying and Collection of rate in the former administrative areas of the Town Councils of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal following their dissolution under the Local Government Reform Act 2014. This Report and statistics incorporate 34 rating Districts within the County including these additional 9 areas.

In operating the Rate Collection function Cork County Council has to maximise its collection of tax to ensure that funding is in place to provide the services to the people of County Cork. In doing so, the Council is conscious of the challenging circumstances in which some businesses continue to find themselves and the rate collection staff engage with c. 14,000 ratepayers to agree payment plans as appropriate on a case by case basis.

Rate income accounted for 41% of Revenue income in 2015 and is therefore the most important source of the Council’s own funding. The following are the gross amounts collected in rates in recent years:

Year	€m
2010	90.1
2011	95.7
2012	98.8
2013	101.8
2014	110.3
2015	119.9

The collection performance for the year was very satisfactory and resulted from a no. of factors.

A recovering economic environment together with apparent better access to credit resulted in more engagement by ratepayers in addressing liability & improved payments/payment plans.

Increased level of property sales across sectors which involved discharge of rate liability, and resolved, in some cases, previously problematic accounts.

Streamlined Collection Office (incl. dedicated legal unit) processes has achieved significant results. While the Office endeavoured to facilitate businesses in difficulty, including through flexible payment arrangements, legal action was required in certain instances. Many cases were resolved following the issue of pre 6 Day Notices, 6 Day Notices and/or summonses.

267 cases were entered for Court Hearing in 2015, with 94 judgments obtained.

2015 marked the introduction of a Rate Relief Scheme whereby a grant was given to all compliant ratepayers once certain criteria were met. The primary focus of this initiative is to assist Small and Medium Enterprises (SME's), which comprise the majority of Ratepayers. 5,918 Rate payers qualified for the grant, at a cost of €0.6m, which was credited to rate accounts before year end.

Improved collection performance in 2015 is reflected in the closing arrears figure of €21.8m, a substantial improvement on the opening balance of €28.3m. While every effort will be made to recover the outstanding arrears, the Council has made a bad debt provision of €12.52m. This primarily reflects business cessations, liquidations, receiverships, extended payment plans & cases the subject of legal proceedings.

Given the difficult economic circumstances and the additional challenges posed by the towns transition I am satisfied that the level of collection achieved in 2015, is very satisfactory and that the overall budget requirement for 2015 was exceeded.

Rate Collection Report 2015

	€m	€m
Arrears Brought forward		28.29
Opening Debit		127.58
Amendments during the year		(1.23)
Struck off as irrecoverable		(14.81)
Total to be collected		<u>139.83</u>

Total Rates collected to 31/12/2015	119.90
Amount refunded	(1.10)
Total prepayments	(0.97)
Transferred to decree account	0.22

Net arrears at 31/12/15

21.78

Total

139.83

Percentage collected compared to amount to be collected is 86% compared to 79.5% in 2014.

Following a discussion Members made the following points:-

- The increase in the collection of rates in 2015 is welcomed, is there a reason for this.
- Whilst the report seems very satisfactory there is an issue with many businesses struggling to pay rates and a solution should be reached to keep these rate payers in business.
- How often are buildings valued? Do new businesses carry arrears of old businesses which had occupied the same building?
- Observation was also made that there needs to be more flexibility & that the rates need to be more equitable. Some towns are paying more than others. These should be looked into. UDC Rates, Town Council Rates & County Rates are all different.
- The many pub closures in rural areas in particular in the last 6 months alarming. These pubs are often the life & soul of a small town or village so impact on the community at large.

Roisin O’Sullivan told Members 2015 was a buoyant year for Cork County Council, with more businesses having access to credit and an overall fruitful performance.

The CE responded that there was a requirement to harmonize Town Council rates with County Council rates. He said the County Rates had been frozen until 2021 so that the Town Council rates which are lower could rise slowly to eventually harmonize with the Council rates.

Financial Report to 30th April, 2016

9/6-1

Ms. Roisín O’Sullivan presented the report to Members, details are as follows:-

In line with national guidance this report is issued at Division of Service level recognising the strategic role of Full Council.

