

Pimlico & Braithwaite St Focus Ireland

The Site: 28 -34 Braithwaite Street & 63-66 Pimlico.

DCC planning reference: No. 3548/20. 49 units of residential accommodation.

DCC portion of lands: Marked in green. Dauken Holdings marked in red.

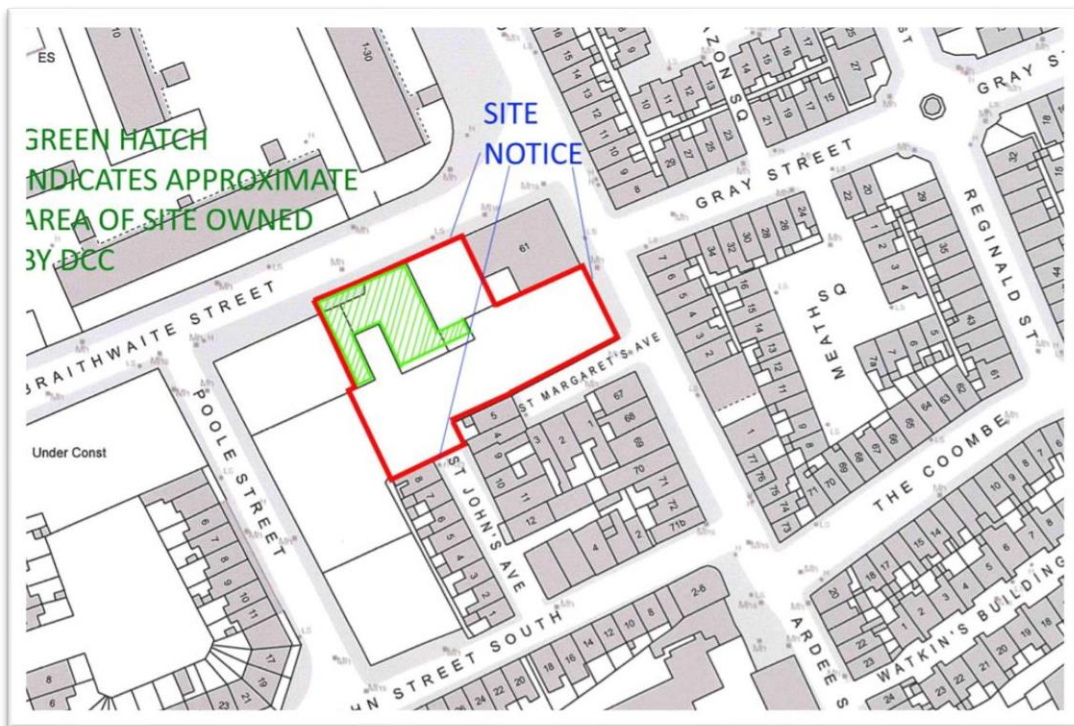


Figure 1, site map, 28 -34 Braithwaite Street & 63-66 Pimlico.

Founder & Life President Sr Stanislaus Kennedy | Chairperson Mr Gerry Danaher | Directors Ms Susan O'Connell, Mr John Moloney, Mr Diarmuid Burke, Ms Anna Lee, Mr Michael Layde, Mr Declan O'Flaherty, Prof Suzanne Quin | Worker Director Ms Triona O'Connor | Chief Executive Mr Pat Dennigan | Company Secretary Mr Kevin Gregory |

Focus Housing Association CLG is a company limited by guarantee with charitable and covenant status | Company registration no 133953 | Registered office 9-12 High Street, Dublin 8 | Registered charity no CHY 9040 | CRA registered charity no 20022624 | Vat registration no 4872004J

