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| **MINUTES OF PROCEEDINGS OF SPECIAL MEETING OF**  **TIPPERARY COUNTY COUNCIL HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, CLONMEL AND Remotely Via Zoom**  **AT 2.30 P.M. on Wednesday 29th March, 2023.** | | |
| Present | Cllr. R. Kennedy, Cathaoirleach.  Cllrs: Ambrose, S. Anglim, M; Black, T; Bourke, K; Crosse, J; Dunne, D; English, P; Fitzgerald, J; Goldsboro, I; Hanafin, S; Lowry, Ml; McGrath, H; McGrath, M; Molloy, R; Murphy, Marie; Ryan, AM; Ryan, P; Ryan, S; |
| Remote | Bonfield, F; Bugler P; Carroll, J; Coonan, NJ; Darcy G; Dennehy, N; FitzGerald, M; FitzGerald, Ml; Hannigan, J; Hanna Hourigan, M; Lee, S; McGrath, J.R; Moloney, A; Morris, S; Murphy, ML; O’Meara, K; O’Meara, Ml; Ryan, J; Smith, Ml,  Deputy M. Browne |
| Also Present | Mr. J. MacGrath, Chief Executive, Ms S. Carr, Director of Services, Mr. S. Duclot, Director of Services, Mr. J Cooney, S.E., Ms. A.M. Devaney, S.E.P., Ms. C. Morrissey, S.E.O., Mr. G. Walsh, Meetings Administrator. |
| Item 1.1Meeting Protocol | The Cathaoirleach asked that the meeting protocol as circulated with the agenda be observed. He advised members present in the Chamber that their microphone had to be turned on when they spoke and referred members attending remotely of the protocol for remote meetings circulated with the agenda and asked members to observe the rules contained therein with regard to remote meetings.  The Meetings Administrator commenced the meeting with the opening prayer. |
| Vote of Sympathy | Cllr H. McGrath proposed a vote of sympathy to the family of Joseph Coleman O’Connor, former member of Nenagh Town Council.  It was noted that Votes of Sympathy would be dealt with at the April Monthly Meeting of Tipperary County Council. |
| Item 2.1 **Statement of Business** | The Cathaoirleach informed members that the Special Meeting had been requisitioned by 5 members in accordance with Standing Orders and he read the letter that had been submitted to the Meetings Administrator in this regard: -  “*Tipperary is in the grip of an unprecedented housing crisis due to a decade of inaction by successive Governments. Rents continue to spiral out of control, efforts to increase supply falls far short of what is required, and* |
| Item 2.1 **Statement of Business** | *Government is failing to meet its underwhelming delivery targets for social and affordable houses. Rapidly increasing house prices continue to put homes out the reach of many workers and families, meaning a generation is reliant on a broken rental market.*  *The latest figures from the Residential Tenancies Board and Central Statistics Offices shows rents and house prices continuing to spiral upwards. Combined with the government’s failure to deliver an adequate supply of social and affordable homes, these rises are fuelling record levels of homelessness.*  *Against this backdrop, Government has decided to end the ban on evictions effective from April 1st. This will undoubtedly lead to sharp increase in families and individuals presenting as homeless.*  *Meanwhile across the state the homeless emergency accommodation system is at breaking point with a large number of Local Authorities reporting no extra capacity for new homeless presentations. Tipperary County Council currently has extremely limited capacity and we have called on the Executive to do all it can to add capacity as we face an increase in homelessness in the coming weeks.*  *The five councillors below believe that Tipperary County Council should meet urgently to discuss this impending escalation of the housing and homelessness crisis and to seek immediate action from Government to address its causes”.*  *Pursuant to Order No 5 of Tipperary County Council Standing Orders and Paragraph 6 of Schedule 10 of the Local Government Act 2001, we the undersigned members of Tipperary County Council formally request that you convene a Special Meeting of the Council on the date of 29th March 2023 at which the following agenda would be transacted: -*  *le dea-ghuí,*  Cllr Seamus Morris, Cllr Pat English, Cllr. David Dunne, Cllr. Tony Black, Cllr. Anne-Marie Ryan Shiner  The Cathaoirleach advised that the format for the meeting would be that the Chief Executive and Senior Housing Staff would respond and make a presentation to the members following which the signatories to the motion would be invited to speak together with members who wished to make a contribution. |
| Statement by Chief Executive | Mr. Joe MacGrath, Chief Executive, informed the meeting that the Special Meeting had been convened in compliance with the requirements of the Council`s Standing Orders for the specific business set out on the agenda circulated to all the Members of the Council prior to this meeting and as outlined by the Cathaoirleach in his introduction. Specifically, the requisition that the meeting be held as a matter of urgency was on the basis of the “*impending escalation of the housing and homelessness crisis and to seek immediate action from Government to address its causes*”.  The requisition for this meeting also seeks a “*Report from the Executive regarding emergency accommodation capacity in the County and a discussion on same*”. The Director of Services for Housing Sinead Carr, Senior Executive Officer Cora Morrissey and Senior Engineer Jonathan Cooney, would provide the Council with a response and presentations which would respond to these issues in more specific detail and provide a broader picture on how Tipperary County Council was addressing housing and homeless needs.  