



1. Dublin Region Homeless Executive Update

This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) up to the end of July 2018. The DRHE provides funding to 23 Non Profit Organisations for in excess of 112 services across the Dublin Region. In addition the DRHE coordinates and funds the provision of private emergency accommodation for people experiencing homelessness. The DRHE drives a housing led approach to homelessness on a regional basis in conjunction with service providers throughout the sector. The DRHE works to move people through emergency accommodation with health and support services towards a sustained exit from homelessness. This work is carried out through three main areas of operation:-



2. Prevention

There was much success in 2017 with the introduction of a new Prevention strategy that engaged with families presenting as homeless and worked with them to prevent an episode of homelessness occurring. Homelessness prevention continues to be a priority for the DRHE as highlighted in Table 1 below, which details all households (singles and families) prevented from entering homelessness from January 2018 to July 2018.

Table 1

Month	Housing Assistance Payment	Local Authority / Approved Housing Bodies / Long Term Accommodation /Housing Agency Acquisition	Private Rented	TOTAL TENANCIES
Jan-18	105	2	2	109
Feb-18	119	16	0	135
Mar-18	94	9	0	103
April-18	131	3	0	134
May-18	120	12	0	132
Jun-18	191	10	0	201
July-18	169	11	0	180
Total	929	63	2	984

The above table emphasizes that the main source of homeless prevention is the Housing Assistance Payment (HAP). The 929 Hap tenancies represents a 47% increase for the same timeframe in 2017, n= 630. The introduction of Homeless HAP and the Place-finder service has been hugely important in driving additional capacity and effectiveness of HAP as a preventative option.

2.1 Challenges

In order to sustain these tenancy numbers and support the DRHE in sourcing more homes, enhanced Place-finder arrangements need to be put in place, including more intensive direct working at the earliest point to support households already living in private rented accommodation who are at risk of becoming homeless. In this regard the DRHE is now focussed on enhancing the internal resources engaged on Place-finding, recruiting additional staff that will be trained and supported to engage not only with clients but also at scale with property providers including estate agents, where appropriate. Subject to funding from the Department of Housing, Planning and Local Government, this will support greater

prevention of homelessness and will also assist more broadly in increasing the exits from emergency accommodation.

2.1 DRHE Prevention Team

In 2017 the DRHE set up a designated homeless prevention team that work with families presenting as homeless to find an alternative solution to entering homeless emergency accommodation. The team also meets with families who are already in emergency accommodation to discuss their move on options. The main focus of the engagement with the families is to provide support to secure a HAP tenancy. So far in 2018 the team have met with 385 families, 286 of these families were prevented from entering homeless services (*these figures are included in the Table 1).

3. Protection – Emergency Accommodation

3.1 People accessing Emergency Accommodation January - July 2018

Table 2 below provides an overview of the numbers of adults (singles & couples), families and children in all Emergency Accommodation from January 2018 to July 2018.

Table 2

Month	No of families	No of individual adults in families	No of children in families	No of adults (singles & couples)
Jan-18	1,191	1,658	2,509	2,261
Feb-18	1,329	1,846	2,801	2,175
Mar-18	1,329	1,853	2,780	2,254
April-18	1,351	1,899	2,810	2,106
May-18	1,338	1,859	2,886	2,203
Jun-18	1,352	1,878	2,858	2,205
July-18	1,367	1,896	2,894	2,201

3.2 Families accessing Emergency Accommodation January – July 2018

A total of 677 new families accessed homeless accommodation services from January to July 2018. As can be seen in Table 3 below, the number of families presenting varies each