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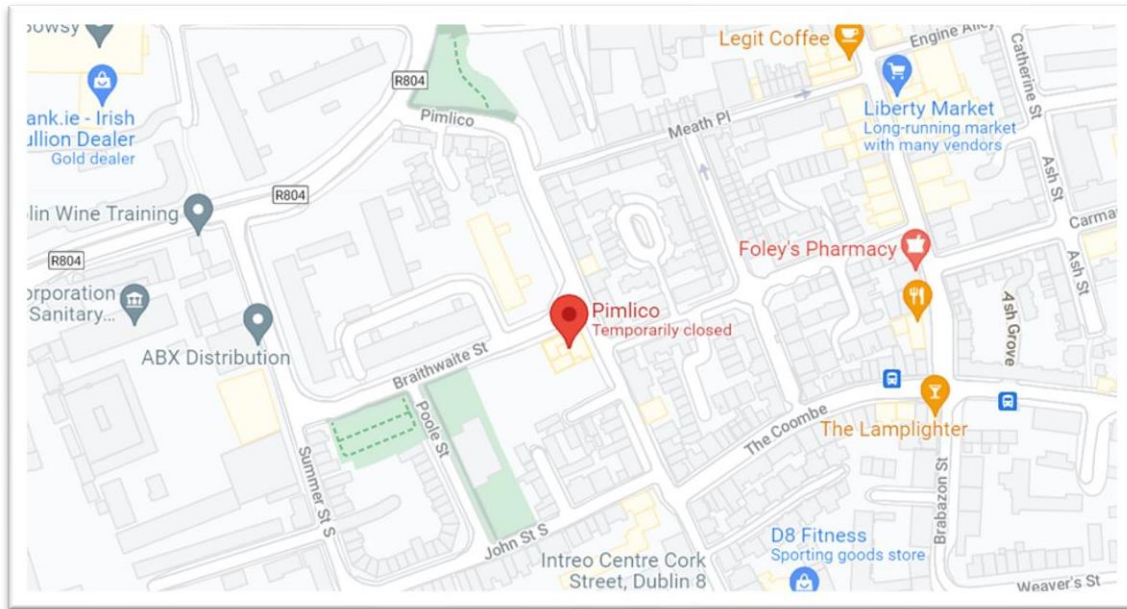


Figure 2 location map.

