



## 1. Dublin Region Homeless Executive Update

This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE) from January 2018 to September 2018. The DRHE provides funding to 23 Non Profit Organisations for in excess of 106 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 September 2018.

Table 1

Month	Housing Assistance Payment	Local Authority / Approved Housing Bodies / Long Term Accommodation /Housing Agency Acquisition	Private Rented	TOTAL TENANCIES
Jan-July 18	929	63	2	994
Aug-18	141	24	0	165
Sep-18	162	11	0	173
<b>Total</b>	<b>1232</b>	<b>98</b>	<b>2</b>	<b>1332</b>

The above table emphasizes that the main source of homeless prevention is the Housing Assistance Payment (HAP). The 1,232 Hap tenancies represents a 46% increase for the same timeframe in 2017, n = 845. 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 focused on enhancing the internal resources engaged in Place-finding, recruiting additional staff that will be trained and supported to engage not only with clients but also 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 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 focus of engagement with these families is to provide support to secure a HAP tenancy. So far, in 2018 the team have met with 508 new families, of which 390 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 - September 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 September 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
Aug-18	1,307	1,820	2,821	2,124
Sep-18	1,326	1,839	2,869	2,105

#### 3.2 *Families accessing Emergency Accommodation January – September 2018*

The number of families in all emergency accommodation is categorised by type for September 2018 and detailed in Table 3. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 356 families residing in Family Hub Type Accommodation across the Dublin Region. The DRHE recognises that this is not a long-term solution but in the interim, family hubs provide accommodation, specifically designed for more optimal family living, until additional long-term housing becomes available. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation (see Appendix A for list of Family Hubs).

In addition, rather than placing families in emergency accommodation, the DRHE has been endeavouring to place families and individuals in fully furnished, own door units that allow families to live independently. Although they are not at risk of homelessness or in emergency accommodation, these families are receiving supports and staff continue to engage with them to support them into long-term tenancies. There are currently 210 families with 308 dependent children in these units.

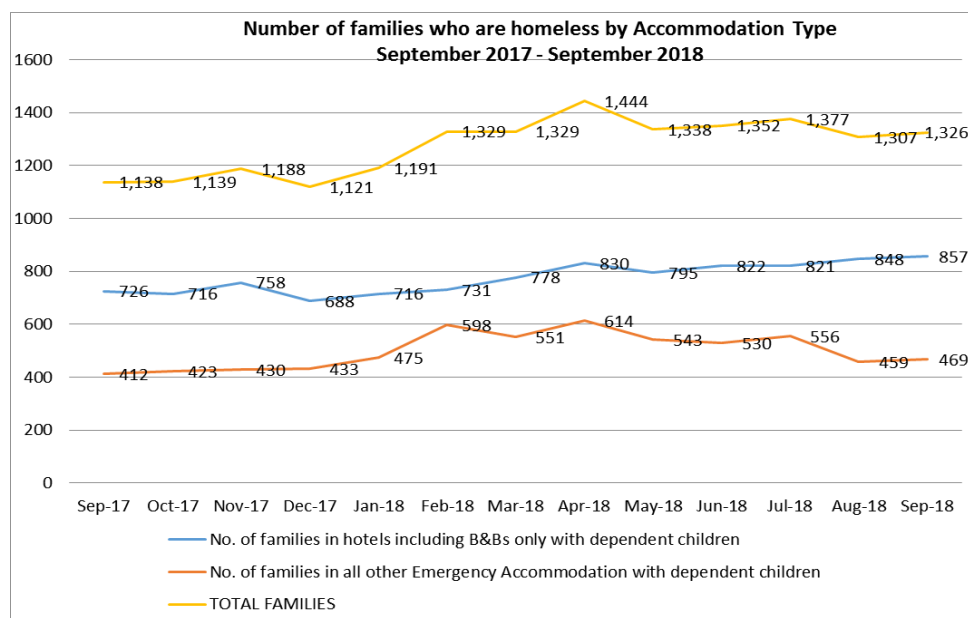
**Table 3**

September 2018	No. of families with children	No. of Individual Adults	No. of Children
Private Emergency Accommodation (Including hotels)	857	1,207	1,910
Supported Temporary Accommodation	113	150	272
Family Hubs	356	482	687
<b>Total</b>	<b>1,326</b>	<b>1,839</b>	<b>2,869</b>

The overall number of families accessing emergency accommodation increased from 1,191 in January 2018 to 1,326 in September 2018. Although there were an additional 878 new families entering emergency accommodation in the Dublin Region, in the same period, the overall net increase of families is 135 = 11.3%. The ongoing work carried out by the DRHE, in preventing families entering homelessness and exiting families from emergency accommodation to tenancies is a significant factor in maintaining a low net increase.

Figure 1 below illustrates the trend in the number of families experiencing homelessness by accommodation type, from September 2017 to September 2018.

