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**Galway City Council**

**Summary of Social Housing Assessment 2018**

The 2018 SSHA was carried out by local authorities under Section 21 of the Housing (Miscellaneous Provisions) Act 2009 and the Social Housing Assessment (Summary) Regulations 2016. To qualify for social housing support, households must be both eligible for and in need of social housing support.

The Summary of Social Housing Assessments 2018 brings together information provided by local authorities on households in their functional area that are qualified for social housing support yet that social housing need is not being met. It is a point-in-time assessment of the identified need for social housing support across the country. The 2018 HNA was conducted on the 11th June 2018.

Households must be qualified for social housing support. Households currently living in local authority rented accommodation, voluntary/ co-operative accommodation, accommodation provided under the Housing Assistance Payment (HAP) scheme, accommodation provided under the Rental Accommodation Scheme (RAS), accommodation provided under the Social Housing Capital Expenditure Programme (SHCEP) schemes or any household on a transfer list are not included in the net need number.

Number of Households Qualified for Social Housing Support

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Local Authority** | **No. of HH** | **2017**  **%** | **No. of HH** | **2018**  **%** | **Change**  **No. of HH** | **'17-'18**  **%** |
| Galway City | 2,219 | 2.6 | 1,728 | 2.4 | -491 | -22.1 |
| **National Total** | **85,799** | **100.0** | **71,858** | **100.0** | **-13,941** | **-16.2** |

The number of households qualified for social housing support in Galway City at 1,728 excludes all HAP and RAS applicants and existing local authority applicants approved on the transfer list. The combined total number of ALL applicants on the HWL at December 2018 was 4,105.

**Age Profile of Households (Main Applicant) Qualified for Social Housing Support**

The greatest proportion of applicants (32%) are aged between 30 -39 years while over half of all applicants are aged less than 39. A relatively small (7%) of applicants are aged over 60. The age profile in the City is broadly similar to national averages within each age group.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Local** | **Less than** | **25-29** | **30-39** | **40-49** | **50-59** | **60-69** | **70 years** | **TOTAL** |
| **authority/year** | **25 years** | **years** | **years** | **years** | **years** | **years** | **old or more** |  |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2018 | 103 | 197 | 549 | 502 | 251 | 113 | 13 | 1,728 |
| 2018 % | 6% | 11% | 32% | 29% | 14% | 7% | 1% |  |
| 2017 | 133 | 271 | 776 | 600 | 300 | 128 | 11 | 2,219 |

Source of Income of Main Applicant Qualified for Social Housing Support

58% of qualified households were in receipt of a social welfare payment only while 18% received employment income only.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Local** | **Social** | **Employment** | **Employment** | **Other** | **TOTAL** |
| **authority/year** | **Welfare** | **Only** | **And Social** |  |  |
|  | **Only** |  | **Welfare** |  |  |
|  |  |  |  |  |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 2018 | 1,004 | 313 | 177 | 234 | 1,728 |
| 2018 % | 58% | 18% | 10% | 14% |  |
| 2017 | 1,360 | 329 | 244 | 286 | 2,219 |

**Household Composition of Those Qualified for Social Housing Support**

The greatest proportion of applicants are from single person households (54%) while only 23% of applicants are a couple with a child or children. The figure of 54% for single household applicants in the city is higher than the national average of 47 % for that category.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Local** | **Single** | **Single Person** | **Couple with** | **Multi-Adult** | **TOTAL** |
| **authority/year** | **Person** | **with child/** | **or without** | **Household** |  |
|  | **Household** | **children** | **child/children** |  |  |
|  |  |  |  |  |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 2018 | 924 | 400 | 399 | 5 | 1,728 |
| 2018 % | 54% | 23% | 23% | 0% |  |
| 2017 | 1,125 | 527 | 559 | 8 | 2,219 |

Employment Status of Main Applicant Qualified for Social Housing Support

Nearly half (45%) of applicants are unemployed and in receipt of social welfare while just over one quarter (27%) are employed.

