



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 December 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:-

Prevention - providing early intervention to people at risk of homelessness

Protection - protecting people experiencing homelessness through emergency accommodation provision and targeted support

Progression - identifying pathways to long-term housing solutions

2. Prevention

Homelessness prevention continues to be a priority for the DRHE, the Prevention team engage with people presenting as homeless and work with them to prevent an episode of homelessness occurring. In 2018, **1,752 households** (1,180 families and 572 singles) were prevented from entering homelessness; this represents a **31%** increase on the 2017 figure of 1,338 households. The DRHE have recently begun collating data on the number of children prevented from entering homelessness. Figures from August to December 2018 indicate that **463** children were prevented from entering emergency accommodation.

The main source of homeless prevention are tenancies created through the Housing Assistance Payment (HAP). In 2018, 92% (1,610) of prevention tenancies were sourced through HAP, a **37%** increase on the HAP prevention tenancies created in 2017. 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 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 emergency accommodation. In 2018, the team met with 597 families and prevented 471 of these families from entering homeless services. 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.

2.2 Challenges

The constraint on social housing supply is a constant challenge in terms of preventing people from becoming homeless. The DRHE is reliant on HAP to provide a steady stream of prevention options, as mentioned above **92%** of prevention tenancies are sourced through HAP. In order to sustain these numbers and support the DRHE in sourcing more homes, enhanced Place-finder arrangements are in place. This involves more intensive direct working at the earliest point to support households already living in private rented accommodation who are at risk of becoming homeless.

3. Protection – Emergency Accommodation

3.1 *People accessing Emergency Accommodation January – December 2018*

Table 1 below provides an overview of the numbers of adults (singles & couples), families and children in all Emergency Accommodation from January to December 2018.

Table 1

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
Oct-18	1,295	1,810	2,800	2,217
Nov-18	1,296	1,819	2,816	2,310
Dec-18	1,252	1,764	2,686	2,411

3.2 *Families accessing Emergency Accommodation January – December 2018*

The number of families in all emergency accommodation is categorised by type for December 2018 as detailed in Table 2. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, currently there are approximately 368 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. Two new family hubs opened in 2018, bringing the total to twenty-two across the Dublin region. The full utilisation of family hubs is slowly reducing the reliance on hotels for emergency accommodation (Appendix A - Family Hubs).

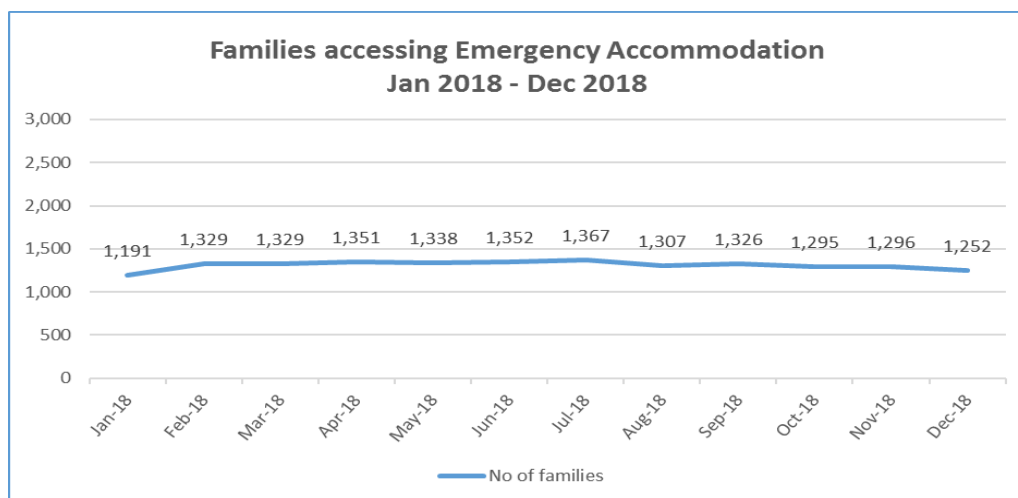
In addition, rather than placing families in emergency accommodation, the DRHE has been endeavouring to place families and individuals in fully furnished, own door units that allow families to live independently. Although they are not at risk of homelessness or in emergency accommodation, these families are receiving supports and staff continue to engage with them to support them into long-term tenancies. There are currently 207 families with 577 children in these units.