The budget profile spend to April is 33%. The % spend to April is 29%. The following outlines the main variances in performance against budget.

PERFORMANCE – EXPENDITURE

HOUSING	Under spend - Loan charges payable twice yearly.
ROADS	Loan charges Middleton NNR to cost in June. Significant extra allocation in relation to storm damage. % spend to date on target with works programme.
WATER	Spend on target against budget – reflects recoupment of expenditure under our SLA with Irish Water.
PLANNING	Expenditure profile ahead of budget largely due to Economic Development Fund transfer to capital, LEOS over budget profile but fully recoupable, tourism commitments purchase orders raised.

ENVIRONMENT	Loan charges will be paid in June. Litter control and street cleaning slightly under budget reflecting an increase in spend in summer months. Fire services slightly ahead of budget profile.
RECREATION & AMENITY	Seasonal in nature large % of this spend is incurred during the summer period. Purchase orders have to be raised for the GMA grants approved in the municipal districts.
AGRI & EDUCATION	HEGs is over budget but recoupable. Piers/harbours & coastal protection under profile but this will see an increase during the summer months.
MISCELLANEOUS:	Rates write off will be reflected at year end.
PERFORMANCE-INCOME HOUSING	Under budget, contra to expenditure loan charges to be recouped in July.
ROADS	Road Grant recoupment to process.
WATER	Irish Water on target with above spend. Flood works and group water schemes claimed at year end.
PLANNING	Timing of recoupment's-LEO's
ENVIRONMENT	Waste enforcement grant paid twice yearly, civil defence grant due at year end.
REC & AMENITY	Full year income realised for lease of lands, caravan licences. Town development fund 2015 underspent showing as income, will contra to exp.
AGRI & EDUCATION	Hegs over budget –contra with expenditure budget. Mooring fees under budget. Food safety grant due.
MISCELLANEOUS AND CMC	Property entry levy, casual trading licences under profile. Part LPT income received in May. NPPR slightly ahead of profile. PRD compensation due from DOE.
COLLECTION STATEMENTS:	This statement reflects the main income streams of Cork County Council. Rates reflect the full charge for the year as per bills issued. Rate collection shows a substantial increase on this time last year due to the bills being issued 3 weeks earlier.

Rent charge reflects a weekly charge to end of April 2016.
Rent charged is on target to budget.

Housing loans reflects a monthly charge. Housing loan
arrears are continuing to reduce.

REPORTS & RECOMMENDATIONS OF COMMITTEES

Corporate Policy Group:

10/6-1

CONFERENCE LIST – June, 2016

Proposed by Councillor F. O’Flynn

Seconded by Councillor Michael Hegarty.

RESOLVED:

“That the Conference List for June, 2016, be hereby approved.”

REPORTS & RECOMMENDATIONS OF OFFICERS

QUARTERLY REPORT OF CHIEF EXECUTIVE ON ECONOMIC DEVELOPMENT

11/6-1

The Quarterly Report of the Chief Executive on Economic Development was circulated to Members. Mr. Louis Duffy presented the report to Members and explained the different programmes under the following headings:

- Strategic Planning for Economic Development and Job Creation.
- Local Economic and Community Plan.
- Skills Forum.
- Economic Development Fund.
- Partnerships with Local and Regional Stakeholders.
- European Projects.
- Local Enterprise Offices.
- Economic Development Infrastructure.
- Food Production and Marketing
- Tourism.
- Tourism Infrastructure.

Members thanked Mr. Duffy for his comprehensive report and the following points were raised:

- The Economic Development Fund is very valuable.
- Training programmes have been a tremendous initiative.
- The festivals which were organised or supported were very successful especially the ‘Racing home for Easter’, ‘Taste of Cork’.
- Suggestion of a flag-ship programme to look into different areas around the County and their local festivals was suggested.