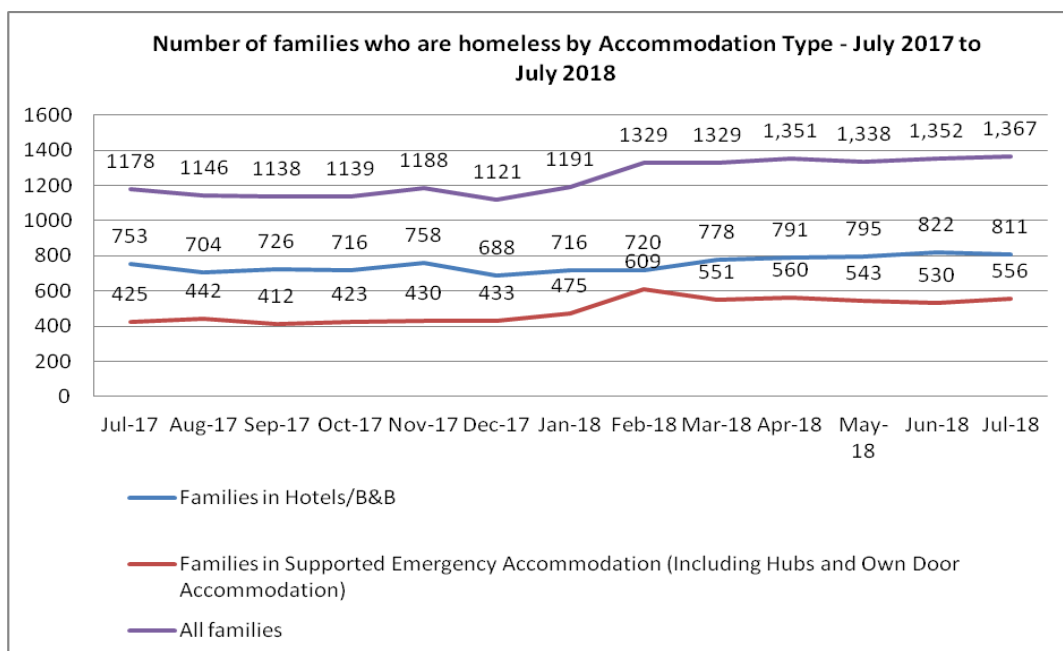
month, with January and July 2018 being the busiest months for new presentations. This is in keeping with normal trends for new presentations.

Table 3

Month	New Families accessing homeless accommodation
Jan-18	109
Feb-18	102
Mar-18	82
April-18	90
May-18	79
Jun-18	92
July-18	123
Totals	677

The overall number of families accessing emergency accommodation increased from 1,191 in January 2018 to 1,367 in July 2018 as detailed in Figure 1 below. Although there were an additional 677 new family presentations to homeless services in the Dublin Region, in the same period, the overall net increase of families is 176, a 14.8%. This is a direct result of the ongoing work being carried out by the DRHE exiting families from homeless services to tenancies.

Families Trend by Accommodation Type – July 2017 to July 2018



3.3 Families in Supported Temporary Accommodation

The DRHE, in conjunction with the other Dublin Authorities has increased the number of family hub type facilities in the Dublin Region to eighteen. The DRHE recognises that this is not the long term solution. However in the interim, family hubs provide accommodation that is specifically designed for more optimal family living, until more long term housing becomes available. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation.

The number of families in all emergency accommodation is broken down by type for July 18 and detailed in Table 4. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 400 families residing in Family Hub Type Accommodation across the Dublin Region. (See Appendix A for list of Family Hubs).

Table 4

July 2018	No. of families with dependent children	No. of Individual Adults	No. of Dependents
Private Emergency Accommodation (Including hotels)	811	1,149	1,764
Supported Temporary Accommodation / Family Hubs	471	619	885
Emergency Accommodation - Own Door Apartments	85	128	245
Total	1,367	1,896	2,894

3.4 Challenges - Demand on Services

There have been occasions where the DRHE has not been able to keep pace with the demands for accommodation in terms of sudden increases in presentations. We have experienced additional demand to support families in the following circumstances:-

- Migrant families who present and have no eligibility for social housing support;
- Families with larger family sizes who are having difficulty getting a booking in a commercial hotel / B&B;
- Families who have been asked to leave emergency accommodation for various reasons.

The DRHE endeavours on any given night to offer an emergency response to every family who presents with a housing need in the Dublin Region, and have a large number of additional contingency beds in operation for when this occurs. Contingency beds are used mainly for families with no entitlement to social housing support or for families that arrive late in the evening in crisis. Bookings are given on a one night only basis and the families are then asked to provide the necessary paperwork to enable a housing assessment to be carried out by the relevant local authority (families that have no entitlement to social housing support remain in one night only beds until they either obtain a right to reside or repatriate).

Two comprehensive reviews are currently underway namely 1) review of the Freephone service (incl. bookings for one night only accommodation) and 2) review of the policies and procedures with respect to people not eligible for housing support. These are expected to conclude shortly and it is expected they will make recommendations for improvements in service provision. An implementation group is in place that will oversee the outcome of these reviews. In tandem with these two reviews, the DRHE continually monitors the demand for emergency accommodation provision. As needs arise and evolve, the DRHE is working on innovative accommodation solutions for those in need of emergency accommodation that will provide families and individuals with safe and secure accommodation

3.5 Individuals accessing Emergency Accommodation January - July 2018

Table 4 highlights an upward trend in the number of individuals accessing EA in the first quarter of 2018. A dip can be observed in April with a more consistent pattern emerging from May to July.

