



Galway City Housing Task Force end-year review December 2019

Principal Services	Current Position/Progress to Date
Homeless Services and Supports	<p>S.10 Funding: S.10 funding expended in 2019 is estimated at c.€9m administered by GCC for the West Region. Expenditure by Galway City Council is estimated to be €6,606,679 for 2019 of which expenditure on PEA is estimated at €4,632,935. Categories of expenditure are homeless prevention, tenancy sustainment and resettlement supports, emergency accommodation, long-term supported accommodation, day services, and housing authority homeless services provision including administration.</p> <p>Private Emergency Accommodation: Galway City Council is currently providing Emergency Accommodation including Private Emergency Accommodation to 62 families, 11 families in housed in transitional accommodation and an additional 10 Families in the Family Hub. (PEA Total Families 83). 5 of the transitional units are directly provided by Galway City Council. 28 single people which includes one couple who are also in receipt of private emergency accommodation.</p> <p>Temporary Emergency Accommodation: Fairgreen Hostel and Abbey House provide emergency accommodation to 39 men and Osterley Lodge provides emergency accommodation to 13 women. These services are managed by Cope Galway and Galway Simon and are remained at full capacity during 2019.</p> <p>Family Hub: Corrib Haven Family Hub commenced operations in May 2019 and is providing accommodation and support for up to 12 families. The facility is a welcome addition in easing the dependence of Hotels and B&Bs and the lack of same during the tourist season. The facility is fully equipped with laundry and cooking facilities to which families have access to which gives a degree of flexibility and independence not currently available in PEA. The emphasis is on intensively working with the families to move-on to alternative supported accommodation i.e. HAP, LTL/RAS. Social housing allocations may be considered in certain cases. Since the opening of the Family Hub, 5 families have moved on to alternative accommodation through HAP.</p> <p>Modular Housing: Galway city was selected as a pilot for a modular housing project which will meet the needs of 15 homeless families. A site in Westside was identified as the most suitable location for such a facility. The modular units were procured from a framework put in place for this specific purpose by the Housing Agency. The first units arrived on site in December 2019 and the installation of units is on track for completion by mid-January 2020. A complementary enabling works contract which commenced in August 2019 to provide the required site infrastructure – foundations, roads, footpaths, utilities etc. – is at an advanced stage with completion of all works projected by the end of January 2020. The facility will be managed by Peter McVerry Trust and progress on site infrastructure is such that service operation is expected to commence in February 2020.</p>

	<p>Housing First: ‘Housing First’ is being implemented through an integrated approach by the Departments of Housing and Health, Local Authorities and the HSE and commenced in June 2019. Housing Supports will be provided by Galway Simon and Cope Galway to 30 individuals. It has been agreed that 15 units will be secured by the AHBs and the remaining 15 provided by Galway City Council. The aim of the project is to work with the single cohort who are deemed long term homeless with complex mental health needs. In addition, Galway City Council will continue with single homeless people on a housing led approach, who have a requirement for supports, but are not identified as having the complex mental health needs as opposed to those targeted under Housing First. Progress has been slow to date but tenancies will come on stream in 2020.</p> <p>Cold Weather Response: The Homeless Cold Weather Response 2019 / 2020 (CWR) commenced in early November 2019 and will run until the end of April 2020. The initiative provides a 21 bed facility with an additional 10 emergency beds available if required, in a facility nearby the Homeless Day Centre. There was sufficient capacity to meet the needs of those individuals sleeping rough, and who requested assistance, over the duration of CWR 2018 / 2019 which concluded in April 2019. Homeless Service providers (COPE Galway and Galway Simon) continue to engage with clients in seeking a long term solution to their housing needs. Additional supports are provided to rough sleepers including day services, warm meals, access to laundry facilities and access to a GP and other health professionals who hold weekly clinics on site. 174 people were supported during CWR 2018/2019. CWR 2019 / 2020 is currently operating at or close to capacity.</p> <p>Homeless Travellers: The Council with the support of Cope Galway and Galway Simon Community assist with the provision of emergency accommodation, support and transition services to Travellers. The Homeless HAP Place Finder Officer continues to work with Travellers to secure a HAP supported tenancy. Allocation of units (LA/AHB) continue to be made to Travellers in homeless services having regard to Scheme of Letting Priorities and Estate Management Strategy. 8 Traveller families have been accommodated through the HAP Homeless Place finder Service. Traveller families continue to be challenged in finding private rented accommodation. 27 Traveller families are availing of private emergency accommodation with an additional 8 in transitional units as described above.</p>
Housing Allocations	<p>Allocations: 129 tenancies were allocated in 2019 of which 95 are Local Authority and 34 Approved Housing Body allocations. Of these allocations, 24 were to homeless families, 32 to Traveller families, 12 were as a result of homes acquired by the Council to prevent homelessness and 61 were from the Housing Waiting List. A further 50 houses are pending for allocation in January 2020. 75 casual voids were returned to productive use following short-term vacancy.</p>
Traveller Accommodation	<p>Traveller Accommodation Programme 2019-2024: The Traveller Accommodation Programme 2019 – 2024 was adopted by Elected Representatives in July 2019. The TAP includes targets for the provision of housing supports, across all delivery streams and options for 242 households over the 5 year period up to 2024. Specifically, the Plan includes for the provision of a number of new build Traveller specific accommodation units to meet identified need. Details on the schemes proposed will be provided to the members of the LTACC in early 2020. Progress in the previous Plan (2014 – 2018) indicated that 194 accommodation supports were provided in the previous 5 years. A number of challenges remain in relation to over-crowding and selecting sites for additional Traveller specific accommodation. Progress on same will be prioritised for 2020. A number of schemes are at various stages in the planning and approvals process. A CAS application in partnership with the Traveller AHB CENA was submitted to the Department for the redevelopment of the Circular Rd hating site. The Council will also replace existing welfare units at the Carrowbrowne Temporary site in January 2020. Progressing the delivery of Traveller specific accommodation in line with the adopted TAP will be a priority for 2020.</p>

