

**Minutes of the Monthly Meeting of Bray Town Council held in the Council Chamber,
Town Hall, Bray on Tuesday 13th July 2010 at 7.30 p.m.**

Present:

**Councillor David Grant, Cathaoirleach
Councillor John Brady
Councillor Mick Glynn
Councillor Ronan McManus
Councillor Rossa Murray
Councillor Ciaran O'Brien
Councillor Tracy O'Brien
Councillor John Ryan
Councillor Pat Vance
Councillor Sarah Wray**

Also present:

**Mr. Des O'Brien, Director of Services
Ms. Triona Irving, A/Town Clerk
Mr. Marc Devereux, Town Engineer**

Apologies:

**Councillor John Byrne
Councillor Eugene Finnegan**

Prior to the presentation from Mr. Michael Nicholson, Councillor Pat Vance offered his apologies for not attending the last meeting and voiced his appreciation and thanks to Councillor John Ryan on his past year as Cathaoirleach. He also congratulated Councillor David Grant on his election to Cathaoirleach for the forthcoming year.

Councillor John Ryan proposed the suspension of Standing Orders in order that the reported delay to the proposed LUAS line from Cherrywood to Bray be discussed. Councillor Ronan McManus seconded the proposal. The Cathaoirleach, David Grant declined the request but said this matter would be dealt with under Any Other Business.

Councillor John Brady requested that all of his Notice of Motion items be placed back on the agenda. He was not happy with the decision taken at the Protocol Meeting to remove all of these. Councillor Sarah Wray requested that Notices of Motion submitted by her be placed back on the agenda. Cathaoirleach Grant asked the members that they review their Notices of Motion, as they may be out of date by now. Councillor Pat Vance stated that placing these on the agenda and dealing with them at Council meetings takes too long, when they can be dealt with in-house on a one to one basis.

1. To Receive A Presentation from Mr. Michael Nicholson, Director of Services, Housing, Wicklow County Council Regarding Leasing Initiative

Cathaoirleach Grant welcomed Mr. Michael Nicholson, Director of Services, Housing, Wicklow County Council to the meeting.

Mr. Nicholson informed the members of the following:

- This scheme would enable the Council to lease private property for a period of 10 years at 80% of the market value rent. This scheme now includes single properties.
- This scheme could be reviewed at any time to meet the needs of the tenant and renewed where ever possible with the landlord.
- No new houses will be built until the current stock has been utilised.

The members raised the following points:

- In theory it's a great idea but 10 years is not a long time and it would be unsettling for children to move when teenagers.
- A similar presentation was given in Wicklow County Council, it would compound the housing crisis. I would have grave concerns, this could have serious ramifications. How many have applied to be included in the Bray area in this scheme, as there are no 'ghost estates'?
- There is no security of tenure. Would this create a two-tier system on the housing list? There are those who can purchase and those who can't.

- In relation to the site/land at Kilbride Lane how does that effect this, can we proceed? Is there a danger that this could become a derelict site?
- Representations should be made to the Minister stating that we are not happy and the scheme should be scrapped.
- The Minister will not scrap the scheme, today's housing demand is different. In the 80's people could pick and choose, they couldn't in the 90's and today, the demand is not as considerable.
- How many are on the Council list just to obtain the rent allowance? The situation is that people are not accepting a council house and are happy to stay where they are.
- Is this scheme just to pay property developers, are we helping them to pay their mortgages?
- Lending institutions don't appear to be in favour of this scheme, does it not suit them?
- Is the eviction process carried out in the same manner?
- If a family's circumstances change what are the options?
- This scheme is just a short-term plan to get over the hump.
- It will breakdown communities.
- There is no facility to pass on property to family.
- Would this involve two leases i.e. a Council lease and a tenant lease?
- I have concerns as to what happens after the lease expires, what if a tenant has special needs?