- The Economic Development Fund is vital for towns & villages, especially with the setting up of E-Centres etc and Congratulations should be extended for the success of initiatives such as REDZ in Charleville area.
- Chinese visit was a huge success & those who went got a lot out of it, congratulations to be extended to the Mayor, Lee Wah Pey, Theresa Healy & John Forde for the success of the visits.
- What is the Economic benefit to Cork from these trips to China is this being monitored?
- Is the issue of social inclusion taken into account in projects?
- Where do the proposals come from?
- Is there cooperation between the Council & Development companies has lessened.
- Are the Public aware of all the good that has been done?
- Small towns & villages are still deteriorating.
- Who will the appointed skills manager will answerable to.
- The 'Ancient East' initiative should be highlighted.
- The Airport needs to be kept at the forefront at all possible times.
- Briefing will be needed on the progress of the Cork Science & Innovation Park.
- Is there merit in clustering town- They are not used to working with each other? Something like BEACON is needed.
- Town Centre businesses need to be supported.
- Airlines do not give enough time to proposed routes, with some even being scrapped before they even run. Hopefully the Boston route proposal will be successful.
- There seem to be very few industrial units under the ownership of Cork County Council. If we are trying to attract foreign groups should we not have more units available?
- The Wild Atlantic Way is a major area of growth but there is no sign heralding the beginning of the route i.e. coming into Kinsale, at the tunnel or the Kinsale Road Roundabout.
- We need to discuss signage with the TII to see about getting more informative signs which detail the tourist attractions of an area.
- There is huge potential for tourism in West cork where there are basking sharks, whales, dolphins etc to be seen. We should be marketing this area.

The DOS responded with the following:-

- In relation to the Flagship idea, there are talks relating the Blackwater Valley between Cork, Waterford & Tipperary Councils (& perhaps with time, Limerick County Council) to look at & promote all of the values of the various different mountain ranges. Cork County Council is supporting a marketing company who is working in this area.
- There is an effort to tie all of the visitor attractions together. This will help villages & rural areas, by mapping attractions; this may help in the development of local businesses & tourism.
- There will be a stand at the Cork Summer Show where we encourage people to approach & discuss business & tourist options.
- The International & European Affairs Committee will be looking at the benefits of the trip to China, as will the Economic Development & Enterprise SPC.
- Social Inclusion is always being a consideration.
- The REDZ project has worked very well.
- Small towns & villages are always a challenge, but the local enterprise offices are there to help.
- The manager that is appointed will be answerable to Cork County Council.
- With relation to Cork Airport- New approaches are being developed as to how to market the airport. The council is in talks with the Chief Executive of the Airport.
- It is always a challenge to get people working together though Beacon has inspired collaboration between businesses.
- Through their structures the Municipal Districts will continue to support different towns

- Currently in the process of developing itineraries for visitors coming from cruise ships, Attractions would be included that might not be normally thought of by Tour operators.
- Industrial Estates & Business Parks are being reviewed at present, to figure out what types of business there is potential for, and what gaps Cork County Council need to fill. A study is currently being carried out.
- Ancient East is a new project. The Signage needs improving to connect the products to the campaign.

CORRESPONDENCE FROM GOVERNMENT DEPARTMENTS

TRANSPORT INFRASTRUCTURE IRELAND

12/6-1

Members noted letter dated 16th May, 2016, from the Department of Transport, Tourism & Sport, in response to Council's letter of 26th April, 2016, regarding liaising with Transport Infrastructure Ireland.

A Delegation from Cork County Council has arranged to travel to TII headquarters in Dublin for a meeting to discuss various issues of concern on the 16th of June 2016.

SPEECH AND LANGUAGE SUPPORTS TO SCHOOLS

13/6-1

Members noted letter dated 7th June, 2016, from the Department of Education and Skills in response to Council's letter of 26th May, 2016, regarding speech and language supports to schools in County Cork.

Cllr. Hayes said a letter was originally received from the Dept. of Education & Skills which stated that no changes to Speech & Language Supports for schools were planned. This letter was followed after some time by another from the Department, received a few weeks ago, which stated that as there was now a new Government the Department would begin a review with a view to increasing the amount of teachers and assistants available to schools. The Department pointed out that they would be liaising with the HSE when conducting their review.