Housing supply in the private rented sector	<p>Housing Assistance Payment Scheme (HAP): A total of 530 HAP tenancies have been established to date in 2019 which includes the transfer of 96 households on long term rent supplement over to HAP. 2,045 households have been accommodated under HAP since its inception in Galway City Council in 2016. Individual annual and weekly HAP targets are set by the Department of Housing for all local authorities in order to ensure delivery of HAP targets set out nationally under Rebuilding Ireland and the annual target set for Galway City Council was 491 for 2019 which has been exceeded. The HAP Unit are currently setting up approximately 10/11 HAP tenancies on a weekly basis.</p> <p>RAS & Short Term Leasing: The number of properties in the private rented sector under the Rental Accommodation Scheme continues to fall with the exit of 24 properties in 2019 giving an overall total of 206 properties on RAS in the private rented sector at the end of 2019 with the City Council. Conversely, the number of tenancies supported under RAS in the Approved Housing Body Sector continues to increase with 198 RAS AHB tenancies at present. The City Council's RAS target for 2019 was set at 16 with a total of 24 new RAS AHB tenancies set up in 2019, exceeding the RAS target set by the DHPLG. The number of properties on RAS type Availability Agreements (Short Term Leasing) currently stands at 101, with 13 landlords exiting this Scheme in 2019.</p> <p>Since the introduction of the Rent Predictability Measures in January 2017 in Galway City, over 123 properties have exited the City Council's RAS & Short Term Leasing Schemes. Anecdotal evidence suggests that this is as a consequence of the City Council being legally prohibited from granting rent increases greater than 4% on the last rent set to private landlords which conflicts with the rent review clause in their RAS contracts which is based on prevailing market rents. While rental inflation in the city has appeared to ease off in the latter half of 2019, currently standing at approximately 6%, rents remain high and are now 97.4% higher than when they bottomed out in early 2012. Thus, a significant divergence exists between maximum HAP rental limits and prevailing market rents which is proving particularly challenging for single person households in the city at present. With a continued exodus by private landlords from the social rented sector, rising rents, high demand and restricted supply, the pressure and affordability problems in the city's rental sector is set to continue for the foreseeable future.</p>
Housing construction and supply	<p>Acquisitions: 55 property acquisitions were completed by Galway City Council. Of these 55 acquisitions, 45 were acquired directly by Galway City Council. The remainder of units acquired were made up of 2 CAS acquisitions (AHB), 6 CALF acquisitions (AHB), 1 Housing Agency Acquisition (€70M Fund) and 1 Housing Agency LA Direct Purchase. 67 other properties were inspected by Galway City Council and were not progressed for various reasons as part of the required due diligence process.</p> <p>Part V: Part V activity increased during the year and GCC are in discussions regarding a number of Part V's for various proposed sites and schemes across the City. Formal agreements were signed for 5 developments with units to be delivered in 2019-2020. Initial Part V pre-planning negotiations with Developers have indicated another 180+ Part V units scheduled for delivery 2020-2023 pending planning permission approval. 11 Part V units were acquired in 2019.</p> <p>CALF Approvals: 20 unit turnkey acquisition in Murrough, Renmore by Cluid Housing closed in early 2019 and are now fully occupied. CALF funding approved for 2 developments of 96 units in Castlegar by Respond Housing. Works on this site are progressing and 17 units were delivered in Q4 2019. CALF funding has been approved for Co-Operative Housing Ireland to acquire 16 Turnkey units in Renmore with units delivered in Q4 2019. Department approval has been received for 14 units in Doughiska for Túath Housing Association with delivery of these units anticipated in Q4 2019. An application for 10 units in Cappagh Road by Co-Operative Housing Ireland has been submitted to the Department for delivery in Q4 2019. Galway City Council currently have 245 units on Capital Advance Leasing Facility Payment and Availability Arrangements with the Approved Housing Bodies around the city. In 2020, the balance of 79 units in Caireal Mor (Respond) will be delivered in phases with full delivery anticipated by June 2020.</p>

