



Housing SPC Meeting – Homeless Update Sept 2023



Homeless Services and Supports	<p>The recently published homelessness report for July 2023 indicates that 218 individual adults were accessing emergency accommodation in Galway City. This compares to 208 individual adults reported for May 2023. Overall, the west region has experienced an increase in homelessness of 355 adults in July 2023 from 324 in May 2023.</p> <p>76 families (with 149 child dependants) accessed emergency accommodation in Galway City in July 2023. This shows an increase since May of approximately 3 families (73 with 147 child dependants). Total of 101 families homeless in the West Region in July 2023 (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.</p> <p>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.</p> <p>Housing First: Housing First supports are provided by Galway Simon and Cope Galway to West Region. 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. At present there is currently 34 active tenancies in the City. A total of 53 active tenancies in the Region at present.</p> <p>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.</p> <p>Private Emergency Accommodation: Emergency Accommodation, including private emergency accommodation currently being provided to:</p> <ul style="list-style-type: none"> • 57 families in Private Emergency Accommodation (23 Traveller Families) • 9 families are housed in transitional accommodation with 8 of the transitional units directly provided by Galway City Council • 13 families are housed in the Westside modular housing project (capacity for 15) • 10 families in Corrib Haven Family Hub
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	<ul style="list-style-type: none"> • 15 single people are also in Private Emergency Accommodation. <p>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.</p> <p>Homeless Travellers: The Council, with the support of Homeless Service Providers, assists with the provision of emergency accommodation, support and transition services to Travellers. 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.</p> <ul style="list-style-type: none"> • 4 Traveller families have been accommodated through the HAP Homeless Placefinder Service since January 2021. • 23 Traveller families are availing of private emergency accommodation • 7 Traveller families are in in transitional units • 7 Traveller families are accommodated in PMVT Modular Hub • 1 Traveller families in Corrib Haven family hub • Five Traveller families from Homeless Services/NTQs have accepted an offer of social housing to date in 2023.
<p>HAP Placefinder Service</p> <p>Tenancy Sustainment Service</p>	<p>HAP Homeless Place Finder: Since the commencement of the Homeless Placefinder Service in 2018, 465 tenancies have been established. 17 tenancies were set up in Q2 2023. 12 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 5 are singles in the same circumstances. The HAP discretion rate has now been increased, from the current 20%, to a maximum of 35% for all local authority areas. As this will apply to both new and existing tenancies, it will secure more tenancies and prevent new entries to homelessness. Additional flexibility has also been provided in HAP by allowing local authorities to apply a couple rate to a single person household, where required, in recognition of the shared one-bed need and the particular challenges faced by single persons in securing accommodation, this applies to new tenancies only.</p> <p>Tenancy Sustainment Service: Since November 2020 the Tenancy Sustainment service has to date dealt with 581 notices of terminations of which: 39 pending validation and 40 invalid notices and 502 valid notices.</p> <p>Of the 502 valid notices of terminations, the table below shows the outcomes achieved for 400. In addition, we have 6 are going through Transboundary process and 4 acquisition process to date. The table below indicates the running totals of outcomes following intervention from Tenancy Sustainment and the Housing Department.</p> <p>Up to the 15th September 2023</p> <p>400 outcomes are as follows; Social housing nomination & allocation / AHB's 158; HAP 110; LTL / Leasing 12; Private rented 13; Emergency accommodation 54; Family / Friends 22; GCC Acquisition 10; NTQ rescinded 10 and Closed applications 11.</p>

Currently there are **102** Valid Notice of terminations on file and a further **24** pending validation, **85** NTQ's are from landlords who have indicated they are selling their properties and exiting the private rented market.

	Dec-21	Apr-22	Sep-22	Nov-22	Dec-22	Feb-23	Mar-23	Jun-23	Sep-23
Outcomes	Running totals since November 2020								
Housed by LA or AHB	43	75	94	103	115	128	134	139	158
HAP	39	54	69	72	77	83	84	94	110
LTL/RAS	8	9	11	11	11	11	11	11	12
Private rented	2	4	5	7	8	9	9	11	13
Property acquisition	0	2	2	2	4	4	3	3*	10*
Emergency accommodation	15	29	43	46	48	44	44	55	54
Family & Friends	8	12	15	15	15	16	16	18	22

New Schemes / Proposals

SQ Road Day Centre proposal: Stage 2 approval received with a recommended budget of **€4,215,073** on the 28th 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 published in Q4, 2022. Chief Executive's report with recommendation was approved by Council at their meeting of 17th April.

Newcastle Rd: Stage 4 application was approved (**€2,718,376**) issued on 17th April 2023 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.

CAS (Capital Acquisition Scheme): 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. 4 CAS acquisitions are currently in progress with delivery projected at end of quarter 4 and 3 submissions recently received approval from Department.

Acquisitions with tenant in-situ: GCC have acquired 6 properties with tenants in-situ to date in 2023.

Other developments: 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.