



1. Housing Needs Assessment

Of all 31 local authorities, Dublin City Council has by far the greatest identified need for social housing support, with nearly a quarter of all households qualified nationally for social housing support.

There were 16,160 households on the Housing Waiting List as of June 30th 2020. This is a 28% decrease from the peak figure of 22,355 in December 2016; largely this explained by uptake of HAP and an increase in properties available to let. Applications are banded as per the Scheme of Lettings.

Band 1 – 1,629 or 10% (Medical Priority, Welfare priority, Homeless Priority, Traveller Priority)

Band 2 – 7,211 or 45% (Overcrowding)

Band 3 – 7,320 or 45% (General Housing Need)

There were 13,840 households on the Transfer list as of June 30th 2020. The transfer list does not form part of the Annual Summary of Social Housing Need because the applicants are deemed housed, albeit they have a need/preference for alternative accommodation.

Band 1 – 4,171 or 30% (THAP, Surrender Larger, Medical, Welfare and any other Band 1 Priority)

Band 2 – 2,597 or 19% (Overcrowding and Previous Points Priorities)

Band 3 – 7,072 or 51% (General Transfer Request)

Overcrowding is assessed by how many bedrooms are available to each household member, i.e. households who have fewer rooms available than their assessed need. This category includes households in HAP and Private Rented accommodation and most households in emergency accommodation, as they de facto meet the criteria. Therefore Band 2 of both housing and transfer lists includes households in the private sector as well as social housing.

HAP: Households who took up HAP are on the Transfer Lists in Bands 1, 2 or 3 (of which 1,573 were transfers from Rent Supplement to HAP). The Allocations section is reviewing the creation of a separate transfer list for HAP applicants under each transfer band. Unlike social housing transfer applicants, HAP transfer applicants carry across all their time on the housing list and this is creating a lot of confusion regarding fluctuating positions. Fluctuations will still happen, due to changes in

household size, circumstances or area of choice but to a lesser degree if we can separate the HAP lists from those seeking transfer from social housing.

2. Lettings

In 2019, lettings increased year on year by 46%. However, in 2020, the constrictions of the lockdown period had an understandable but nonetheless negative impact on lettings: **Qs 1 & 2 2020** lettings (723) decreased by 30% as compared with **Qs 1+2 2019** (1036).

Housing Lettings: 499 or 69% of all lettings

63% Band 1 (Priority Lists)

28% Band 2 (Overcrowding)

9% Band 3 (General Need)

Transfer Lettings; 224 or 31% of all lettings

45% Band 1 (Priority Lists)

27% Band 2 (Overcrowding)

28% Band 3 (General Need)

Additional Note on Homeless Lettings: At the outbreak of COVID, homeless was identified as a high risk category along with other congregate settings. A comprehensive part of the response to COVID was to prioritise lettings (and HAP support) to households. It is intended to bring the lettings ratios back into line in Qs 3 & 4 while maintaining our commitments under the scheme changes of 2018.

Table 2: Lettings to Households moving from Emergency Accommodation:

Category of Need:	Homeless Families	Homeless Singles & Couples	Total
Band 1	114	153	267
- Welfare	4	3	
- Traveller			
- Medical	9	8	
- Homeless Priority	99	142	
- THAP Rehouse	2		
Band 2	40	6	46
Band 3			
Total	156	159	313

3. Summary of Social Housing Needs Assessment (SSHA) 2020

The Annual SSHA was due to take place earlier this year but was delayed due to lockdown. The Department of Housing, Planning and Local Government has since directed all housing authorities to rreview the housing applications on file for households whose housing need has not been met, and

whose file has not been assessed for the first time or reviewed since 10 April 2019. We will be corresponding with applicants in the coming weeks.

Mary Hayes
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