The Chief Executive said he wished to place some context on the overall position and acknowledged the very real and genuine concerns held by all the Elected Members in relation to housing and the good work that was being done on the ground by Councillors who act as intermediaries or convey the representations of the people they represent on a daily basis. He also acknowledged the position faced by any individual or family who found themselves in a position where their future accommodation requirements were uncertain but he believed that when members heard the full details of what was about to be presented by the Housing Directorate, there would be a much better understanding of how this was being managed and some cause for optimism in terms of future housing provision Mr. MacGrath expressed his thanks to all in the Housing Directorate who were working with purpose and focus to address these issues and making meaningful progress to provide accommodation solutions, wherever that becomes possible.  *Housing for All – A new Housing Plan for Ireland* which was launched by Government in September 2021 provided the overall policy framework and responses to addressing the accommodation needs of people. It provided a range of measures including the most ambitious public housing building programme undertaken by local authorities in over 50 years, pathways to home ownership including the First Home Scheme, a reformed home loan, the Croi Conaithe Fund, the Help to Buy Scheme and the Fresh Start principle. Financial support was being provided to address vacancy, reforms of the social housing system and to address the needs of persons with disabilities.  Members were aware that Minister Darragh O`Brien had visited Tipperary on a number of occasions, most recently last month to open the Kickham Barracks Plaza in Clonmel and a number of housing schemes around the county and the Council had always taken the opportunity of these visits to brief him on the housing situation here in Tipperary. In addition, the Chief Executive and Sinead Carr had participated in a number of Housing Summits which were also attended by the Minister and his Senior Housing Staff from the Department, the most recent of these were held in Wexford earlier in March. These engagements had provided the Council with an opportunity for discussion with the Minister and his Department at a senior level to work through responses and policy approaches to address acute housing need. The level of engagement and the support of the Minister and his Department was exceptional with new schemes being developed and resources provided.  In relation to the immediate concerns expressed by Councillors and the primary purpose for which the meeting was convened as set down in the requisition to convene, the Minister for Housing in his letter dated the 24th March, 2023 addressed to the Cathaoirleach and Chief Executive (and circulated to Councillors) sets out the responses now being put in place including:   * A decision by Government to establish a minimum target of 1,500 *Tenant in Situ* acquisitions for HAP or other social housing supported tenancies in 2023. While individual allocations have been made to local authorities, it has been emphasised that the target is a minimum, Tipperary County Council is fully utilising this initiative and is working ahead of our allocation, as you will see from the forthcoming presentations. There are, of course, constraints which apply as in all housing responses including, for example, the eligibility of the tenant to participate, the suitability of the house to meet the tenants needs, the condition of the house and whether the purchase represents value for money. * A number of other initiatives are being put in place including legislative provision which requires a landlord selling a property to offer *first right to refusal* to a tenant, a new cost rental model for *tenants in situ*, additional resources for tenants and a fund of €215m for emergency homeless supports.   The Council`s Management Report on Housing presented to the Council at the March Monthly meeting and which was the subject of debate at that meeting set out the detail in terms of output. Over the period of *Housing for All* from 2022 to 2026, the overall target number of units to be provided was 887. We expect to achieve an output of 1,125 units, that is, almost 27% over the target set.  At this time, Tipperary County Council is the largest builder and the largest provider of housing in this county by some considerable distance. We are either planning to build, currently building or have recently completed almost 1,000 units on over 50 sites in the towns and villages of this county with more to follow. This is in addition to the natural turnover in our existing housing stock which was providing quality accommodation to those who need it most. The most recent set of national indicators for Tipperary verified by the *National Oversight and Audit Commission* and independently audited for all local authorities showed that the level of housing vacancy in the county has decreased to 2.42% from 4.39% and was continuing to reduce.  