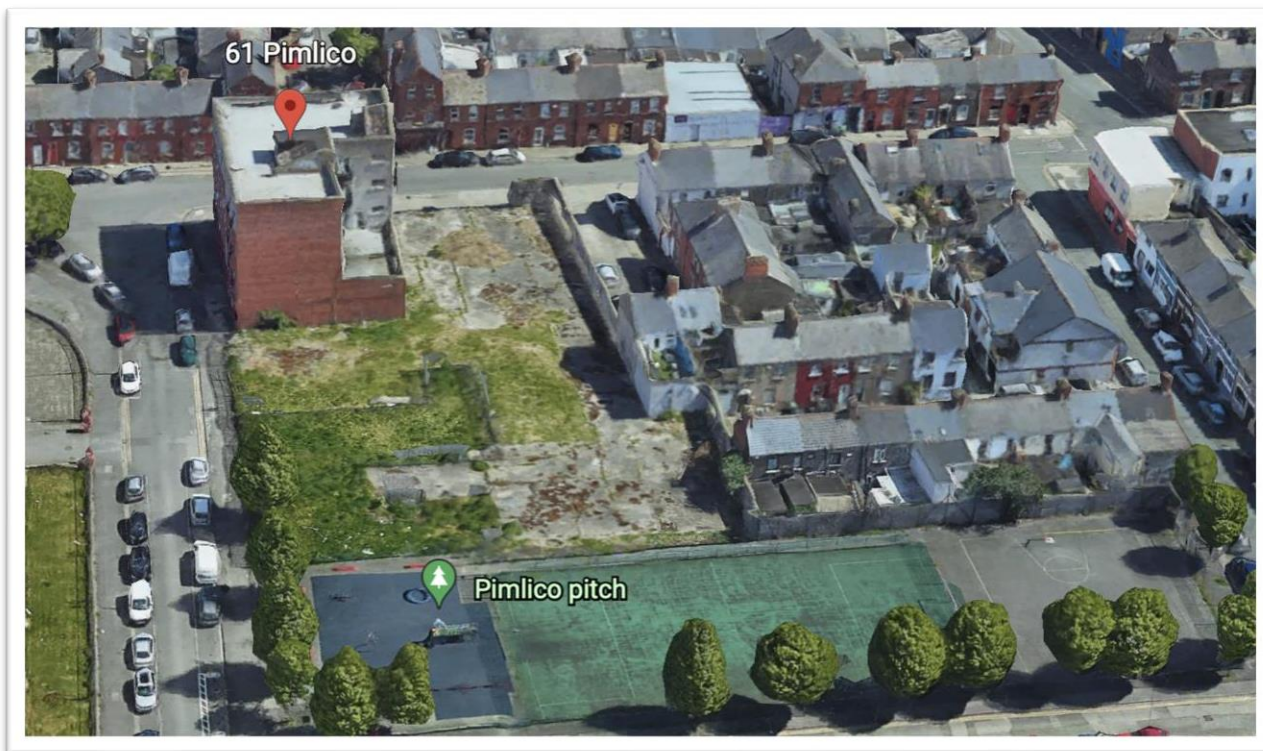


Figure 3, arial view

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Proposal:

Focus Housing Association clg intend to transform the existing building and derelict site located at 28 -34 Braithwaite Street & 63-66 Pimlico, Dublin 8. This transformation will include the refurbishment of the existing 12 apartments already at the site and will convert the former Pimlico Tavern into a communal space that will operate as a Youth Café during the day and a communal hub for residents outside core hours.

In addition to the Pimlico tavern building, Focus Housing Association (FHA) have secured the sale of the development site that lies adjacent to the tavern, 28-34 Braithwaite Street & 63-66 Pimlico. This site comes with the benefit of full Planning Permission for 49 units; a mix of studios, 1 & 2 bed apartments.

DDC currently own 23% of this site and propose transferring their ownership to FHA so they can develop the site. FHA need the 23% to complete the development as planning was granted on the entire. Full details of the planning permission can be accessed [here](#).

These 49 homes will be allocated in accordance with the Focus Ireland's Mesacán Model¹ of intentional social mix in consultation with Dublin City Council and local social housing waiting lists.

This document will outline how Focus Housing Association intend to develop the two separate sites which once fully developed will provide 61 new social homes for the area, a much-needed day service for young people, and a vibrant communal space for residents.

1) Plan for development site at 28 -34 Braithwaite Street & 63-66 Pimlico:

In order to build out the planning permission and deliver the 49 new social homes, Focus Housing Association must first obtain ownership of the balance of lands from Dublin City Council. It is the intention of Focus Housing Association to finance this scheme with funding from CALF & a loan from the Housing Finance Agency. Once complete, all 49 units will be made available to households on the local social housing waiting list. Focus Housing Association will own and manage the building and all tenants will have an assigned Property Management Officer (PMO)

¹ The Meascán Housing Model Towards a Focus Housing Association model of socially mixed, supported housing provision (2021) <https://www.focusireland.ie/wp-content/uploads/2021/09/The-Meascan-Housing-Model-An-Introduction-and-Discussion-Paper.pdf>

and a Focus Ireland Tenancy Support Worker, both of which will support the tenant to live comfortably in their new home.

Subject to the completion of this site disposal to Focus Housing Association, it is currently estimated that works can commence at the site in Q4 2022 with an 18 month build programme.

Accommodation breakdown:

Unit Type	Total
Studio	10
1 bed apartment	9
2 bed apartment	30
Total	49

2) Plan for former Pimlico Tavern Public House building:

The former Pimlico Tavern building was trading as a public house up until March 2020. It comprises of c.300sqm on the ground floor. The same space is mirrored in the basement. 12 apartments are also located above the ground floor. The entire building is solid block construction. Focus Ireland intend to develop the ground floor and basement into a communal space for both young people and residents. Focus Ireland plan to utilise the space in the basement for the recreation facilities and kitchen space. The offices and meeting rooms will be contained on the ground floor. When complete the layout will be briefly comprise of:

Ground floor

- Reception, office space & private meeting rooms.
- WC & shower facilities

Basement

- Open plan communal space for recreation facilities.
- Domestic kitchen
- Lockers/storage facilities for service users
- Quiet space
- TV & lounge area.

