



Homelessness Update

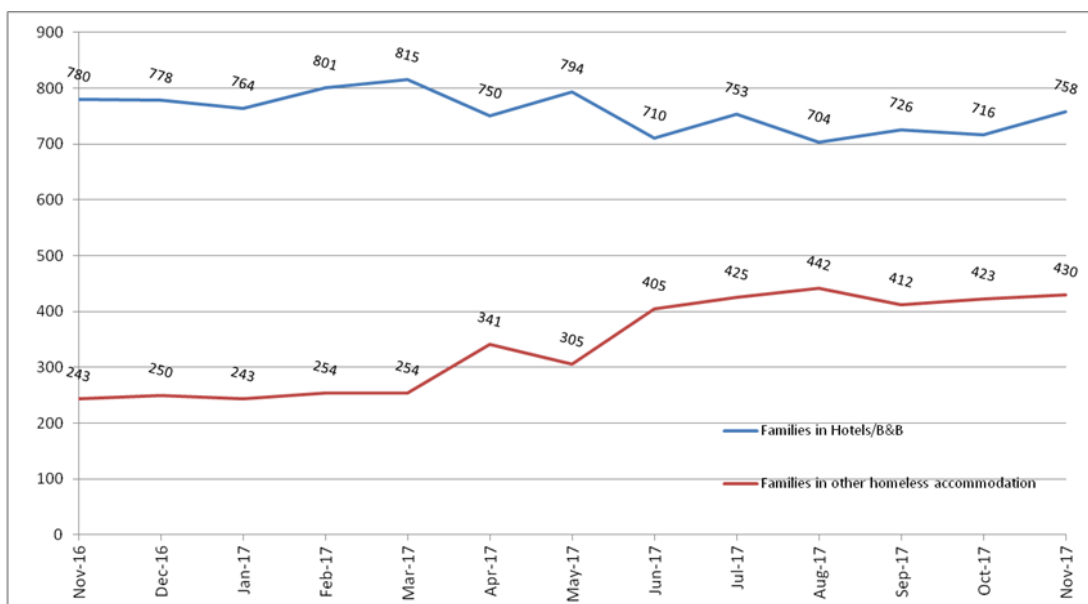
1. Emergency Accommodation Usage in the Dublin Region

In November 2017 a total of 3,691 adults and 2,533 dependents accessed emergency accommodation in the Dublin Region, broken down as follows:

| Total Adults (incl. singles & adults in family units) | Total Singles | Families | Dependents |
|---|---------------|----------|------------|
| 3,691 | 2,059 | 1,188 | 2,533 |

1.1 Emergency Accommodation Usage - Families with dependents

The chart below illustrates the numbers of families in Emergency Accommodation including hotels / b&b's and other homeless accommodation from November 2016 to November 2017:



However on the last night of November 2017, there were 722 families residing in commercial hotels. During November a total of 85 new families presented to homeless services and entered emergency accommodation. In addition, there were 79 families who were prevented from entering homeless accommodation as they were placed directly into tenancies mainly through the HAP scheme. The final allocations to our new Rapid Build Homes and completion of new Family Hubs before the end of the year will further reduce the number of families in commercial facilities.

2. Prevention

The Prevention team continues to engage with families and singles presenting as homeless to explore options to prevent an episode of homelessness taking place. Furthermore work is continuing on securing Homeless Housing Assistance Payment tenancies in the Dublin Region through our Place- Finding Team.

The number of households (adults & families) **prevented** from entering homelessness from January 2017 to November 2017 is set out in the table below.

The number for November includes 79 families that were prevented from entering homelessness by taking up tenancies.

All households (Singles and Families) *prevented* from entering homelessness: Jan – Nov 2017

| Month | HAP | LA/AHB/LTA/Housing Agency Acquisition | Private Rented | TOTAL TENANCIES |
|--------------|-------------|---------------------------------------|----------------|-----------------|
| Jan-17 | 12 | 6 | 0 | 18 |
| Feb-17 | 26 | 16 | 0 | 42 |
| Mar-17 | 158 | 23 | 0 | 181 |
| Apr-17 | 121 | 11 | 0 | 132 |
| May-17 | 112 | 10 | 0 | 122 |
| Jun-17 | 90 | 11 | 0 | 101 |
| Jul-17 | 111 | 18 | 0 | 129 |
| Aug-17 | 114 | 14 | 1 | 129 |
| Sep-17 | 101 | 9 | 0 | 110 |
| Oct-17 | 105 | 10 | 0 | 115 |
| Nov-17 | 101 | 14 | 0 | 115 |
| Total | 1051 | 142 | 1 | 1194 |

