



## Housing SPC Meeting – Homeless Update November 2022



### Homeless Services and Supports

The most recent homelessness report from September 2022 indicates that **202** individual adults were accessing emergency accommodation in Galway City. This compares to 186 individual adults reported for July 2022. Overall, the west region has experienced an increase in homelessness from 293 adults in July 2022 to 314 in September 2022 which is a 6.69% increase.

69 families (with 138 dependants) accessed emergency accommodation in Galway City in September 2022. This shows an increase since July of an additional 6 families (63 with 132 dependants). Total of 92 families homeless in the West Region in July 2022 (13 Galway County, 12 in Mayo and 0 in Roscommon). Securing Private Emergency Accommodation options is becoming a serious challenge in the City and wider region in recent times and this situation is adding to the stresses on service users and providers.

**Temporary Emergency Accommodation:** Fairgreen Hostel and Abbey House provide emergency accommodation to 40 men and Osterley Lodge provides emergency accommodation to 12 women. Services are managed by COPE Galway and Galway Simon Community and remain at full capacity.

**Housing First:** Housing First supports are provided by Galway Simon and Cope Galway to West Region. Since commencement in 2019, 28 tenancies have been created in the city with 4 more pending before year end on the delivery of 1 bed units. The Implementation Plan for Housing First 2022 – 2026 was launched in December 2021. This new plan from January 2022 for a three-year period contains a target set at 30 new Housing first tenancies over the 5 year period. The City Council are working with Galway Simon and Cope Galway to source and purchase one bed units under CAS. A number of tenancies have been sourced from Council Stock and AHBs. However, it remains challenging to find good quality one bedroom accommodation in the city. To date in the City 24 tenancies with 6 more being processed. A total of 39 tenancies in the Region to date.

**Rough Sleepers Outreach Service:** Cope Galway staff with the support of a GP and nurse provide an outreach service a number of times per week to those who are not availing of the homeless accommodation services. Supports and information are offered to this group including medical services. There a number of non-nationals sleeping out in this cohort and work is ongoing to achieve a long-term outcome to their homelessness.

**Cold Weather Response 2022/2023:** The Cold Weather Response (CWR) service for the winter of 2022-23 became operational from 1<sup>st</sup> November, 2022 until 31<sup>st</sup> March, 2023. The target cohort for the CWR core service will be people who sleep rough. The response will operate as follows:

1. Night to night emergency accommodation in the Short-Term Accommodation (STA) hostels at Fairgreen Hostel and Osterley Lodge will operate on all nights for the period with beds allocated/assigned on a night-to-night rotational bed basis only.

2. Community Based shared housing on a scatter-site basis for current clients of Short-Term Accommodation (STA) at Osterley Lodge and Fairgreen Hostel with low to medium support needs to move to. This will in turn make beds available with the STA facilities to accommodation clients as part of the Cold Weather Response.
3. Street Outreach and Day Centre Services for rough sleepers which will operate daily throughout the course of the winter period.
4. Severe Weather event provision which will involve the mobilisation of night time accommodation only in Westside Community Centre for the duration of red weather warnings being in force.

**Private Emergency Accommodation:** Emergency Accommodation, including private emergency accommodation currently being provided to:

- 45 families in Private Emergency Accommodation (comprised of 25 Traveller families)
- 10 families are housed in transitional accommodation with 7 of the transitional units directly provided by Galway City Council
- 15 families are housed in the Westside modular housing project (capacity for 15)
- 9 families in Corrib Haven Family Hub
- 36 single people are also in Private Emergency Accommodation of which 26 are City clients and remainder Galway County Council.

**Family Hub and Modular Housing:** Corrib Haven Family Hub and the McVerry Hub at Westside continue to provide emergency accommodation to families. Families are to be progressed into more secure accommodation options with other families in private emergency accommodation being transferred to Corrib Haven/Modular Units as units become available and having regard to Covid public health guidelines. Service Providers continue to actively source properties under HAP/CAS/Leasing in order to progress families into tenancies from Corrib Haven and the Modular Units. 11 families are housed in transitional accommodation of which 7 of these units are directly provided by Galway City Council.

Since the PMcVT Hub commenced operations, 33 families have been accommodated to date. 19 families have progressed from the Modular Hub into more secure housing solutions including HAP, properties acquired by PMcVT under CAS/leasing together with LA allocations, while a number of other families have returned to extended family accommodation. PMcVT have acquired 4 properties in the city since 2021.

