



**Allocations 2019:** There were a total of 292 lettings to date in January and February 2019 as compared with 246 for Q1 2018 (Jan. – March inclusive). These comprised of DCC social housing stock (187), Approved Housing Body stock (102), social leasing (3) and in addition 6 Mortgage to Rent agreements were completed.

**Allocations Ratios:**

50% of overall lettings were directed to the housing list and 50% to the transfer list.

Breakdown of Housing Lettings: 145 or 50%

63% Band 1  
23% Band 2  
14% Band 3

Breakdown of Transfer Lettings: 147 or 50%

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

**Table 1: Overall Lettings Ratios: Combined Housing & Transfer**

BAND	% OF OVERALL LETTINGS Jan & Feb 2019	2018
Band 1 – Medical	10%	9%
Band 1 – Welfare	11%	10%
Band 1 - Homeless & THAP	23%	23%
Band 1 – Regeneration/Detenanting	10%	4%
Band 1 - Miscellaneous	2%	5%
Band 1		
<b>Band 2</b>	22%	26%
<b>Band 3</b>	22%	23%

**Homeless: Review of Changes**

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, a minimum of 21% of all lettings were directed at households either with homeless priority (pre – May 2018) or to Homeless HAP. There were 10 lettings to Transfer Homeless HAP for the first 2 months of 2019 as compared with 5 for Q1 2018.

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.

Homeless Older Persons: A focus on moving older persons out of emergency accommodation has resulted in a drop from 104 on the waiting list with homeless priority at December 2018 to 54 in March 2019. This is a significant drop (- 48%) in one quarter and it is our aim to keep this number under constant review. All Older Persons in homelessness have been met with and assessed for independent living. In addition, any presenting cases over 70 years and at imminent risk of homelessness are offered the next available vacancy in Older Persons’.

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: The Scheme change did not impact on presentations to homeless services in the 6 months following the changes when considered as a percentage of families entering homelessness in the Dublin Region.

**Table 2: New families placed in Emergency Services as a percentage of total new placements in the Dublin Region**

DCC - % of total presentations	2017	2018
June	45%	51%
June	45%	51%
July	40%	36%
August	50%	50%
September	52%	49%
October	44%	49%
November	51%	65%
December	51%	40%
<b>Total</b>	<b>47% (n=286)</b>	<b>49% (n=316)</b>

### 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 DRHE research team are measuring progression by comparing 2 cohorts over identical months from 2017 and 2018.

**Table 3: Accommodation status of new families (2017&2018), as of March 2018 and 2019**

Table 3 shows a higher percentage of 2017 families remained in EA when compared with the families who presented in 2018, 67% compared to 53%.

Accommodation Status	2017 Families		2018 Families	
	as of March 2018		as of March 2019	
Still in EA	192	67%	168	53%
No Departure Reason	34	12%	53	17%
HAP	53	18%	86	27%
Local Authority Tenancy	2	1%	4	1%
Approved Housing Body	2	1%	0	0%
Return to Family/Friends	3	1%	5	2%
<b>Total</b>	<b>286</b>	<b>100%</b>	<b>316</b>	<b>100%</b>

There appears to be a greater uptake of HAP for the 2018 families with 27% having moved to HAP tenancies by January 2019 while in 2017 18% of families had departed to HAP within the same timeframe.

**Table 4: Accommodation status of new families (2017&2018), as of March 2018 and 2019**

Table 5 further demonstrates the faster rate of move-ons for families who presented after June 2018. It presents the accommodation status of 2017 and 2018 families (June to December). **50%** of the 2017 families are still accessing EA as of **March 2019** compared to **53%** of the 2018 families.

Accommodation Status	2017 Families		2018 Families	
	as of March 2019			
Still in EA	143	50%	168	53%
No Departure Reason	45	16%	53	17%
HAP	79	28%	86	27%
Local Authority Tenancy	7	2%	4	1%
Approved Housing Body	6	2%	0	0%
Return to Family/Friends	6	2%	5	2%
<b>Total</b>	<b>286</b>	<b>100%</b>	<b>316</b>	<b>100%</b>

The availability of HAP properties to homeless households has been improved through the expansion of the placefinder service and 305 tenancies in DCC have been supported under Homeless HAP in Q1 2019 as compared with 227 for Q1 2018.

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.

**Housing Needs Assessment:** The dates for the reassessment of Social Housing Needs applications have not yet been given to DCC but are due to be given in the coming month.

**Mary Hayes**

**Senior Executive Officer**