3. Exiting from homelessness in 2017

In November 2017, 234 tenancies were created for families and singles, exiting them from homelessness. The breakdown of the number of tenancies created from January to November 2017 is set out in the table below:

All tenancies (Singles and Families): Jan – Nov 2017

| Month | HAP | LA/AHB/LTA/Housing Agency Acquisition | Private Rented | TOTAL TENANCIES (households) |
|--------------|-------------|---------------------------------------|----------------|------------------------------|
| Jan-17 | 34 | 29 | 5 | 68 |
| Feb-17 | 61 | 55 | 4 | 120 |
| Mar-17 | 225 | 96 | 7 | 328 |
| Apr-17 | 182 | 104 | 5 | 291 |
| May-17 | 144 | 89 | 4 | 237 |
| Jun-17 | 125 | 84 | 7 | 216 |
| Jul-17 | 150 | 105 | 4 | 259 |
| Aug-17 | 164 | 112 | 3 | 279 |
| Sep-17 | 129 | 92 | 2 | 223 |
| Oct-17 | 150 | 75 | 2 | 227 |
| Nov-17 | 160 | 68 | 6 | 234 |
| Total | 1524 | 909 | 49 | 2482 |

3.1 Exiting from Homelessness in 2017 – Families only

During the month of November there were 151 families who were supported in moving to tenancies. In addition to the 79 families that were prevented from entering homelessness by taking up tenancies mentioned above, there were 72 families who were supported to leave emergency accommodation to take up tenancies in the region.

All tenancies for all families only: Jan - Nov 2017

| Month | HAP | LA/AHB/LTA/Housing Agency Acquisition | Private Rented | Allocations to Households |
|--------------|------------|---------------------------------------|----------------|---------------------------|
| Jan-17 | 22 | 19 | 1 | 42 |
| Feb-17 | 40 | 24 | | 64 |
| Mar-17 | 144 | 53 | | 197 |
| Apr-17 | 127 | 71 | | 198 |
| May-17 | 87 | 71 | | 158 |
| Jun-17 | 73 | 51 | | 124 |
| Jul-17 | 90 | 73 | | 163 |
| Aug-17 | 98 | 66 | | 164 |
| Sep-17 | 75 | 71 | | 146 |
| Oct-17 | 94 | 56 | | 150 |
| Nov-17 | 108 | 43 | | 151 |
| Total | 958 | 598 | 1 | 1557 |

To ensure families who take tenancies are able to sustain those tenancies and avoid returning to homeless services, a range of visiting supports are available including HAIL for persons with mental health issues or SLI (Support to Live Independently) which provides general support for a period of six months.

3.2 Social Housing:

A record number of homeless households were housed in 2017. This was largely due to the provision of 130 Rapid Builds across four sites in Dublin. A sustainable approach was agreed to the new developments which allowed a tenancy mix in the new builds. At the end of 2017 a total of 455 (313 families and 172 singles / couples) were housed in 2017 as set out below.

- 189 - Casual Vacancies
- 83 - Rapid
- 183 - Voluntary Housing
- 7 - Long Term Leasing
- 21 - Housing Agency Acquisitions
- 2 - RAS

4. Temporary Accommodation for Families Experiencing Homelessness

Work is continuing on the development of family hub facilities which will provide more appropriate and suitable temporary accommodation for families experiencing homelessness. An update on the facilities in the DCC area is included in the table below.