**Local**

**Unemployed,**

**Employed Back-to- Homemaker**

**One parent**

**Other Retired TOTAL**

**authority/year**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2018 | 785 | 475 | 34 | 88 | 78 | 241 | 27 | 1,728 |
| 2018 % | 45% | 27% | 2% | 6% | 4% | 14% | 2% |  |
| 2017 | 1,128 | 527 | 45 | 112 | 121 | 261 | 25 | 2,219 |

**in receipt of**

**social welfare**

**work / Solas**

**scheme**

**(no income)**

**family**

**suppory**

**Main Need for Support for Those Households Qualified for Social Housing**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Key** | **Basis of Need**   |  |  | | --- | --- | | **Key** | **Basis of Need** | | **H** | Disability - Other | | **I** | Disability – intellectual | | **J** | Exceptional medical needs or compassionate grounds | | **K** | Overcrowded accommodation | | **L** | Unfit accommodation | | **M** | Unsustainable mortgage | |
| **A** | Dependent on Rent Supplement |
| **B** | Unsuitable accommodation – household circumstances |
| **C** | Require separate accommodation |
| **D** | Institution, emergency accommodation or hostel |
| **E** | Disability – physical |
| **F** | Disability – sensory |
| **G** | Disability – mental health |

**A B C D E F G H I J K L M TOTAL**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2018 | 455 | 595 | 300 | 130 | 80 | 10 | 67 | 1 | 46 | 4 | 31 | 1 | 8 | 1,728 |
| 2018 % | 26% | 34% | 18% | 7% | 5% | 1% | 4% | 0%%%% | 3% | 0% | 2% | 0% | 0% |  |
| 2017 | 717 | 754 | 361 | 103 | 95 | 10 | 75 | 2 | 43 | 6 | 45 | 1 | 7 | 2,219 |

26% of applicants were dependent on rent supplement as a basis of need while 34% were in unsuitable accommodation based on household circumstances. c.13% of applicants required accommodation based on disability grounds.

**Nationality (Main Applicant) of Those Qualified for Social Housing Support**

**Local**

**authority/year**

**Irish Citizen EEA Citizen Non-EEA Citizen TOTAL**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2018 | 1,167 | 421 | 140 | 1,728 |
| 2018% | 67% | 25% | 8% |  |
| 2017 | 1,406 | 602 | 211 | 2,219 |

Roughly over two thirds of qualifying households were Irish citizens (67%) while 8% were non-EEA citizens.

Length of Time on Record of Qualified Households (Waiting List)

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Local** | **Less** | **6 - 12** | **1 - 2** | **2 - 3** | **3 - 4** | **4 - 5** | **5 - 7** | **More** | **TOTAL** |
| **authority/year** | **than 6** | **months** | **years** | **years** | **years** | **years** | **years** | **than 7** |  |
|  | **months** |  |  |  |  |  |  | **years** |  |
|  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 2018 | 107 | 123 | 141 | 126 | 171 | 179 | 324 | 557 | 1,728 |
| 2018% | 7% | 7% | 8% | 7% | 10% | 10% | 19% | 32% |  |
| 2017 | 123 | 131 | 187 | 251 | 263 | 230 | 451 | 583 | 2,219 |

Nearly a third (32%) were on the waiting list for more than 7 years while a combined total of over two thirds (71%) were on the waiting list for more than 3 years.

**Accommodation Requirements of Those Qualified for Social Housing support**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Local** | **General** | **Enduring physical,** | **Homeless** | **Traveller** | **Aged** | **TOTAL** |
| **authority/** | **(no specific** | **sensory, mental health** |  |  | **65 years** |  |
| **year** | **requirements)** | **or intellectual issue** |  |  | **or more** |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 2018 | 1,349 | 179 | 120 | 43 | 37 | 1,728 |
| 2018% | 79% | 10% | 7% | 2% | 2% |  |
| 2017 | 1,836 | 198 | 95 | 53 | 37 | 2,219 |

79% of qualified households had no specific requirements while 10% were recorded as having a disability requirement.

Current Tenure of Households Qualified for Social Housing Support

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Local** | **Private rented** | **Living** | **Living with** | **Emergency** | **Owner** | **Other** | **TOTAL** |
| **authority/year** | **accom with /** | **with** | **relatives /** | **accom/ none** | **occupier** |  |  |
|  | **without RS\*** | **parents** | **friends** |  |  |  |  |
|  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 2018 | 1,259 | 198 | 108 | 102 | 16 | 45 | 1,728 |
| 2018 % | 73% | 11% | 6% | 6% | 1% | 3% |  |
| 2017 | 1,733 | 193 | 124 | 125 | 11 | 33 | 2,219 |

73% of applicants were in private rented accommodation with or without rent supplement while 6% were in emergency accommodation.