Mr. Michael Nicholson responded as follows:

- Ten years is a long time and the Council would try and secure another ten years if necessary.
- The Council is obliged to re-house the tenant after the ten years.
- If a tenant is evicted, for example due to anti-social behaviour, then they are no longer the responsibility of the Council.
- A new lease will be negotiated by the Council for the tenant at the end of the ten years.
- The tenant purchase scheme may become a thing of the past.
- With regard to land that has been purchased, we could sell or sit on it for seven years with the Department paying the interest.
- Wicklow County Council is dealing with the administration of the scheme at the moment. However, Bray Town Council would allocate any properties associated with the scheme within their administrative area.
- The scheme would reduce the number of people on the waiting list for social housing.
- The banks have adopted a wait and see approach.
- Anti social behaviour from tenants will be treated in the same way.
- There is no extension fund. If a family's needs change, then a new property will be sought to meet their requirements.
- There is no agreement to buy after ten years.
- There is a big difference between those who need and those who want a council house.
- This is a pilot scheme.
- There would be only one lease between the Council and the tenant.
- In some cases if people have special needs, the Department will accept Council applications to build.
- Cross party representatives are to meet with the Minister to express their concerns.
- There are approximately seven properties in the Bray area that have applied to be included in the scheme. The list is not public but will be passed to the Town Manager.
- Travellers will be housed in the same way, no change.
- It is impossible to distinguish who is genuinely looking for a house from those who are applying for housing to qualify for rent supplement.

The Town Manager, Des O'Brien informed the members that there is no approval at present from the Department to go to the design stage on the site at Kilbride Lane. When the loan ends it will be taken into their ownership.

2. To Receive A Presentation from Bray Forum Against Head Shops

No representative from Bray Forum Against Head Shops was present to make a presentation to the members.

3. To Discuss Taking In Charge Of The Following Estates: Giltspur Brook, Glenlucan Court, Millers Wood, Pemberton and Deepdales

Mr. Des O'Brien, Town Manager, informed the members of the following:

- Residents Associations are not contacted directly to notify them that the Council intend to take their estate in charge.
- Deepdales - Internal junctions road markings and signage are not the norm within housing estates, nor was this required under the planning permission granted. Signs may be provided as a goodwill gesture.
- The roads and open spaces are both proposed to be taken in charge.
- The water pump in Pemberton will be part of the taking in charge process.
- The Southern Cross Route is in the charge of Wicklow County Council.
- Other estates in the Bray area are being looked at with a view to being taken in charge. These include Saran Wood, Waltrim Grove, Briarwood (which has no bond in place, was the permission to build was given by An Bord Pleanála and no provision for a bond was made), Headlands, which has problems with flooding on site, Diamond Valley (the bond may have to be used for work on culvert) and Roseville on the Dublin Road.
- Concerns were expressed in relation to grass cutting, due to staff levels. Grass cutting will continue at the moment and each estate will be treated equally. There is an option where estates can apply for a grant and arrange to engage a contractor themselves.
- Management Companies that are in place can decide to let the Council maintain same.

Councillor Sarah Wray proposed that these estates be taken in charge and Councillor Pat Vance seconded the proposal.

4. Reports and Recommendations

The Acting Town Clerk informed the members that there were no Reports and Recommendations arising.

5. Correspondence

Bray Head Cliff Walk Management Committee

The Acting Town Clerk, Ms. Triona Irving informed the members that Councillor Ronan McManus has decided to step down from the Bray Head Cliff Walk Management Committee due to scheduling conflicts. Councillor John Ryan proposed that Councillor Ciaran O'Brien replace Councillor Ronan McManus on this committee and Councillor Pat Vance seconded the proposal.

6. Any Other Business

River Dargle Flood Defence Scheme

The Town Manager, Des O'Brien informed the members of the following:

- The Flood Scheme Steering Committee have met and they should have people in the river working by next may (2011), this is the time of the year when such work can be carried out as per the Department of Environment directive.

Bray Wanderers

- Councillor Pat Vance informed the members that Bray Wanderers have arranged the Spanish team Villareal to play them, this would be a great boost for football and for the town.
- Bray Town Council should arrange to have both a Spanish and Catalan flag available on the day. Representative from various clubs in the town should be invited.
- The Acting Town Clerk informed the members that Bray Town Council has been invited to participate in a function to formally welcome Villareal to the town. The function will take place in the Royal Hotel and the amount requested from Bray Town Council is €600.

Councillor Pat Vance proposed sponsoring this event and Councillor John Ryan seconded the proposal.

Delay in Extension of Luas to Bray

Councillor John Ryan requested that on foot of the article in the Independent newspaper reporting of the delay in the provision of the Luas line to Bray, that a letter to be sent to the Minister to request clarification on the issue.

Mr. Des O'Brien, Town Manager informed the members that the Railway Procurement Authority made a submission to Wicklow County Council to make provision in the County Development Plan for the Luas coming to Bray.

Letter of Sympathy

Councillor John Brady requested that a letter of sympathy be sent to Buncrana Town Council and also Donegal County Council to express the condolence of Bray Town Council in relation to the recent road tragedy.

* * * *

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____