| Location | Detail | Operator | Update |
|---|--------------------|----------------------------------|--|
| 19 / 20 St. Lawrence Road, Clontarf, Dublin 3. | 11 Family Rooms | Respond | Operational from 11 th December 2017 |
| Clonard Road, Crumlin, Dublin 12. | 25 Family Rooms | Salvation Army | Operational from 11 th December 2017 |
| Mater Dei, Clonliffe Road, Dublin 3. | 50 Family Rooms | Crosscare | Operational with 29 units in use. 21 additional units completed & becoming operational week Jan 8 th 2018 |
| 63 / 64 O'Connell Street, Dublin 1. | 38 Family Rooms | Lease agreement with PEA | Some internal works to be finalised – operational 18 th January 2018 |
| Sarsfield House, Ballyfermot, Dublin 10. | 12 Family Rooms | Sons of the Divine Providence | Opening week of 8 th January 2018 |
| Green Castle Parade, Coolock, Dublin 5. | 28 Family Rooms | Salvation Army | Works ongoing – to be completed in March |
| Total | 164 | | |

5. Reasons for family homelessness July to September 2017

From July to September 2017, a total of 290 families were accommodated in emergency accommodation (EA) in the Dublin Region who had no active or previous record in homeless services i.e. they were 'new' to homelessness.

A review of initial assessments conducted with these families upon their presentation reveals two primary reasons for homelessness; (1) leaving private rented accommodation on foot of a Notice to Quit (NTQ) and (2) leaving family or friends' accommodation due to relationship breakdown or overcrowding. A small number of families reported 'other' reasons for their presentation to homeless services. Data as available for 277 of the 290 families and the overall the breakdown for Q3 2017 reasons for family homelessness is as follows:

- 50% of families (n=138) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- 46% of families (n=127) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- 4% of families (n=12) left their accommodation for other reasons including no income source, victim of anti-social behaviour, etc.

It must be noted that this information is gathered from administrative data that captures a single reasons for homelessness. In reality, the picture is often more complex. Qualitative research undertaken at the end of 2015 indicated that families leaving private rented accommodation may return to family and friends for a period of time before presenting to homeless services, therefore leading to a possible under-reporting of the number of families experiencing difficulties sustaining tenancies in the private rented sector. Link to reports - <http://www.homelessdublin.ie/publications>.

7. Cold Weather Strategy 2017 and Expansion of Emergency Accommodation

The DRHE is fully cognisant of the potential impact of severe weather to people who are rough sleeping and every possible effort has been made to ensure that there is enough emergency accommodation provision for those that need it and to ensure that no person is forced to sleep rough. Capacity has been expanded by 200+ permanent bed spaces with an additional 50 temporary bed spaces available for the winter period (see below table). Due to this expansion, the provision of Emergency Accommodation has been steadily increasing since mid November 2017.

Furthermore the DRHE have additional contingency measures that are triggered during more extreme weather such as the recent cold spells. Extreme weather facilities will remain in place at least until the additional permanent places come on stream. Extra spaces are available along with a number of communal spaces across a range of existing services that will provide temporary shelter for those that need it and who are willing to accept it.

During the cold weather period the Housing First Intake Team operate from 7 a.m. – 1 a.m. every day, allowing flexibility according to the need presenting on any given night. In addition the DRHE is funding an increase in the staffing level of the Intake Team during the cold weather period, to enable broader engagement with persons sleeping rough across the entire Dublin Region.

| Additional capacity for singles and couples | | | | |
|---|--------------|------|------------|---------------------------------|
| Premises | Operator | Type | Capacity | Date |
| Drumcondra D 9 | PMVT | STA | 30 | Operational |
| Clonskeagh D 6 | Dub Simon | STA | 13 | Operational |
| Cabra Road, D 7 | PMVT | STA | 60 | Operational |
| Little Britain St D 7 | Depaul | STA | 26 | Operational |
| Longfields D 2 | Dub Simon | STA | 30 | Operational |
| Balfe Road D 12 | PMVT | STA | 31 | Operational |
| Ellis Quay D 7 | PMVT | STA | 10 | Mon 8 th Jan 2018 |
| Total | | | 200 | |

8. Engagement with people that are sleeping rough:

The Housing First Intake team which is funded by the DRHE works with our Central Placement Service and the HSE funded Safety- Net service to provide accommodation options, street level healthcare and prioritisation for accommodation under the Housing First programme.

The DRHE has increased the staffing in the team to allow them develop a patch approach in order to further build relationships with rough sleepers. Data up to 21st December 2017 reports that 176 individuals have been allocated Housing First tenancies across the Dublin region and 158 also have not re-entered homelessness.

Eileen Gleeson
Director of Dublin Region Homeless Executive
4th January 2018