**Homeless Travellers:** The Council, with the support of Homeless Service Providers, assists with the provision of emergency accommodation, support and transition services to Travellers. Traveller families account for 80% of the cohort seeking emergency accommodation. The Homeless HAP Placefinder Officer continues to work with Travellers to secure a HAP supported tenancy. Allocation of units (LA/AHB) continue to be made to the families in homeless services having regard to Scheme of Letting Priorities and Estate Management Strategy. Traveller families continue to be challenged in finding private rented accommodation.

- 4 Traveller families have been accommodated through the HAP Homeless Placefinder Service since January 2021.
- 25 Traveller families are availing of private emergency accommodation
- 9 Traveller families are in in transitional units

- 5 Traveller families are accommodated in the Modular Hub
- 3 Traveller families in Corrib Haven family hub

3 Traveller families from Homeless Services have been offered a social housing option to date in 2022. Further allocations to approximately 5 families are pending in Q4.

**HAP  
Placefinder  
Service**

**HAP Homeless Place Finder:** Since the commencement of the Homeless Placefinder Service in 2018, 399 tenancies have been established. 17 tenancies were set up in Q3 2022. 8 of these households are families previously accommodated in Emergency Accommodation or who were given a valid Notice of Termination in their privately rented tenancies. The remaining 9 are singles in the same circumstances.

**Tenancy  
Sustainment  
Service**

**Tenancy Sustainment Service:**

The Tenancy Sustainment service has been operating for two years since it was launched in November 2020. The service has to date dealt with 414 notices of termination of those; 23 pending validation and 27 invalid notices and 363 valid notices. Of the 363 valid notices of termination, the table below shows the outcomes achieved for 267 households to date. The table below indicates the running totals of outcomes following intervention from Tenancy Sustainment and the Housing Department. Up to the 3<sup>rd</sup> November 2022, the outcomes of 267 cases are as follows; Social housing nomination & allocation / AHB's 103; HAP 72; LTL / Leasing 11; Private rented 7; Emergency accommodation 46; Family / Friends 15; GCC Acquisition 2; NTQ rescinded 6 and Closed applications 5. There are 96 **Valid** Notice of terminations on file and a further 16 pending validation and 6 invalid. 62 NTQ's are from landlords who have indicated they are selling their properties and exiting the private rented market.

	December 2021	April 2022	September 22	November 22
Outcomes	Running totals			
Housed by LA or AHB	43	75	94	103
HAP	39	54	69	72
LTL/RAS	8	9	11	11
Private rented	2	4	5	7
Property acquisition	0	2	2	2
Emergency accommodation	15	29	43	46
Family & Friends	8	12	15	15

<p><b>New Schemes / Proposals</b></p>	<p><b>SQ Road Day Centre proposal:</b> Stage 2 approval received with a recommended budget of <b>€4,215,073</b> on the 28<sup>th</sup> October 2022. The proposal for Seamus Quirke Road includes for 6 apartments on the first floor (4 x one bed and 2 x two bed) and a further 4 apartments on the second floor (4 x one bed). A total of 10 apartments. All 8 of the one bed studio apartments are designed so that they can be adapted to make a 4 bed emergency accommodation dormitory to serve as a Cold Weather Response option if required. The units are not envisaged as permanent accommodation. They are transitional units for a homeless person on a path to permanent accommodation. Site investigations and design development to facilitate the Stage 2 application completed with Part 8 planning to be published Q4.</p> <p><b>Newcastle Rd:</b> Stage 2 approval (<b>€2,080,753</b>) has issued to Galway Simon Community who are proposing to construct 10 single bedroomed housing units for older people and for those who have compromised mobility or who are wheelchair users. This housing development will be well managed and offer security to older people including older homeless service users. It will have a very significant social value and location is excellent in terms of proximity to public transport, amenities and services. Stage 3 application submitted to Department 13/09/22. Approval awaited.</p> <p><b>CAS (Capital Acquisition Scheme):</b> CAS project proposals are being received from several Approved Housing Bodies for the housing needs of applicants under the specific categories (homeless, older people and people with disability). Single unit acquisition applications are being progressed with Approved Housing Bodies Galway Simon, COPE, Peter McVerry Trust, Carraig Dubh and Newgrove/Rehab HA. To date in 2022, 7 CAS acquisitions have been completed (sale closed) with 3 pending (sale to close by year end as per AHB) and 3 submissions recently received approval from Department</p> <p><b>Other developments:</b> Discussions are ongoing with Galway SIMON and COPE Galway in relation to a number of possible schemes to provide additional supports including refurbishment of a number of properties around the city for homeless services.</p>
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