Table 2

December 2018	No. of families with children	No. of Individual Adults	No. of Children
Hotels and B&Bs	711	1,027	1,595
Private Emergency Accommodation	124	173	240
Supported Temporary Accommodation	49	67	106
Family Hubs	368	497	746
Total	1,252	1,764	2,686

Across the Dublin Region for the month of December, the number of families accessing all emergency accommodation types in the Dublin Region decreased to 1,252, comprising 1,764 adults and 2,686 children. Figure 1 below illustrates that the number of families in emergency accommodation decreased in August 2018 and has since remained relatively stable, with a further decrease in December 2018. New families continue to present to homeless services and from January 2018 to December 2018, 1,112 families entered emergency accommodation in the Dublin Region. Nonetheless, in the same period the overall net increase in families residing in emergency accommodation was **5.1%** (61).

Figure 1



3.4 Challenges – Demand on Services

Although the overall net increase of families residing in emergency accommodation is relatively low, a real indication of the challenge faced is revealed in Table 3 below, with the July and August figures of new families accessing homeless accommodation were the highest numbers of new presentations to our Central Placement Service. Overall, in 2018, 2,292 families presented to homeless services. However, **51%** of these families were prevented from entering emergency accommodation, this essential prevention work is a very significant factor in maintaining the low net increase of 5.1%.

Data from the DRHE illustrates that in excess of 46% of families entering homelessness are coming from the private rented sector. Prevention alone is not sufficient, the strengthened role of the RTB in the area of enforcement is essential to ensure that additional protections for tenants are operating as intended.

Table 3

Total family Presentations, Preventions and Entry into Emergency Accommodation (EA) - Year 2018													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Preventions	70	83	62	92	90	141	130	126	119	112	85	70	1,180
Entered EA	109	102	82	90	79	92	122	113	88	89	96	50	1,112
Total Presentations	179	185	144	182	169	233	252	239	207	201	181	120	2,292

3.5 Individuals accessing Emergency Accommodation January - December 2018

Table 4 highlights a significant upward trend in the number of individuals accessing EA in the last quarter of 2018. This increase is, in the main, due to the DRHE’s expansion of emergency accommodation for singles. In the last quarter of 2018, accommodation for singles was increased by in excess of **300** beds.

Table 4

Month	No. of Individual Adults
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
Oct-18	2,217
Nov-18	2,310
Dec-18	2,411

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 activated the Cold Weather Strategy, 2018. The approach has been twofold, existing emergency accommodation capacity has expanded and we continue to deliver a targeted response to people who are long-term rough sleeping and people who may not be in regular contact with services.

Bed capacity and increases in demand for accommodation are consistently monitored throughout the day and night by staff in the DRHE. At times full capacity is reached early in the night, but beds become available at later stages due to bookings not being utilised.

3.6 Housing First

The Housing First model is integral to the DRHE's response to people sleeping rough and enables individuals, 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, by the end of 2018, 290 Housing First tenancies were created and managed for 243 unique individuals, of which 210 have successfully retained housing, reflecting a retention rate of 86.4 %.

The Housing First teams continue their nightly engagement with people experiencing homelessness and sleeping rough. The teams are involved in providing varied interventions including harm reduction, emergency bed transport, sleeping bags and medical support. Through this engagement, valuable knowledge is gained about the population engaged in rough sleeping, their individual needs and their use of emergency accommodation. This knowledge is essential to strategic decision making, the provision of appropriate supports and to the understanding of the complexity of issues faced by people experiencing homelessness and sleeping rough.

The full implementation of the Housing First National Implementation Plan is ongoing throughout the country. Housing First services have been tendered in Cork, Galway and Limerick and the Dublin Region Housing First service has recently been retendered.

4. Progression - Exits from Emergency Accommodation

4.1 Households exiting homelessness to tenancy

From January 2018 to December 2018, **1,175** 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 the low net increase in the overall numbers of households 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 - Dec 18	656	492	22	1,175

4.2 Families exiting homelessness to tenancy

Work continued in 2018 to reduce the duration of time families spend in emergency accommodation. In 2018, **780** 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 - Dec 18	398	382	780

4.3 Challenges

The DRHE is reliant on HAP to provide a steady stream of exit options, as detailed above in Table 5, **56%** 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. An increase in the overall supply of social housing will

be critical to addressing homelessness in the longer-term. This will be crucial in both preventing people from entering homelessness and exiting emergency accommodation.