While the focus on the immediacy of dealing with tenants receiving notices to quit and homelessness, there was also the reality that a critical issue in this county, insofar as housing was concerned, was the disappointing lack of private housing provision, even within the larger towns in the county where there was prima facie evidence of a latent housing demand. The Council`s Director of Services and her senior staff were seeking to address this through liaison with the Department, large local employers and other state agencies. Private housing provision has and will always be a key to providing a response and solutions.  The challenging situation in which we currently find ourselves is attributable to a number of factors but was primarily due to the global economic downturn which hastened a virtual collapse in the new house build market for almost ten years, at a time when our population was continuing to grow. Building new houses takes time and can only be planned for and resourced over a multi annual timeframe.  The Chief Executive concluded by giving some grounds for optimism by saying that:   * the public housing programme across this county had never been as active or widespread as it was now; * the range of policy responses had never been as broad as they were now and; * the availability of financial and other resources had never been as high as they are now;   and all of this was matched by a collective determination by the Elected Members and staff of this Council working together to do everything that was possible to get our county, our people and our communities through these difficult times. |
| **Presentations.** | M. S. Carr, Director of Services, informed members that Ms. C. Morrissey, S.E.O., would make a presentation on homeless statistics and Mr. J. Cooney, S.E. would make a presentation on the capital programme to the members and she thanked the housing staff for compiling the data contained in the presentations.  Ms. Carr referred to pre Covid when homeless presentations were due to factors including relationship breakdowns, substance abuse or evictions due to rent arrears. The eviction ban was then introduced and when this was lifted a number of private landlords decided to leave the rental market and this caused significant challenges which resulted in the inhouse structure for dealing with homeless presentations being changed.  Ms Carr stressed that it was important that a tenant on social housing supports who receives a Notice to Quit engage with the Housing Section immediately. This enabled housing staff to explore various options, for example, to engage with the landlord, to look at HAP/Choice based letting or in some cases look at purchasing that particular unit. This approach was working once the tenant engaged with the Housing Section at a very early stage. |
| **Homeless Presentation** | Ms. Cora Morrissey, SEO Housing, made a presentation detailing the current situation regarding homelessness in the County.  Increases in Notice to Quits for HAP & RAS tenants were for a number of reasons. In Tipperary the main bulk of the private rented stock was from one/two-unit private landlord owners who were now selling their properties for a variety of reasons, namely: -   * rising house prices – particularly where they were previously in negative equity * Perceived growing level of cumbersome bureaucracy associated with renting for the smaller landlord * Taxing regime for the small private landlord (versus institutional landlord) making it no longer economically viable given the demands around meeting RTB standards and tenant rights.   The shortage of rental supply stock was leading to rising rents. The lack of private housing supply to meet middle income rental needs was putting pressure on lower income rentals and this was further exacerbated by HAP rates in the current market but rising HAP rates will also lead to higher rent prices & greater pressure on tenants.  The Housing Section was addressing these challenges by: -   * Additional staffing resources with full staffing compliment including Homeless Co-Ordinator. * Restructured how the Homeless team operate by   - Strengthened procedures for dealing with NTQ clients since last  June   * Senior Team in place since June to co-ordinate purchase of NTQ’s * Additional Emergency Accommodation Options * OFD units; * Working with AHB to support emergency accommodation needs (TLT); Novas; Cuan Saor etc) * Additional options for allocation (CBL) * Additional delivery mechanisms.   Statistics were outlined in relation to the HAP/RAS Notice to Quits issued (224) and HAP/RAS Properties not being purchased (142). The reasons properties were not being purchased and the staggered Notice to Quits dates were also outlined.  Emergency Accommodation Resources were summarised with 74 bed spaces available through private B&B’s, 30 transitional unit bed spaces and 43 Own Front Door bed spaces.  In conclusion, it was noted that the Housing Section were being Pro-active, there was a focus on tenants in receipt of housing supports, with access to 130 emergency beds around the county and a long-term plan was in place. |
