

HOUSING FOR DISABLED PEOPLE DRAFT STRATEGY

May 2022

PRESENTATION TO COVER

- Housing Disability Steering Group Make-Up
- Context
- The Council's Achievements
- Local Aims & Targets



HOUSING DISABILITY STEERING GROUP

Cheeverstown

HAIL

Health Service Executive (HSE)

Independent Living Movement Ireland (ILMI)

Irish Council for Social Housing (ICSH)

Irish Wheelchair Association

St. Margaret's Disability Services & Support Organisation



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

CONTEXT – ARTICLE 19 UNCRPD

Article 19 – Living independently and being included in the community

States party to the present Convention recognise the equal right of all persons with disabilities to live in the community, with choices equal to others, and shall take effective and appropriate measures to facilitate full enjoyment by persons with disabilities of this right and their full inclusion and participation in the community, including by ensuring that:

- Persons with disabilities have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangement;
- Persons with disabilities have access to a range of in-home, residential and other community support services, including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community;
- Community services and facilities for the general population are available on an equal basis to persons with disabilities and are responsive to their needs.



CONTEXT — THE LANGUAGE OF DISABILITY

‘Person-First’ / ‘Identity-First’

‘Medical Model’ / ‘Social Model’

The social model of disability says that disability is caused by the way society is organised. That is, where a person has an impairment, it is not their impairment that renders them disabled – rather it is the way that society interacts with and responds to that impairment that makes the person disabled. They are disabled by a world that is not equipped to allow them to participate fully and equally to others due to barriers in society.



CONTEXT — NEED

Disabled people are only half as likely to be in employment as others of a similar working age. The unemployment rate for disabled people is 2.3 times the rate compared to non-disabled people.

The rate of disability increases with age. By 2026, it is expected that the population with a disability will increase by roughly 20 per cent.

5,000 people with a registered disability are awaiting social housing in Ireland.

27% of those residing in homeless congregated settings have a disability, double that compared with the general population. High prevalence of autistic traits (9.4%) compared with diagnosed in general population (1-1.5%)

2,000 still living in congregated settings

Groups representing disabled people say the real figure is far higher.



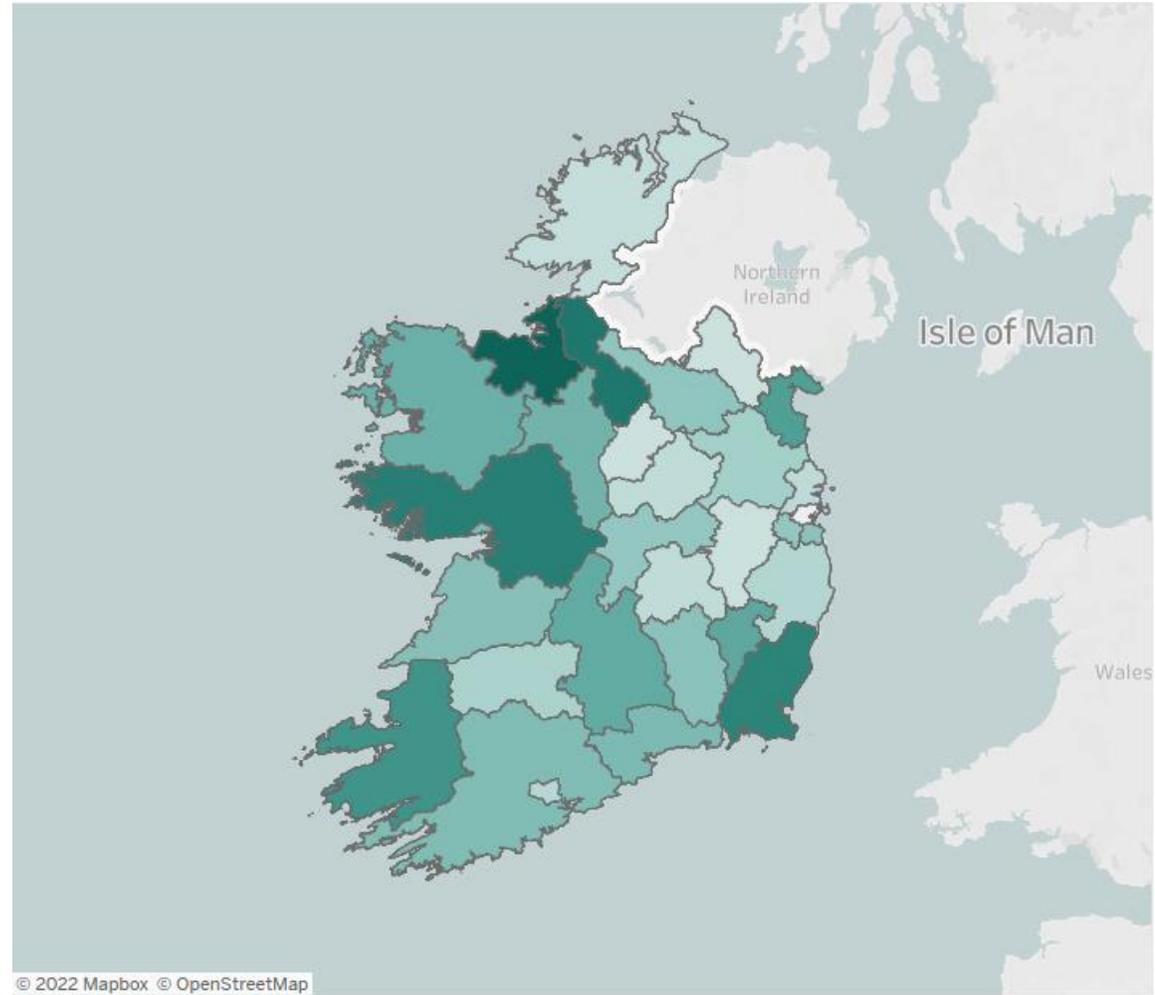
CONTEXT – DCC

Dashboard to the Analysis of Households with a Disability Basis of Need for Social Housing 2016-2020