See appendices C, drawings showing sample layout.

a) The Youth Café.

Acquiring & developing this site is fundamental to Focus Housing Association's strategic plan to develop this quarter and transform the former Pimlico Tavern Public House into a Youth Café. The proposal is to utilise the building as the Youth Café during daytime core hours and outside of that will be to make the building available to the tenants a community space.

Focus Ireland, together with TUSLA have identified the need for a **Youth Café service** in Dublin 8. See **appendices**, a report carried out by Focus Ireland & Tusla outlining in detail the need for this service and the positive outcomes it will achieve, including Homeless Prevention. The Café will be available specifically to young people aged between 18 & 23. In brief, the service will provide a safe space for young people to access during the day to meet with their key workers, social workers, learn skills, participate in recreational activities, and get assistance with accessing HAP and accommodation.

In Focus Ireland's experience, vulnerable young people need access to specialised, multidisciplinary supports but often these supports are not readily available when they need them or are not tailored to meet their specific needs. The service being proposed by Focus Ireland and Tusla would be specifically designed to respond to young people in a way that will ensure such supports are delivered in a targeted, youth-friendly environment and at an appropriate level of intensity to meet the specific needs of each young person.

The need for a dedicated youth services for vulnerable cohorts, such as care leavers or young people accessing homeless services is acknowledged in the government's national policy framework for children and young people, Better Outcomes, Brighter Futures, which emphasises the importance of supporting quality youth work, both as a protective factor contributing to the young person's overall development and in reaching out to young people at risk. The National Aftercare Policy for Alternative Care requires Tusla to provide an aftercare drop-in service to all young people who are eligible for an aftercare service. Any young person with a care history may avail of such services for advice and guidance. The establishment of these drop-in services represent a critical preventative measure to reduce the number of care leavers who end up in homeless services and also interrupt the development of longer-term issues via early intervention and blocking entry to adult services.

The proposed Youth Café will build on the great work and experience of Focus Ireland's other youth services, as well as the services provided by Tusla to young people who are leaving or have

already left care services by combining the expertise from both organisations into one central hub for young people in Dublin 8.

Youth Café - Tusla Support

Tusla will run this service in conjunction with Focus Ireland. Tusla will have office space available to them specially for their staff to meet with the service users. See attached appendices B, letters of support from Tusla confirming their support for this service and confirming that Dublin 8 is an ideal location.

b) The Hub – use of communal space outside of Youth Café opening hours.

Outside of the Youth Café's opening hours, the space will provide a fantastic communal resource for all the residents that will live in the long-term housing in the initial 12, and later the proposed 49, new homes that FHA intend to deliver on the site.

Focus Ireland recognise that if the Youth Café was open in the evenings or weekends, that this could potentially lead to resistance and concerns from the local residents which is why Focus Ireland only intend to operate the Youth Café during core working hours during the working week. Focus Ireland are aware that the building was previously a Public House and would have been busy at night-time, but we are conscious that youth services may come with a stigma and wants to avoid any unnecessary objections to the service from the wider community. Committing to specific opening hours will mitigate objections and hopefully appease the local residents who may have reservations about Focus Ireland's plans for the site. This means that Focus will be able to offer the use of the building exclusively to all our tenants on the Pimlico Site as communal space. Residence will be invited to take advantage of the space and come together as a community group, which will include several meeting rooms and a domestic kitchen and work together as a resident's association. This will enhance of sense of pride of place and help them integrate in the local community.