| **Capital Programme** | Mr. Jonathon Cooney, S.E. made a presentation to the members on the Capital Housing Programme.  Members were shown a geographical distribution of Social Housing demand and current approved delivery. The net housing need for 2022 was 1109 applicants with 508 Housing Need and Demand Assessment applicants, making a total identified need of 1617 applicants. The Housing for All Delivery Target 2022-2026 was detailed as: -   * Initial Target 887 Units of Accommodation with an approved increased Target of 1125 units representing an increase of 27% over the timeframe * 840 units delivered to date under Rebuilding Ireland (target 625) with an additional 1,077 units identified at various stages as follows:   + - 197 units @ Stage 2/3/4     - 378 units on site/delivered to date     - 356 units through CALF     - 146 units through Turnkey   At a minimum Tipperary County Council would meet the revised increased target. In addition to the 1125 build units referred to above, it was estimated that by the end of 2026, there would be 650 voids (Typically 120-140 voids per annum), 55 Buy and Renews, 100 Repair and Lease Units and 80 Acquisitions making a total of 2,010 units delivered in the timeline 2022-2026.  Members were informed that Housing Voids vacancy rates reduced from 4.7% in 2020 to less than 2% in 2022**.**  In relation to Affordable and Private Housing Delivery the following was outlined: -   * Ready to Build Croi Conaithe–4 sites identified in Boherlahan which would be advertised for sale in Q2 2023. Subject to the success of this scheme other sites would then be advertised in each district * Engagement with developers on First Homes Scheme * Advancing preparation of call for Affordable Housing Fund which would then be submitted to the Department for funding support –a call seeking interest from those who were interested and eligible for affordable housing would be run concurrently. * Linking developers with HBFI, access to working capital was a critical component for developers across all levels but particularly for private housing delivery.   Reference was made to requests submitted to the Department following SPC Meetings in 2022 and the Plenary Meeting in July, 2022, and it was noted that the following requests had not yet materialised: -   * Amend repair and lease scheme to include fora tax-based incentive scheme for those property owners in towns of 20,000 and less which is targeted at over the shop living * Appoint a second vacant housing officer to Tipperary given its size and length and the level of work required to address dereliction and vacancy * Seek the introduction of a targeted, time limited & locational appropriate tax incentive or other innovative financial supporting mechanism which would deliver housing on lands which currently have planning permission including, but not limited to: -   + Reduction of VAT on new builds (similar to the support given to the hospitality sector when they were deemed to be in crisis)   + Increase the Central Bank multiplier for purchasers given the better standard of homes currently being built and the lower operational cost of running same   + Consider old section 23 type incentives which are targeted, time limited and location specific |
|  | The Cathaoirleach thanked Ms. Morrissey and Mr. Cooney for their presentations and invited members who had signed the request for the Special Meeting to speak.  Cllr A.M. Ryan referred to the fear and panic amongst those facing Notice to Quits and the prospect they faced of couch surfing or moving in with family members. There was no emergency accommodation in Tipperary Town and she queried where people could go if they were homeless.  She asked that consideration would be given to the expediting of voids delivery and the use of the CPO procedure to acquire properties which would bring dwellings back into use and regenerate towns. She asked that members would be utilised for local knowledge on the location of vacant properties and made reference to the number of vacant properties in receivership or developer owned.  Cllr P. English said that the lifting of the eviction ban would force more people into homelessness. A large portion of people were reliant on private rented accommodation and found it a challenge to meet the rent costs. Recent research conducted by the Residential Tenancies Board (RTB) reported that a quarter of small landlords were likely to sell their rental properties in the next five years. He said that the Government had failed to deliver the 33,000 units per year it had pledged for the public and private sector  Cllr S. Morris acknowledged that the Housing Section in Tipperary had used all available avenues for the provision of housing in the County. He said that the Government should publicly declare a housing emergency and provide a response and legislation to that emergency. He made reference to the number of young people emigrating for a better quality of life. He also spoke of the failure of Irish Water to provide funding for Waste Water Treatment Plans which was a hindrance to housing development. He asked that consideration would be given to alternative forms of housing and in particular modular housing. He also asked that local authority apprenticeships would be considered as part of our housing repair crews.    Cllr D. Dunne thanked the Cathaoirleach and Chief Executive for facilitating the meeting, he thanked the signatories to the request and hoped the meeting would benefit all Councillors. He said he was proud of the work done by Tipperary County Council to date in respect of housing provision. He asked that the provision of modular homes/log cabins would be examined, that maintenance housing staff would be strengthened to expedite the turnaround of voids, that plans for the Coolnamuck site in Carrick-on-Suir would be advanced and his concern at the number of families in direct provision  Cllr T. Black complimented the housing section on the excellent work carried out to date. He asked that consideration would be given to the acquisition of vacant dwellings through the CPO procedure, the hire of tradesmen and the provision of modular homes. He was concerned about the number of bedspaces available for people who would receive Notice to Quits once the ban was lifted.  