Table 4

Month	No. of Individual Adults
Jan-18	2,175
Feb-18	2,261
Mar-18	2,254
April-18	2,106
May-18	2,203
Jun-18	2,205
July-18	2,201

The requirement to further expand emergency accommodation is under constant review and as the cold weather approaches, there will be increasing pressure to provide additional capacity to ensure that people sleeping rough can avail of adequate shelter.

3.6 Housing First

The Housing First model is integral to the DRHE's response to people sleeping rough and enables the individuals involved, who have a high level of complex needs, to obtain permanent secure accommodation, with appropriate supports to help them maintain their tenancies. The Housing First programme is gaining momentum; over 247 housing first tenancies have been established to date for 207 unique individuals. Of the 207 unique individuals who have been supported in tenancies, 177 have successfully retained housing which reflects a retention rate of 85.5%.

Currently, the DRHE is preparing a five year implementation plan to extend the programme nationally, specifically aimed at enabling those with a high level of complex needs to obtain permanent secure accommodation with the provision of intensive supports to help them maintain their tenancies. However, full implementation of the plan along with further expansion of the Housing First Programme nationally is contingent on additional funding from the HSE.

4. Progression - Exits from Emergency Accommodation to tenancy

4.1 People exiting homelessness to tenancy

From January 2018 to July 2018, 613 households (families and individuals) exited homelessness to tenancies as detailed in Table 5. This work is an essential aspect of the DRHE function and directly contributes to maintaining a relatively low net increase in the overall numbers of families accessing emergency accommodation in 2018.

Table 5

Month	Housing Assistance Payment	Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition	Private Rented	Total Households
Jan-18	46	62	1	109
Feb-18	68	37	1	106
Mar-18	29	30	2	61
Apr-18	48	24	4	76
May-18	35	27	3	65
Jun-18	55	26	0	81
Jul-18	81	34	0	115
Total	362	240	11	613

4.2 Families exiting from Hotels / B&B's

Work continues in 2018 to reduce the duration of time families spend in commercial facilities. Thus far in 2018, 402 families moved from hotels / B&B's to either Supported Temporary Accommodation or tenancies. DRHE research demonstrates that typically when a family is residing in supported temporary accommodation, they will exit to a tenancy within a quicker timeframe, as compared to families that reside in commercial hotels.