The percentage of people in Dublin City Council's waiting list with Disability as a basis of need is 0.3%. This is the lowest percentage figure across all County/City Councils, and significantly lower than the highest 27%

Housing Agency, 2021

<https://public.tableau.com/app/profile/research.team3976/viz/DashboardSSHADisabilityNeed/DisabilityNeed>



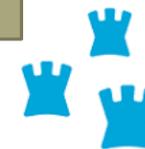
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DUBLIN CITY COUNCIL

- Just under 14,000 on Housing Waiting List
- Just over 16,000 on Housing Transfer List
- **Medical Priority - Disability 1%**

- 10% Intellectual
- 23% Mental Health
- 56% Physical
- 11% Sensory

To be eligible for Medical Priority:
Your current accommodation is not suitable to meet the needs of the person with a disability or medical condition
and
a change in housing will improve or stabilise the circumstances of the person with a disability or medical condition.
and
This must be certified by a registered medical professional x2



DUBLIN CITY COUNCIL

- Just under 14,000 on Housing Waiting List
- Just over 16,000 on Housing Transfer List
- **Medical Priority & those with Disability Noted 5%**

- 14% Intellectual
- 33% Mental Health
- 43% Physical
- 10% Sensory



CONTEXT/ACHIEVEMENTS — DUBLIN CITY COUNCIL

2017-2020 (Allocations)

- 548 households with a disability housed (13% of those housed).
- 309 households transferred to a more suitable home (12% of transfer list).

2018-2021 (Adaptations & Extensions)

- 127 Ramps; 113 Stairlifts; 473 Showers; 830 Small Alterations; 47 Extensions
- Just under €10million spent

2018-2021 (Housing Grants Schemes)

- 7,117 grants approved. 3,190 were drawn-down amounting to €24.8m.
- Adaptation/Mobility Aids/Older Persons



OBJECTIVES: PROMOTE EQUALITY OF ACCESS TO HOUSING FOR DISABLED PEOPLE

Priority is determined by two factors; the applicant's broad level of housing need and length of time on the list.

Action 1: Award priority status on the housing list where a disabled person's current accommodation is not suitable to their needs and a change in housing will improve or stabilise their condition.

Action 2: Allocations to identify, on exceptional grounds, the most appropriate person(s) on the housing list where universally designed/adapted units come available, meeting their specific needs.

Action 3: Monitor on an annual basis number of units allocated to people who have registered as having disability as their primary basis of need and those with disability noted.

Target 1: Maintain a target of at least 10% of allocations to those with a stated disability.



OBJECTIVES: BETTER ASSESSMENT AND PLANNING FOR IDENTIFIED NEEDS

The new revised Disability and/or Medical Information Form [HDM-Form 1](#)

IWA 'Think Ahead, Think Housing' Campaign

Action 4: Annually collate and report on the number of people with disabilities on the waiting list with their stated disability specified.

Action 5: Review and assess the number of people on the immediate waiting list that require ground floor, adapted or wheelchair livable accommodation.

Action 6: Utilise this information to inform the planning and design phase of projects in considering the housing needs of disabled people on the housing list for the particular area.

Action 7: Further develop estimates of the likely emerging housing need amongst disabled people over the lifetime of the plan.



OBJECTIVES: PROMOTING APPROPRIATE DESIGN OPTIONS

Universal Design (UD) or Lifetime Adaptable Homes

Living in a UD Home helps to avoid the need to move when the home is no longer suitable for a person's needs and/or eliminates the need for costly building works as needs change over time. A UD Home environment enables the widest possible number of people to participate at home, in society, and to live independently.

Action 8: Continue to further explore ideas around suitable design to provide universal design/wheelchair livable accommodation and lifetime adaptable accommodation designs.

Action 9: Nominate a Disability Friendly Housing Technical Advisor to advise on appropriate design

Action 10: Advocate for the inclusion within the development plan that, where possible, the layout of the larger units in new apartments are designed in accordance with the guidance set out in Universal Design Guidelines for Homes in Ireland 2015.



OBJECTIVES: DESIGN OPTIONS CONT'D

The Sustainable Urban Housing: Design Standards for New Apartments (2020)

Section 3.8(a) in the interest of safeguarding higher standards, scheme of 10 or more apartments, over 50% of apartments must be 10% larger.

Unit Type	Bedspace	Floor Area (min) sq. m	>51% 10% larger* sq.m
Studio	1 bed	37	
1 bed	1B 2P	45	49.5
2 bed	2B 4P	73	80.3
3 bed	3B 5P	90	99

Target 2: Have regard to the National Housing Strategy for Disabled People's stated target of a minimum of 50% of apartments in newly approved developments of 10 or more dwellings, which are required to be above the minimum size, are suitable for older people/mobility impaired people, using universal design principles, where it is possible to do so within parameter specified under the regulations set within the Sustainable Urban Housing: Design Standards for New Apartments.



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OBJECTIVES: PROMOTING ADEQUATE SUPPLY AND ADAPTATIONS

The degree to which we can influence and negotiate on the type of property provided is contingent upon a number of factors including whether or not the property is turnkey or whether or not it is possible for us to engage with parties before the planning process.

Action 11: Wherever possible, advocate for the provision of universal designed units when engaging with prospective housing projects.

Action 12: Work with all housing sections: new developments, regeneration, Part V and Public Private Partnerships to ensure that, where possible, Universal Design housing is at the center of all new housing construction.



There's a **60%** chance that a new home will be occupied by a person with some form of disability at some stage