The Cathaoirleach invited any member who wished to make a contribution to the debate to speak.  A number of members joined in the debate, thanking housing officials for their presentation, acknowledging the work being carried out by the Housing Section and complimenting them on the targets that had been achieved and exceeded.  Mr. Joe MacGrath, Chief Executive, acknowledged the compliments paid to housing staff, the constructive debate that had taken place and hoped that members had obtained positive information from the presentations. He confirmed that he was satisfied that the Department were providing Councils with the resources required to deal with housing and this was seen by the number of policy responses being issued. There would be over 2,000 social housing units delivered by the Council in the timeline 2022-2026. He stressed that the lack of private housing in the County was an issue and that a private housing estate of a significant size had not been built in the county for many years. There were two reasons for this, the problems encountered by developers to get access to funding, where funding was sought they had to show a 15% premium in relation to the development and secondly the cost of constructing a house was more expensive than buying an existing house.  The following items were raised by members and responded to by Ms. S. Carr, Director of Services: -  Voids Delivery  It was neither time efficient, appropriate nor value for money to move tenants straight into a vacant unit in the manner proposed by members. This would only result in a significant increase in repair and maintenance demands which would pull further resources away from the critical turnaround of voids.  The aim of the Council was to provide tenants with a house that was fit for purpose and of a high standard and in this regard works were carried out to vacant houses prior to the appointment of a new tenant. The members request for an improved turnaround time for voids would be examined by the SPC.  Housing Maintenance  The use of private contractors to carry out maintenance work to local authority dwellings would continue to be used where it represented value for money and efficient response times.  Acquisition of Housing Units through CPO Procedure  The use of the CPO Procedure was being examined for various options including Buy and Renew Schemes and members could expect to see more activity through the CPO procedure, particularly in town centre areas. A cross directorate group was being established in this regard. It was agreed to seek clarity regarding the legal situation of compulsorily acquiring properties in receivership.  Emergency Accommodation  The provision of emergency accommodation was the last resort used where a Notice to Quit was issued. Once the recipient of a Notice to Quit makes contact with the Housing Section on receipt of the Notice, every housing option is examined to assist that person or family. Should emergency accommodation be required, the units available had been outlined to members in the presentation. There was also the option for the homeless person/s to source their own accommodation and a voucher would be given for a set amount.  Notice to Quits – Tenants not eligible for social housing  Members were advised that the Government were examining options for tenants who were not eligible for social housing supports and who were issued with a Notice to Quit and further details were awaited on this. These would be circulated once received.  Social and Affordable Housing  It was noted that while new housing schemes were being delivered in Tipperary by the social housing sector, there was a lack of private schemes being delivered.  Amendment to Planning Legislation in relation to local authority housing developments  Details regarding the temporary exemption for local authorities from the “Part 8” approval process to construct housing developments would be brought to the members at the April Monthly Meeting. This facility has been introduced to accelerate delivery of housing units.  Mobile Homes/Modular Homes  A number of members requested that the provision of mobile homes as an interim measure would be allowed. They were advised that the provision of mobile homes caused significant difficulties and complexities in the medium and long term and that planning permission was required for their placement on a site. It was not an option that Tipperary County Council would advise from an environmental, safety and living perspective.  It was noted that a modular home was built to the same specification as a site-built home, built off site and then delivered to site, placed on a permanent foundation and finished on site.  The Council would support any initiative, if deemed an appropriate solution but an amnesty to Mobile Homes was not deemed appropriate and was considered only a short-term sticking plaster measure that would cause significant difficulties down the line.  Shipping Containers  The conversion of shipping containers to housing units was not an option that would be considered by the Council. The aim of the Council was to provide good quality social housing units to last the lifetime of its tenancies.  