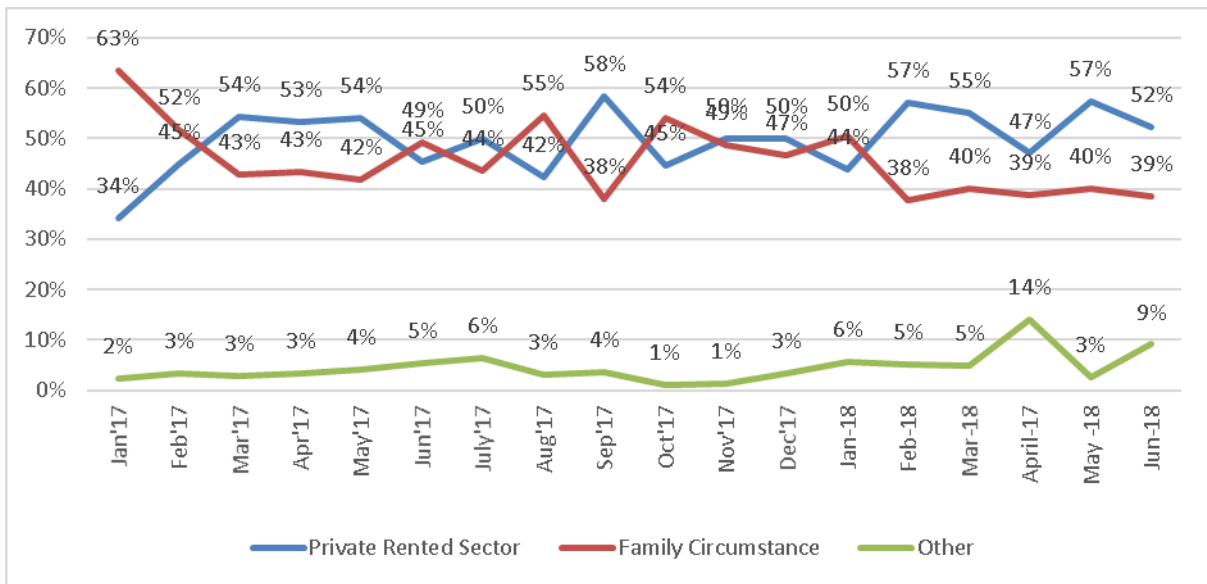
Table 6

Month	Number of families who moved to tenancies	Number of families who moved to STA/HUBs	All families who departed Hotels/B&B
Jan-18	45	32	77
Feb-18	28	33	61
Mar-18	16	49	65
Apr-18	29	81	110
May-18	18	20	38
Jun-18	30	33	63
July-18	41	38	79
Total	207	195	402

4.3 Challenges

The constraint on social housing supply is a constant challenge in terms of exiting people from homelessness. The DRHE is reliant on HAP to provide a steady stream of exit options, as detailed above 61% of tenancy exits are sourced through HAP. There can be an understandable reluctance by people to accept a HAP tenancy, previous experience in the private rental market is often a contributing factor. Furthermore a steady supply of single person units with the necessary supports is critical to the expansion of Housing First. It is however expected that social housing supply will ramp up over the coming months and we expect to see a corresponding increase in the number of exits.

Figure 1: Reasons for family homelessness, January 2017 to June 2018



5.1 Challenges – Private Rented difficulties

Figure 1 above demonstrates a gap emerging between reasons for homelessness associated with the private rented sector and those associated with family circumstance. From February to June this year higher percentages of families have presented as a result of a loss or inability to secure private rented accommodation

The DRHE recognises that work is underway to strengthen the protections for tenants in private rented accommodation, particularly in relation to the sale and repair of their rented properties and the obligations of landlords to their tenants. It is essential that the resources of the Residential Tenancies Board are kept under review in order to ensure that they can enforce the legal protections for tenants and that the Rent Pressure Zone legislation is implemented with rigour. The provisions in the new Rental Tenancies (Amendment) Bill being drafted will allow the RTB to more proactively enforce against non-compliant landlords without relying on tenants to initiate cases.

Eileen Gleeson
Director of Dublin Region Homeless Executive
29th August 2018

Appendix A

Family Hub Type Accommodation

	Location	Number of Units	Operator	Category
1	Grace Park Road, Drumcondra, Dublin 3	34	Respond	Cat 1
2	Hazel House, Glasnevin, Dublin 11	14	PMVT	Cat 1
3	Bram Stoker, Clontarf, Dublin 3	25	PEA / Focus	Cat 2
4	Brookfield Court, Rialto, Dublin 8	4	PMVT	Cat 1
5	The Townhouse, Dublin 1	98	PEA / Focus	Cat 2
6	Mater Dei, Clonliffe Road, Dublin 9	50	Crosscare	Cat 1
7	Anna Livia, O'Connell Street, Dublin 1	38	PEA / Focus	Cat 2
8	Aisling House, 19/20 St. Lawrence's Road, Dublin 3	11	Respond	Cat 1
9	Viking Lodge, Dublin 8	30	PEA / Focus	Cat 2
10	Clonard Road, Crumlin, Dublin 12	25	Salvation Army	Cat 1
11	Sarsfield House, Ballyfermot, Dublin 10	12	SODP / Novas	Cat 1
12	Greencastle, Coolock, Dublin 17	28	Salvation Army	Cat 1
South Dublin County Council Family Hubs				
13	Chuan Álainn, Tallaght, Co. Dublin	9	Respond	Cat 1
14	Abberley, Tallaght, Co. Dublin	40	PEA / Focus	Cat 2
Fingal County Council Family Hubs				
15	Claddagh House, Kinsealy, Co. Dublin	12	PMVT	Cat 1
16	Kylemore House, Swords, Co. Dublin	6	PMVT	Cat 1
Dun Laoghaire Rathdown County Council Family Hubs				
17	Millmount, Dundrum, Dublin 14	12	PEA / Focus	Cat 2
18	Monkstown, Co. Dublin.	17	PMVT	Cat 1
Total – 465				
Cat 1 managed by a service provider				
Cat 2 managed by a private operator and support by Focus Ireland Housing Action Team				