



Allocations 2018: There were a total of **1,469** lettings in 2019. These comprised of DCC social housing stock (1,031), Approved Housing Body stock (414), social leasing (17) and RAS (7). In addition, 26 Mortgage to Rent agreements were completed.

Comparison with 2017: This represents an 8% decrease in allocations from 2017. While there was increased DCC stock available in 2018 – lettings increased by 9%, there were less units available from Approved Housing Bodies – lettings decreased by 33% from 2017.

Allocations Ratios:

57% of overall lettings were directed to the housing list and 43% to the transfer list.

Breakdown of Housing Lettings: 838 or 57%

56% Band 1
29% Band 2
15% Band 3

Breakdown of Transfer Lettings: 623 or 43%

43% Band 1
23% Band 2
34% Band 3

In relation to the higher rate of transfers these categories include 202 transfers from PR units: 17 HAP, 39 HHAP, 146 RAS exits.

- 53 moved under detenancing/regeneration from DCC units.
- 30 moved on essential maintenance grounds where we received confirmation from maintenance that move was required.
- 42 moved on estate management grounds following special requests from either Housing Managers or Estate Manager.

Table 1: Overall Lettings Ratios: Combined Housing & Transfer

BAND	% OF OVERALL LETTINGS 2018
Band 1 – Medical	9%
Band 1 – Welfare	10%
Band 1 – Traveller	2%
Band 1 - Surrender larger	2%
Band 1 - Detenancing/ Regeneration	4%
Band 1 - Homeless & THAP	23%
Band 1 - Miscellaneous Band 1	1%
Band 2	26%
Band 3	23%

Homeless:

The changes to the Scheme have gradually begun to be understood by new entrants to homelessness. Staff from Parkgate Hall have been calling to hubs/self-accommodation and Private Emergency facilities to explain the scheme changes. As agreed with Elected Members, 23% of all lettings were directed at households either with homeless priority (pre – May 2018) or to Homeless HAP. Lettings to Homeless HAP increased from 3 in 2017 to 39 in 2018.

The purpose of the change to the scheme was to discourage prolonged stays in emergency accommodation. We regret that some NGO commentators have incorrectly attributed DCC scheme changes to a belief that the removing priority would reduce presentations. This was never a feature of our discussions, as Elected Members who attended the sub-group will confirm. We had a primary aim of encouraging households back into tenancies, which in the Private Rental Sector were acknowledged as less secure than we would wish, but represented a better outcome than temporary accommodation.

Review of Changes (Presentations and Progressions):

Homeless Older Persons: A focus on moving older persons out of emergency accommodation has resulted in a drop from 141 on the waiting list with homeless priority at December 2017 to 104 in December 2018. This is a significant drop (26%) and it is our aim to keep this number under constant review. The Older Persons in homelessness have all been met with and assessed for independent living and there has been an increase in allocations to this group (up from 70 in 2017 to 90 in 2018).

DCC's Housing Management committed to an **Impact Assessment** of the Changes relating to Homelessness to continue during the initial 18 months following implementation. This Impact Assessment will have an Independent review element, as proposed by the elected members. Below are the early indications from PASS data and we will contract for Independent Assessment when we have 12 months of data to review.

Family Presentations: In the comparison period there has been an 8% drop in new family presentation to DCC since the scheme change.

Table 2: New Families Entering Emergency Services – DCC only

	2017	2018
June	35	47
July	40	44
August	51	56
September	46	43
October	39	32
November	43	31
December	32	9
Total	286	262

The share of overall new presentations as a percentage of regional presentations has dropped marginally from 47% June – December 2017 to 40% in June – December 2018.

Table 3: DCC presentations as a percentage of total presentations to Dublin Region

DCC- % of total presentations

	2017	2018
June	45%	51%
July	40%	36%
August	50%	50%
September	52%	49%
October	44%	36%
November	51%	32%
December	51%	18%
Total	47% (n=286)	40% (n=262)

Progressions

The primary aspiration for the changes to the scheme was to encourage shorter stays in emergency accommodation by supporting households to rent independently with enhanced financial and social support rather than have prolonged stays in emergency accommodation waiting for a social housing offer.

The accommodation status of the families was checked to highlight differences in rate of progression through services for the 2017 and 2018 families. The same time frame was used for both years.

As of January 2018, 30% (n=85) of the families who presented between June and December 2017 had departed emergency accommodation. In comparison, as of January 2019 44% (n=114) of the families who presented between June and December 2018 had departed EA.

A higher percentage of 2017 families remained in EA when compared with the families who presented in 2018, 70% compared to 56%.

Notably, there appears to be a greater uptake in HAP for the 2018 families with 27% having moved to HAP tenancies by January 2019 while in 2017 16% of families had departed to HAP within the same timeframe.

The availability of HAP properties to homeless households has been improved through the expansion of the placefinder service: 1,179 took up HAP (with enhanced rate for homeless) in DCC in 2018, an increase from 893 in 2017.

See Table 4 for comparison results in accommodation status between 2017 & 2018 families:

Accommodation Status	2017 Families		2018 Families	
	<i>as of 22 January 2018</i>		<i>as of 22 January 2019</i>	
Still in EA	201	70%	148	56%
No Departure Reason	32	11%	37	14%
HAP	45	16%	70	27%
Local Authority Tenancy	2	1%	2	1%
Approved Housing Body	2	1%	0	0%
Return to Family/Friends	4	1%	5	2%
Total	286	100%	262	100%

Conclusion:

While the rate of progressions is encouraging, it is still too early in the process to be confident of the impact on progressions and the DRHE research team will continue to monitor outcomes each quarter and contract for an independent review in June 2019.

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