Infrastructural Services  It was confirmed that infrastructural services in towns and villages were not causing Tipperary County Council any delays in the provision of their social housing programme to date (albeit it may cause a difficulty in the future if delivery was focussed on those areas where there was an infrastructural deficit) but it was noted that it may be prohibiting private developments.  Choice Based Letting  Participation in the Choice Based Letting Scheme had increased.  In order to facilitate those who were not in a position to use the CBL Scheme a certain portion of dwellings were retained to allow those applicants to be considered under the traditional method. It was agreed to examine additional areas of choice to be included in the Scheme through the SPC but it was also noted that a demand was a key determinant in such cases.  Allocation of Priority on Housing List  The process used in allocating priority to tenants on the housing list was outlined to the members. The Director indicated that a staff member would be asked to attend future Borough District/Municipal District meetings to go through the process again  One Bed Housing Applicants  It was agreed that the SPC would be asked to consider the merits and the potential impact of allowing one bed housing applicants to be considered for two bed units.  Housing swaps from private to local authority dwellings  There was no method for private house owners to transfer to a local authority dwelling but it may be a proposal that could be put to the Minister where it was deemed to be beneficial.  HAP  Members referred to difficulties for HAP landlords regarding the tax differential that currently exists for landlords that house a HAP tenant versus landlords that house a Ukrainian Refugee and also the issue that HAP payments were not paid to a landlord in situations where the HAP tenant was not paying his/her rent.  Coolnamuck Site, Carrick-on-Suir  The development of a bridge crossing in Carrick-on-Suir was having an impact on the masterplan for the Coolnamuck Site and this was being examined by the relevant Directorates. Housing could not be provided in these lands until such time as a decision was made on the route.  Voluntary housing development at Tyone  It was expected that this development would be delivered in 2024.  Home Building Finance Ireland (HBFI)  It was confirmed that the Housing Section were engaging with developers in relation to various housing schemes and advising them of funding options through the HBFI Fund. |
| **Adjournment** | On the proposal of Cllr S. Ambrose, seconded by Cllr Marie Murphy it was agreed, that the Council would go into committee to discuss items to be referred to the Minister for Housing, Local Government & Heritage for further consideration. |
| **Resumption** | The Cathaoirleach confirmed that agreement had been reached that the following items would be referred to the Minister for Housing, Local Government & Heritage: -   1. Amend repair and lease scheme & Buy & Renew scheme to include for a tax-based incentive scheme for those property owners in towns of €20,000 and less which is targeted at over the shop living; 2. Seek approval to the appointment of a second vacant housing officer to Tipperary given its size and length and the level of work required to address dereliction and vacancy; 3. 3. Seek the introduction of a targeted, time limited & locational appropriate tax incentive or other innovative financial supporting mechanism which would deliver housing on lands which currently have planning permission including, but not limited to:  * Reduction of VAT on new builds (similar to the support given to the hospitality sector when they were deemed to be in crisis) * Increase the Central Bank multiplier for purchasers given the better standard of homes currently being built and the lower operational cost of running same * Consider old section 23 type incentives which are targeted, time limited and location specific;  1. 4. Follow up with Uisce Éireann re completed Housing schemes in certain towns/villages awaiting sign off by owing to inadequate wastewater infrastructure.   5. Examine the tax differential that currently exists for landlords that house a HAP tenant versus landlords that house a Ukrainian Refugee;   1. 6. Amend legislation whereby HAP payments not paid to landlord in situations where HAP tenant is not paying his/her rent; 2. Provide financial incentive to public/private partnerships towards the developments of retirement villages in Town /Village centres to facilitate elderly persons seeking to downsize;   7. Amend the Shared Equity scheme to extend to new Builds;  8. Croí Conaithe (Towns) Fund for Vacant Property Refurbishment - increase the vacant property refurbishment grant rates from their current €30,000/ €50,000 to €50,000/ €70,000 respectively to reflect the significant costs involved in renovating a vacant or derelict property;  9. Provide incentivised scheme to encourage house owners, where circumstances arise, to right size their properties.  It was agreed that a copy of the letter, once drafted, would be circulated to the members and local media prior to issue to the Minister of Housing, Local Government & Heritage. |
|  | The meeting then concluded. |
|  | Signed/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Cathaoirleach.  Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Ger_Walsh_Sig.jpg  Date: |