The HSE in the meantime have also sent a letter to the Council in which they state that they currently have no plan to increase the amount of teachers/assistants due to a lack of resources.

We await further news from the Department following their review.

SOCIAL WELFARE PAYMENT

14/6-1

Members noted letter dated 7th June, 2016, from the Department of Social Protection in response to Council's letter of 26th May, 2016, regarding the manner in which social welfare payments are made.

Cllr. Michael Murphy said he had spoken to the Post Office and the letter seemed to be having an effect.

NOTICES OF MOTION

EMERGENCY HOMELESS ACCOMMODATION SINCE 2014

15/6-1

Councillor Melissa Mullane proposed, seconded by Councillor Des. O'Grady, the following notice of motion:

“That this Council provides a written report on the amount paid by this Council on emergency homeless accommodation since 2014. This report should include the number of nights, individuals & families and the division where emergency accommodation was provided. The

Report should also include the outcome of these applicants and what type of social housing accommodation was provided to same.”

The report which was supplied by the Director of Housing, Mary Ryan, included the following figures and facts:

NORTH	2014	2015	*2016
Nights	214	204	203
Individual	3	5	7
Families	0	2	3
TOTAL COST €28,004	€8693	€11,093	€8218

SOUTH	2014	2015	*2016
Nights	0	6	41
Individual	0	0	0
Families	0	1	1
TOTAL COST €3,234	0	€414	€2820

WEST	2014	2015	*2016
Nights	24	5	3
Individual	0	1	1
Families	2	1	0
TOTAL COST €1,920	€1530	€270	€120

- 2016 this may be updated as invoices etc are received.
- Information relates to period up to 13th May 2016

Of the 5 in receipt of emergency homeless accommodation from Cork County Council in 2014

- 2 continued in B&B accommodation through to 2015
- 2 moved in with family & friends
- 1 allocation to Cork County Council social unit

Of the 10 in receipt of emergency homeless accommodation from Cork County Council in 2015

- 1 was accommodated in The Foyer, Blackpool
- 1 left the area with a partner
- 2 moved to private-rented accommodation
- 2 allocations to CCC social housing
- 3 made own arrangements
- 1 continued in B&B accommodation into 2016 and was allocated CCC social housing in January 2016

Of the 12 in receipt of emergency homeless accommodation from Cork County Council in *2016

- 3 moved in with family & friends
- 4 remain in emergency accommodation
- 1 moved to private rented accommodation
- 3 allocations to Cork County Council social units
- 1 allocation to a Cluid unit in North Cork

*These figures relate to period up to 13/05/2016

Homeless Services are provided on a Regional basis comprising Cork County, Cork City & Kerry. The Homeless Unit in Drinan Street, Cork caters for the emergency accommodation needs of many of the County residents and those persons are, therefore, not accounted for in the above figures in terms of Emergency B & B.

NOTE: Over the last 3 years (2014, 2015, 2016 to date) Cork County Council has housed 34 people who were categorized as homeless as follows:

Social	HAP	Social Leasing	Bay in Halting Site	Voluntary Housing
18	7	2	1	6

These may not have all been in Emergency B & B provided by Cork County Council.

Members made the following points:-

- Especially in this centenary year it is a disgrace that there are so many homeless people in Cork.
- Edel House can no longer provide emergency housing as it is operating at full capacity & has been doing so since 2013. There is a constant waiting list.
- Some members have found themselves in a position where they have to ring around looking for emergency accommodation for people.
- Security of tenure & the right to housing should be enshrined in the constitution.
- There is not enough central funding going towards combating homelessness
- Measures should also be taken to tackle mortgages in arrears.
- Huge overcrowding is not being addressed
- 7,500 people are waiting on housing. We need to re-evaluate our targets on a constant basis.
- If we have exceeded our targets then maybe the targets have not been set high enough. Although the standards are set centrally it will be Cork County Council that will have to answer for them.
- Matters should be dealt with at a local level & not by a faceless central body.