**Figure 1: Families Trend by Accommodation Type: Sep 2017 to Sep 2018**



– *New families accessing homeless accommodation*

A total of 878 new families accessed homeless accommodation services from January to September 2018. As can be seen in Table 4 below, the number of families presenting varies each month, with an average of 98 families accessing emergency accommodation per month in the Dublin Region.

Table 4

New Families accessing homeless accommodation: Jan 18 – Sep 2018										
Month	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total
Number	109	102	82	90	79	92	123	113	88	<b>878</b>

*3.4 Challenges – Demand on Services*

Although the overall net increase is relatively low, a real indication of the challenge faced is revealed in the July and August figures of new families accessing homeless accommodation, which are the highest numbers of new presentations to our Central Placement Service. The section on Reasons for Family Homelessness will provide more in-depth analysis on the reasons for new family presentations.

The Homeless Report to the July SPC outlined some of the challenges faced by the DRHE, mainly in relation to the demand on services. It highlighted sudden increases in family presentations, family circumstances that are challenging to accommodate and the measures that the DRHE has in place to offer an emergency response to every family that presents with a housing need in the Dublin Region.

– *Update*

On 15 October 2018, the Family Support Service, previously operated by Focus Ireland, was transferred to the Central Placement Service, DRHE. There are four additional dedicated staff working in this service, a mixture of internal transfers of existing staff and recruitment. The operational hours have been extended, in order to facilitate families with an allocation of emergency accommodation earlier in the day. We expect this transfer of service will contribute to improving overall services for families. The DRHE has been working closely with Focus Ireland to ensure a smooth transfer of service and is grateful for their continued cooperation and support.

### **3.5 Individuals accessing Emergency Accommodation January - September 2018**

Table 4 highlights an upward trend in the number of individuals accessing EA in the first quarter of 2018. The trend is consistent with intermittent dips, characteristic of the episodic and transitional nature of the patterns of emergency accommodation usage by singles.

**Table 4**

<b>Month</b>	<b>No. of Individual Adults</b>
Jan-18	2,261
Feb-18	2,175
Mar-18	2,254
April-18	2,106
May-18	2,203
Jun-18	2,205
July-18	2,201
Aug-18	2,214
Sep-18	2,101

The requirement to expand emergency accommodation is under constant review and the DRHE is fully cognisant of the impact of severe weather at this time of year on people sleeping rough. In November, the DRHE will activate the Cold Weather Strategy, 2018. The approach is twofold and aimed at both expanding current permanent capacity to meet demand for emergency accommodation and importantly provide a targeted considered response to people who are long-term rough sleeping or people who may not be in regular contact with existing services.

### **3.6 Housing First**

The Housing First model is integral to the DRHE's response to people sleeping rough and enables 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, to date, 263 housing first tenancies created, for 222 unique individuals. Of the 222 individuals supported in these tenancies, 191 have successfully retained housing, which reflects a retention rate of 86.1 %.

– *Implementation Plan*

The Department of Housing, Community and Local Government recently launched the Housing First National Implementation Plan. The plan outlines the implementation of the Housing First 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. Full implementation of the plan, along with further expansion of the Housing First Programme nationally is contingent on additional funding from the HSE. The plan is available at:-

<https://www.homelessdublin.ie/content/files/Housing-First-Implementation-Plan-2018-2021-final.pdf>



## 4. Progression - Exits from Emergency Accommodation to tenancy

### 4.1 People exiting homelessness to tenancy

From January 2018 to September 2018, 801 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- July 18	362	240	11	<b>613</b>
Aug-18	60	59	1	<b>120</b>
Sept-18	45	22	1	<b>68</b>
<b>Total</b>	<b>467</b>	<b>321</b>	<b>13</b>	<b>801</b>

### 4.2 Families exiting homelessness to tenancy

Work continues in 2018 to reduce the duration of time families spend in commercial facilities. Thus far, in 2018, 530 families moved from hotels / B&B's and Supported Temporary Accommodation to tenancies.

Table 6

Month	Number of families who moved from hotel / B&B to tenancy	Number of families who moved STA / HUBs to tenancy	Total families exited to tenancy
Jan - July 18	207	195	<b>402</b>
Aug-18	43	40	<b>83</b>
Sep-18	25	20	<b>45</b>
<b>Total</b>	<b>275</b>	<b>255</b>	<b>530</b>

### **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 in Table 5, 58.3% of tenancy exits are sourced through HAP. There can be an understandable reluctance by people, to accept a HAP tenancy, often previous experience in the private rental market is 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 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.