The delivery of single person social housing over the coming years is essential in terms of addressing the needs of individuals experiencing homelessness. Furthermore, a steady supply of single person units with the necessary wraparound supports is key to the expansion of Housing First.

5. Reasons for family homelessness – July to December 2018

The total number of new families who accessed emergency accommodation in the six-month period from July to December 2018 was 558. An analysis of these household's circumstances, at presentation, to homeless services across the four local authorities in the Dublin Region reveals that:

- 46.42% (n=259) gave the primary reason for their presentation to homeless services related to a loss or inability to secure private rented accommodation.
- 41.22% (n=230) attributed their presentation to homeless services because of family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances.
- 8.42% of families (n=47) reported 'other' reasons for their presentation to homeless services.
- There was insufficient information available for the remaining 22 families (3.94%).

Table 7: Reasons for family homelessness, January to December 2018

	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
Private Rented Sector	60	55	39	48	43	14	259
Family Circumstance	47	44	41	32	42	24	230
Other	13	9	5	5	9	6	47
Missing/incomplete information	2	5	3	4	2	6	22
TOTAL new family presentations	122	113	88	89	96	50	558

5.1 Challenges – Private Rented

Loss or inability to secure private rented accommodation is consistently highlighted in the data as the primary reason for new family presentations to homeless services. It is essential that the resources of the Residential Tenancies Board be 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 will allow the RTB to be more proactive in taking enforcement action, without relying on tenants to initiate cases.

Eileen Gleeson
Director of Dublin Region Homeless Executive
21st January 2019

Appendix A - Family Hubs operational - 31st December 2018

	Location	Units	Operator	Category	Stage
	Dublin City Council Family Hubs				
1	Grace Park Road, Drumcondra, Dublin 3	34	Respond	Cat 1	Operational

	Location	Units	Operator	Category	Stage
2	Hazel House, Glasnevin, Dublin 11	14	PMVT	Cat 1	Operational
3	Bram Stoker, Clontarf, Dublin 3	25	PEA / Focus	Cat 2	Operational
4	Brookfield Court, Rialto, Dublin 8	4	PMVT	Cat 1	Operational
5	The Townhouse, Dublin 1	98	PEA / Focus	Cat 2	Operational
6	Mater Dei, Clonliffe Road, Dublin 9	50	Crosscare	Cat 1	Operational
7	Anna Livia, O' Connell Street, Dublin 1	38	PEA / Focus	Cat 2	Operational
8	Aisling House, 19/20 St. Lawrence's Rd. D3	11	Respond	Cat 1	Operational
9	Viking Lodge, Dublin 8	30	PEA / Focus	Cat 2	Operational
10	Clonard Road, Crumlin, Dublin 12	25	Salvation Army	Cat 1	Operational
11	Sarsfield House, Ballyfermot, Dublin 10	12	SODP / Novas	Cat 1	Operational
12	Greencastle, Coolock, Dublin 17	28	Respond	Cat 1	Operational
13	Sunnybank, Phibsboro, Dublin 7	37	PEA	Cat 1	Operational 21/12/18
Total		406			
South Dublin County Council Family Hubs					
14	Chuan Álainn, Tallaght, Co. Dublin	9	Respond	Cat 1	Operational
15	Abberley, Tallaght, Co. Dublin - <i>increase of 11 phase 3 completed</i>	51	PEA / Focus	Cat 2	Operational
16	Firhouse, Dublin 24	20	Respond	Cat 1	Operational
Total		80			
Fingal County Council Family Hubs					
17	Claddagh House, Kinsealy, Co. Dublin	6	PMVT	Cat 1	Operational
18	Kylemore House, Swords, Co. Dublin	6	PMVT	Cat 1	Operational
19	The lodge, Dublin 15	16	PMVT	Cat 1	operational
20	Sophia, Donabate	21	Sophia	Cat 1	Operational
Total		49			
Dun Laoghaire Rathdown County Council Family Hubs					
21	Millmount, Dundrum, Dublin 14	12	PEA / Focus	Cat 2	Operational
22	Monkstown, Co. Dublin.	17	PMVT	Cat 1	Operational
Total		29			
TOTAL FAMILY HUB SPACES IN THE DUBLIN REGION		564			