Chief Executive responded by saying that the Council focuses on the Housing Strategy as set out by the Government and that Cork County Council had exceeded the targets that were set in this regard. He stated that Cork County Council has both met & exceeded its target. We have targets in place from 2015 – 2020.

VACANT LAND OWNED BY CORK COUNTY COUNCIL

16/6-1

Councillor Des O’Grady proposed, seconded by Councillor Melissa Mullane, the following notice of motion:

“To seek a written report on the amount of vacant land owned by Cork County Council that is zoned for housing. The report to contain in tabular form the location, size and estimated number of housing units that could be constructed on each separate site.

The report to further state if sites previously transferred to the DECLG by this Council under the Land Aggregation Scheme can be made available to Cork County Council or to Approved Housing Bodies for the construction of Social and Affordable Housing and if the Council has made an approach to the Housing Agency in regard to any of these.

The report to also state the amounts of funding drawn down for the construction of Social Housing Units by this Council in 2015 and 2016 to date for each separate year.”

In response to the motion the following reports was supplied by the Director of the Housing Department, Mary Ryan on behalf of the Council:

I am liaising with the Property Section and the Planning Directorate draw up a schedule of all lands owned zoned for Housing owned by the Council. I will revert to the members as soon as this list is compiled. In the interim I have provided hereunder (Table 1), a list of lands included in the current work programme of the Housing Directorate. Following a review in 2014 the following lands were prioritised for development, based on a number of criteria including demand in the area, existing Part 8 approval and estimated delivery timelines. Following that process the sites detailed on Table 1 were included in the work programme for 2015 and onwards.

Table 1

Location	Approx Area Hectares	No of Units	Comment
Poulavone, Ballincollig	3.92	45 -65	At design stage
Bluepool, Kanturk	.525	8 -12	
Brigown Mitchelstown	.374	4-6	
Stag Park Mitchestown	.15	2-4	
Townsend Street, Skibbereen	.11	4 – 6	
Oakwood, Macroom	2.1	20–40 (phased)	
Sleaveen East, Macroom	.027	2	
Kearneys Field, Dunmanway	1.88	40 – 45 (phased)	
Station Road, Blarney	.665	18 -20	
Kilnagleary, Carrigaline	7.85	49 (Phase 1)	
Beechgrove Clonakilty	5.60	51(Phase1)	At Stage 2 of DPHLG Evaluation Process – Part 8 proposals currently being progressed
Masseytown, Macroom	1.10	7	Part 8 approval on site – Progressing to tender stage
Oliver Plunkett Hill	.07	10	Currently on site

Table 2 details sites transferred under the Land Aggregation Scheme to the DECLG. The estimated number of houses capable of being constructed on each site will be determined at design stage. The Council has had discussions with the Housing Agency and these sites can be made available either to the Council or Approved Housing Bodies for the provision of social housing. Three sites on Table 2, Oakwood, Macroom, Townsend Street, Skibbereen and Stag Park are included in the Council’s work programme on Table 1. Respond Housing Association is progressing plans for the LAGs site at Duntahane Road under the Capital Assistance Scheme.

Sites transferred to the DECLG under the Land Aggregation Scheme	
Location	Approx. Area Hectares
Duntahane Road, Fermoy	2
Stagpark, Mitchelstown	7.70
St Joseph's Road, Mallow	5.20
Meelin	0.67
Knocknagree	2.10
Lombardstown	1.34
The Miles, Clonakilty	1.97
Colleras, Goleen	0.40

Townsend St, Skibbereen	0.13
Cloughmacsimon, Bandon	3.59
Oakwood, Macroom	2.42
Barrack Road, Youghal	1.23
Slip, Bantry, Co Cork	13.50
Carrigtwohill	3.16
Agharinagh, Dripsey	1.21

Expenditure on Housing Delivery

Given that the construction programme will take some time to ramp up, delivery in 2015 focused on acquisitions and turnkeys, the return of vacant and void units and leasing. In total 43 units were acquired /constructed, 168 leasing claims lodged and 229 voids returned to productive use. In excess of €21m was expended on housing delivery in 2015 of which €297,506 related to construction.