## 5. Reasons for family homelessness – January to September 2018

The total number of new families who accessed emergency accommodation in the nine month period from January to September 2018 was 877. An analysis of these household's circumstances, at presentation to homeless services across the four local authorities in the Dublin Region reveals that:

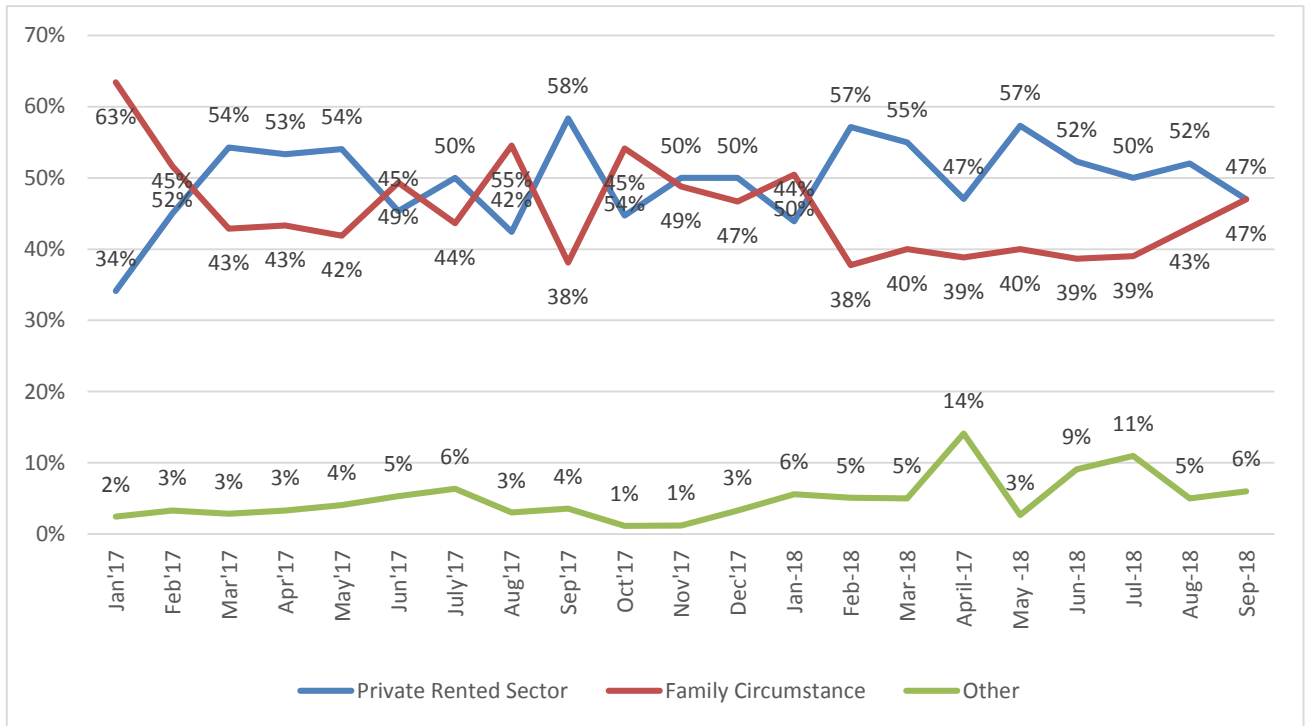
- **51%** of families (n=419) stated that the primary reason for their experience of homelessness related to a loss or inability to secure private rented accommodation.
- **44%** of families (n=342) stated the primary reason for their homelessness was due to family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- **7%** of families (n=60) reported 'other' reasons for their presentation to homeless services.
- There was insufficient information available for the remaining 56 families, insufficient information is excluded from the calculation of the percentages.

*Table 7: Reasons for family homelessness, January to September 2018*

	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18*	Aug-18*	Sept-18*
<b>Private Rented Sector</b>	44%	57%	55%	47%	57%	52%	50%	52%	47%
<b>Family Circumstance</b>	50%	38%	40%	39%	40%	39%	39%	43%	47%
<b>Other</b>	6%	5%	5%	14%	3%	9%	11%	5%	6%
<b>TOTAL</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%

*\*Figures for Jul-Sept subject to final verification*

Figure 2: Reasons for family homelessness, January 2017 to September 2018



### 5.1 Challenges – Private Rented

Figure 2 demonstrates a gap emerging between reasons for homelessness associated with the private rented sector and those associated with family circumstance. From February 2018 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**  
**1<sup>st</sup> November 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
<b>South Dublin County Council Family Hubs</b>				
13	Chuan Álainn, Tallaght, Co. Dublin	9	Respond	Cat 1
14	Abberley, Tallaght, Co. Dublin	40	PEA / Focus	Cat 2
<b>Fingal County Council Family Hubs</b>				
15	Claddagh House, Kinsealy, Co. Dublin	12	PMVT	Cat 1
16	Kylemore House, Swords, Co. Dublin	6	PMVT	Cat 1
<b>Dun Laoghaire Rathdown County Council Family Hubs</b>				
17	Millmount, Dundrum, Dublin 14	12	PEA / Focus	Cat 2
18	Monkstown, Co. Dublin.	17	PMVT	Cat 1
<b>Total – 465</b>				
<b>Cat 1 managed by a service provider</b>				
<b>Cat 2 managed by a private operator and support by Focus Ireland Housing Action Team</b>				