Location: This property is ideally located Pimlico Dublin 8 as it lies within close proximity to existing services and facilities that the target group currently use. It is vital to the success of the youth café that it is accessible by both walking and public transport and within an area already familiar to the service users.

Staffing resources: The Youth Café will be staffed by Focus Ireland and TUSLA from their own resources.

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On-going operational costs: Focus Ireland as owners of the building will be responsible for the operational, maintenance and upkeep of the building. TUSLA will contribute for the running costs of their office space.

Attachments. Planning drawings

c) Residential Accommodation

There are 12 apartments overhead of the former Pimlico Tavern Public House which are made up of 9 x 1 beds and 3 x 2 beds. All 12 existing apartment will be extensively refurbished and modernised by Focus Housing Association and once this work is complete, these homes will be allocated as long-term accommodation for use as social housing. Focus Housing Association has provisionally agreed with Dublin City Council and Tusla that 5 of these apartments will be allocated to young people leaving State Care. The remainder will be allocated by Dublin City Council in accordance with the local housing waiting list.



Figure 1 & 2 The Pimlico Tavern building

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Meascán housing model

As Focus Housing Association continues to add to its housing stock it will continue to pursue its value of 'integration' through acquiring scatter site housing. To achieve the same objectives in our building programme, we will continue to develop our Meascán housing model of 'intentional social mix'. Under this innovative model, Focus Housing Association will be tenanted by a mix of households with support needs and households without such needs. All tenants would be aware of the nature of the development, the potential that some of their neighbours had experienced homelessness and might, occasionally, have challenging behaviours. They would also be aware of supports available to them and be expected to participate in the governance and community organisation required. This exciting new approach can offer people with complex needs and an experience of homelessness the opportunity of integration into a mainstream and welcoming community. [See here](#) for more information on this innovative new approach in housing delivery.

Focus Housing Association clg Estate Management

Focus Housing Association is an Approved Housing Body (AHB) under Section 6 of the Housing (Miscellaneous Provisions) Act 1992 and the largest AHB in the homeless sector.

Focus Ireland and Focus Housing Association are two separate legal entities that work together in partnership to deliver safe and affordable housing with support, where necessary, to both long and short-term tenants.

Focus Housing Association acquires, manages, and maintains the properties where our tenants live while Focus Ireland supports these tenants to sustain their tenancy. Both work in partnership to provide the appropriate levels of support to service users. Focus Housing Association has a dedicated property management team responsible for the management and maintenance of Focus Ireland's housing stock nationally.

Focus Housing Association

- Owns/leases residential properties
- Is the landlord to tenants in these properties
- Is responsible for the acquisition / and development of all residential units.
- Manages the financing of this acquisition

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- Collects the rent from the residential units
- Is responsible for the maintenance and upkeep for all residential units which are owned by Focus Housing Association
- Works in partnership with private property management companies to ensure leased units are maintained to a high standard.

Focus Housing Association achieves the above through its Property and Housing Department which employs qualified and experienced staff across both development and housing management.

Each Focus Housing Association property is allocated a Property Management Officer (PMO) who is responsible for the management and maintenance of the tenancy and the property and who will work closely with staff who are supporting the tenant to manage the property. Focus Housing Association adopts the Physiologically Informed Environment (PIE) which considers the environment the individual is living in and acknowledges that this has an impact of the tenant's behaviour and motivation.

Induction

The standard induction process for tenants moving into all Focus Housing Association property involves property and support staff and is as follows:

- Tenancy Agreement read through line by line and explained, then signed by both parties
- Consent to record information explained again
- Household Budget or Standing Order Forms explained and signed
- Rent Payment card issued
- Social Welfare forms (where applicable) filled out and signed
- Use of appliances, heating system etc. explained
- Induction to Focus Ireland (emergency contact number, maintenance requests, lost keys, support, contact details etc.)
- Tenancy Agreement scanned and saved (Case Manager)
- Tenant details given to rental administration for upload to Housing Management System

Using the systems above, the tenant is clear on their rights and responsibilities from the beginning of their tenancy and of the support systems available to them to ensure that their tenancy is maintained.