Cork County Council continues to focus on acquisitions, turnkeys and returning vacant units and voids in the current year, while the construction programme is ramped up. The first units constructed under the current Social Housing Strategy are expected to be delivered late in 2016. To date in 2016, a sum of €426,864 has been claimed in respect of construction.

Following a discussion, Members made the following points:-

- No list of sites zoned for housing has been made available.
- Why are full sites belonging to the Council not being developed?.
- Should the Council give the lands to developers to build social housing.
- There were no houses built by the Council in 2015.
- Cllr O’Grady stated that a list sent to the Government of lands zoned for residential housing of approximately 130 acres seems to be available to the council on which 1500 houses in theory could be built.

The Chief Executive said there is a list of zoned land which was mentioned at the meeting of the 23rd of May 2016. The Council have been focussing on how to present this list in a public forum as there is some commercial sensitivity. However it can be discussed again at the next Development Committee meeting.

The CE told Members he considers all of these lands when meeting our housing strategy targets. We cannot realistically build on all of that land and we have spent €80.6m on housing in the last 3 years.

SHARED OWNERSHIP SCHEME

17/6-1

Councillor Seamus McGrath proposed, seconded by Councillor Claire Cullinane, the following notice of motion:

“To request a written report on proposed changes for those who previously purchased properties under the Shared Ownership Scheme. Also, this Council recommends that a discount be applied to the rental equity retained by Cork County Council as the original scheme was so deeply inequitable.”

The following response was received from Director of Services, Housing, Mary Ryan:

The Shared Ownership Scheme was one of the measures introduced in 1991 by the then Department of Environment under the policy document “A Plan for Social Housing.” The aim of the scheme was to facilitate home ownership for applicants on lower incomes, unable

to access a conventional mortgage from a bank or a building society. High interest rates created a further barrier to home ownership.

The Shared Ownership option addressed these issues, with a lower deposit than that required by the commercial lending agencies and a manageable repayment mechanism. The scheme provided for the borrower making repayments on a standard annuity loan on a percentage of the purchase price of their home (the loan equity) while making rent repayments on the remaining percentage (the rental equity). Rent repayments were calculated as a percentage of the rental equity (4.5%). At the time interest rates were as high as 14% and the scheme was considered to offer value for money. It was envisaged that as borrowers financial circumstances improved, they would be in a position to buy out portions of the rental equity, and clearing the equity within the term of the loan. The rental equity was adjusted on 1st July each year in line with the Consumer Price Index. However the rental equity could only be reduced by special payments or cleared in full. Shared Ownerships set up between 1991 and 2002 are known as the index linked shared ownerships (ILSOs).

The scheme as originally introduced was changed significantly post 2002 resulting in two different sets of accounts, ILSOs and “post 2002” accounts. Post 2002 the scheme was changed to exclude the index linking of the rental equity. The interest rate charged on the rental equity, set up post 2002, is the standard local authority mortgage rate. The rental equity on post 2002 shared ownerships can be reduced by the monthly rent repayments provided they exceed the interest rate charged.

From 1991 to 2011 when the scheme was stood down, approx 16,492 loans were issued by Local Authorities in Ireland. Cork County Council issued approximately 1100, of which 415 are still current. Borrowers have a leasehold interest in the property (with a lease for 25 years) and only acquire a freehold interest when the rental equity balance is cleared. The scheme was successful in achieving its main objective of making home ownership more accessible. Some borrowers will have made provision for the acquisition of the rental equity at the end of the loan term. Some borrowers refinanced through commercial lending agencies. However, the scheme’s structure and operation has resulted in longer term difficulties for some borrowers in repaying and clearing their accounts.

In recent years the DECLG introduced a number of initiatives to address borrowers’ issues including the introduction of the Mortgage Resolution Process, the facility to rent a room in the property the subject of the loan and the Mortgage to Rent Scheme.

Additionally the monthly rent repayment on the rental equity for ILSOs, which should be index linked annually has been frozen since 2013 and the annual indexation of the rental equity has been eliminated totally so both the repayment and the equity are now fixed.

The variable interest was reduced to 2.55% with effect from 1st July 2015.

While the measures outlined above have alleviated some difficulties for some borrowers, longer term solutions are required and the DHPLG, in consultation with the Housing Agency and Local Authorities, has recently drafted proposed solutions for discussion with individual borrowers. The proposals are generally based on restructuring the rental equity balance to an annuity type loan and in the case of ILSOs, this may be at a fixed interest rate. The length of the repayment period is linked to the age of the borrower(s) and provision may be made for freezing the balance outstanding at the upper age limit (i.e no further interest accruing), to be repaid by way of lump sum payments (to be discussed and agreed with the Local Authority), or on resale of the property. There are parameters to the level of debt that may be frozen.

The solutions proposed must be assessed in the context of affordability to the borrower. The borrowers’ current mortgage protection cover must be established. Many shared ownership borrowers have cover only on the loan element. An extension of cover to the rental equity

was offered some years ago but not all borrowers took up the offer. Through restructuring, mortgage protection may be available to borrowers on 100% of the loan.

The Council's Credit Committee will assess all applications for restructuring.

It should be noted that for some post 2002 borrowers, restructuring could result in higher repayments. These borrowers are likely to have their rental equity cleared by the end of the loan term and may wish to retain their current repayment arrangements.

It is also recognised that the solution may not suit all borrowers and each borrower will have to agree to the solution put forwards in his/her case. Borrowers have the option to remain as they are provided they meet their existing obligations. However there are clear benefits for many borrowers, including affordability, repayment certainty and freehold title.

The Housing Department is currently working closely with the Finance and IT Departments in drawing up proposals to resource and implement this project. The Housing Agency has provided a calculator which will assist in automating proposals to be put to borrowers. The Legal Department has also been advised. Given that there are in excess of 400 accounts there is a considerable body of work to be undertaken and resourced. All accounts will have to be reviewed, borrowers met and the options discussed. However, there are two immediate cohorts of borrowers to be prioritised, the index linked shared ownerships (ILSOs) and shared ownerships exiting MARP.

With regard to providing a discount to borrowers on the rental equity it should be noted that Cork County Council has borrowed from the HFA for both the loan and rental equities for each shared ownership account set up and the Council's loan commitment to the HFA remains unchanged and must be fully met.

The Shared Ownership Scheme is a national scheme, prescribed by the DHPLG and the adjustment proposed can only be implemented through a DHPLG change to the scheme.

Members will be kept updated and a full presentation given at SPC when arrangements for progressing the project are further advanced.

Members made the following points:

- It is an inequitable scheme. Shared ownership scheme should be looked at.
- Discount should be applied – possibility that this would have to go to the Minister.
- Welcome the fact that a review is forthcoming on the National scheme.
- Balance should be created.

It was agreed we write to the Minister for Housing, Planning and Local Government.

SCHEME FOR WI FI IN MALLOW

18/6-1

Councillor Mary Linehan Foley proposed, seconded by Councillor Noel Collins, the following notice of motion:

“That Youghal and Midleton to be looked at as the next pilot scheme for Free WiFi, following Mallow.”

Members made the following points:

- East Cork could benefit from free WIFI scheme.
- Anything which improved communication is good.
- There is High Spec Fibre Optic broadband coming soon to East Cork (into Garryvoe) soon, but this will not be free such as that in Mallow, or that proposed here.

The Chief Executive told Members the roll-out for Wi- Fi would cost €500,000, and the Municipal Districts should look into how they might contribute through the Town Development Funds.

WATER CHARGES

19/6-1

Councillor Rachel McCarthy proposed, seconded by Councillor Eoghan Jeffers, the following notice of motion:

“That this Council calls for the removal of compulsory payment of water charges from the new Tenant Purchase Scheme.”