Estate Management

Property Management Officers have a regular programme of estate management visits and caretaking plans and inspections. This programme includes a full internal property check of each dwelling at least once a year, with additional checks where necessary. Support staff are present at these property checks.

These visits have several housing management purposes including pre and post inspection of repairs, management of voids and re-lets and the control of rent arrears.

Caretaking Plans and Inspections

Each estate or apartment block has a specific caretaking plan and regular inspections in place to ensure that the environs are maintained in the best possible order. The caretaking plans cover all aspects of the upkeep of the estate or apartment block including waste management, window cleaning, upkeep and cleaning of communal areas, etc. The general estate management and inspection purpose of the visits is to identify problems with gardens, communal area cleanliness, vehicles, rubbish, vandalism, animals etc. Property Management Officers record issues and arrange for appropriate action to be taken to address them. Where issues relating directly to the tenant's capacity to manage the tenancy or child welfare concerns are noted, these are directed immediately to the case manager, where applicable.

Anti-Social Behaviour

Focus Ireland as a provider of housing and housing support services liaises regularly with the RTB in relation to property matters and, as such has a wealth of experience in this area, including regular liaison with the relevant local authorities through the delivery of supported housing and tenancy sustainment services.

With a current national housing stock of over 1,200 (owned/managed/leased) and a strategic commitment to acquiring 1,152 new properties by the end of 2025, our capacity to continue to maintain and grow this housing stock is contingent on maintaining our good reputation with landlords, local authorities, and current and future neighbours

Complaints in relation to tenancies are responded to immediately using the full set of expertise and competencies to resolve issues and in accordance with the organisation's Anti-Social Behaviour Procedure, which includes:

- Community Integration – Supporting tenants to be better neighbours through community integration programmes and strategies.
- Tenant Induction – as outlined previously tenant induction involves outlining the service to be provided to the participant as well as the rights and responsibilities that form part of a tenancy agreement from the start and supporting them in meeting these.
- The use of Individual Crisis Management Plans (ICMPs) - where challenging behaviour impacting on the environs presents, staff will employ Individual Crisis Management Plans which clearly identify participant-specific known triggers, habitual behaviours and effective interventions specific to each participant.
- Managing Challenging Behaviour Discretely - support service users to anticipate patterns of behaviour that may impact negatively on neighbours and to act to reduce the risk of these occurring.
- Therapeutic Crisis Intervention (TCI) - Therapeutic Crisis Intervention forms part of Focus Ireland's core training for staff and teaches skills that help people cope with difficult situations. The TCI core curriculum trains staff in assisting people to reflect on their behaviour and develop strategies for engaging in more appropriate behaviours and responses to stressful behaviours.

Asset Management

Focus Housing Association's Asset Management Plan is informed by stock condition surveys and includes responsive, cyclical and planned maintenance utilising both our in-house maintenance team and Approved Contractors. Each new property is added to the plan.

Responsive Repairs Requests

Day to day repair requests are made through the PMOs and logged onto our computerised Housing Management System (Curo). Each request is categorised as Emergency, Urgent and Routine and this is explained to the tenant along with when they can expect their request to be completed. PMOs will then check with the contractor or internal maintenance team that the request is completed within the agreed timeframe.

Rent Arrears Management

Rents are also logged through the Curo system. In line with best practice in rent arrears management, it is made as easy as possible for tenants to pay their rent. Where possible, each tenant is expected to pay their rent through Household Budget. Where this is not possible, tenants are supported to make Standing Order Payments. In addition, tenants are also issued

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with rent payment cards where they can make payments in any Post Office or shop that has Paypoint.

Rent accounts are checked regularly by the PMO and Rental and Tenancy Administrator. If a tenant does fall into difficulties with rent payments the PMO will work with them to make an affordable rent arrears repayment agreement as laid out in the Rent Arrears Management Procedure. If they have a Support Worker, they will assist with this.