During a discussion Members made the following points:-

- Water charges & home ownership should be separated out from each other.
- The query related to arrears.
- Some Councillors felt that if arrears were due they should be paid.
- Other Councillors felt that it is unfair to expect a new homeowner to bear the burden of another utility that was not theirs.
- The Council should not have to act as debt collector for Irish Water.
- It was decided that clarity should be sought from the department on this issue.

DANGERS OF USING CERTAIN ELECTRIC DEVICES

20/6-1

Councillor Noel Collins proposed, seconded by Councillor Mary Linehan Foley, the following notice of motion:

“That this Council compliments the Health & Safety Authority and urges it to continue its publicity safety campaign on the potential dangers of electric blankets and mobile phones, and be more vigilant when using these products, particularly during sleeping hours, or left plugged in for prolonged periods.”

It is felt that the HSE should be praised for raising awareness of the dangers of using certain electrical devices especially during sleeping hours.

SPEED LIMITS AROUND SCHOOLS

22/6-1

Councillor Danielle Twomey proposed, seconded by Councillor N. Collins, the following notice of motion:-

“That this Council writes to the Minister for Transport, to ask him to introduce special speed limits of 30km/h in the immediate area around all schools nationally.”

Members made the following points:-

- Speed limits in most school areas are currently at 50 kph. They should be reduced to 30kph for safety.
- It was observed that in certain school areas in the County there had been many dangerous near-misses with traffic approaching schools at speed, ignoring school crossing areas.
- There is a speed review currently underway but some areas require immediate attention.
- Not only should the speed limit be lowered but other measures should be taken such as rumble strips, amber flashing lights at all schools, ramps etc.
- It was suggested this be brought up at the meeting with TII on 16/06/2016.
- More ‘lolly-pop’ men & women should be made available at schools.
- Suggestion that a special meeting should be held about child safety at schools.
- There should be a multi-agency attitude on this issue.

CORRESPONDENCE FROM OTHER BODIES

AIR MONITORING STATION IN CORK HARBOUR.

24/6-1

Members noted letter dated 9th May, 2016, from the Environmental Protection Agency in response to Council's correspondence of 11th February, 2016, regarding the placement of an air monitoring station in the Cork Harbour Area. .

SPEECH AND LANGUAGE THERAPY SUPPORT FOR CHILDREN.

25/6-1

Members noted letter dated 23rd May, 2016, from the HSE in response to Council's correspondence of 29th March, 2016, regarding Speech and Language Therapy supports for children.

BROADBAND PROVISION IN CORK COUNTY.

26/6-1

Members noted letter dated 1st June, 2016, from ComReg in response to Council's correspondence of 11th April, 2016, regarding broadband provision in County Cork.

VOTES OF CONGRATULATIONS

27/6-1

- TO: Noelle Lenihan who is a Discus thrower for the Irish Paralympic Team and North Cork Athletics Club for winning gold at the IPC (International Paralympic Committee) Athletics European Championships and for setting a new World Record. It was decided that a Mayoral reception should be held for Noelle.
- TO: Conor Hourihan, a soccer player who captained Barnsley in its win over Millwall bringing the team back into the Championship league.
- TO: Clonakilty Chamber of Commerce for their successful Street Carnival.
- TO: Douglas Hall F.C. for wins in the Munster and senior leagues.
- TO: Cork Harbour Festival Celebrations.
- TO: Tim O'Donovan – Kinsale Fireman- on the occasion of his retirement after 40 years of service.
- TO: Chloe O'Keeffe from Kanturk Boxing Club who is "All Ireland Champion in the 50kg division".

ANY OTHER BUSINESS

28/6-1

Cllr. Keohane suggested that a letter should be sent to the Minister suggesting that cyclists should wear helmets. This was seconded by Cllr O'Flynn who added that cyclists should also wear High-VIS Jackets.

This concludes the business of the meeting

The next meeting will be the AGM, which will be held on 24th of June 2016 at 11.00a.m