CALF Proposed applications: Expressions of interest have been identified by Approved Housing Bodies for potential acquisition and/or construction of up to 540 units across the City over the coming 3 years which will substantially assist the Council in meeting its overall targets under Rebuilding Ireland.

Applications have been submitted to the Department for 17 units in Roscam and 64 units in Letteragh Road by Cluid Housing with works to commence in 2020 with delivery in 2021. Works are due to commence in 2020 on a development in Newcastle for 83 units with an application by Respond due to be submitted in early 2020. These units are due to be delivered in 2021.

CAS (Capital Acquisition Scheme): 2 CAS Projects ongoing across the city with 2 AHB's to provide 15 Units for the housing needs of applicants under the specific categories (homeless, older people and people with disability). Works are completing on site by COPE for 9 domestic violence units on the former Magdalene Laundry site in Forster Street. Peter Triest Housing Association are progressing their application for 6 units with Department of Housing, Planning and Local Government in Ragoon, Galway and Stage 3 approval received with works to commence in 2020. Single unit acquisition applications are being progressed with Approved Housing Bodies and approval has been received from the Department for 2 units with 1 of those being a 1-bed unit for Housing First Homeless Project. Stage 1 CAS approval has been received for 7 units with Respond on a site located in Doughiska. 4 of the homes are included in the Traveller Accommodation Programme for identified Traveller families.

Vacant Homes: A Vacant Homes Officer is working on the Vacant Homes Strategy 2017 – 2021 to develop a profile of the 'real level of vacancy' in Galway City. Work has progressed with a number of vacant units identified and will be advanced to acquire through the Buy and Renew Scheme or where appropriate through the Compulsory Purchase Order process. 2 vacant houses acquired under CPO in 2017 together with an adjacent site acquired in 2019, have the benefit of Stage 1 approval for 16 units scheduled to commence in 2020.

Galway City Council Turnkey: A development of 52 units on the Monivea Road (Radharc na Gréine) has been acquired as a turnkey purchase. This is being delivered on a phased basis with 22 units completed in 2019 and the remaining 32 by Q2 2020.

Construction Programme:

Ard Cre Phase 2, Ballymoneen Road: This scheme comprises 78 units of social housing. A contractor has been procured with contract award in March and commencement on site on 29th April 2019. Contract duration is 18 months – it is projected that units will be handed over in Q3 2020.

Ballyburke PPP Scheme: This site in Ballyburke is included in Social Housing Bundle 2 – a national bundle of 8 sites being developed through a PPP under the project management of the NDFA. The Ballyburke scheme consists of 74 units. Financial close on the PPP procurement process was achieved on 27th November 2019 and works commenced on site in early December. Completion of the Ballyburke site and tenancing of units is projected for Q2 2021.

Ballybane: This scheme will provide 58 social housing units. Part 8 approval was granted at the May 2019. The DHPLG have subsequently given approval at Stage 3 of the CWMF process. A Letter of Intent issued to the preferred tenderer in December 2019. Pending Stage 4 approval and completion of the award process it is anticipated that construction on site will commence start in January 2020. A construction period of 15 months is projected.

Monivea Road: A scheme to provide units for older people has been developed for this site. Stage 2 approval has been achieved for a 7 unit development of this nature. The opportunity to acquire an adjacent site then arose and has been availed of. This allows for a larger and better quality development. Design work recommenced in Q4 2019 on the closing of the purchase of the adjacent site. It is projected that a Part 8 for a 16 unit scheme will be published in Q1 2020.

Headford Road Lands: CWMF Stage 1 approval has been granted for a proposed 69 unit scheme. A design team has been appointed and the scheme design is in development. Part 8 publication by the end of Q1 2020 is projected. The development proposes the inclusion of 6 units of culturally appropriate Traveller specific accommodation.

Keeraun Ballymoneen Road: A revised consolidated Stage 1 Submission was forwarded to the DHPLG in respect of this site in late Q1 2018. This followed a series of engagements with the DHPLG and also confirmation with regard to the extent of land take associated with the Galway City Ring Road. There has been further engagement with the DHPLG since submission with a requirement to provide a Cost Effectiveness Analysis confirmed. The Cost Effectiveness Analysis has been approved on review by the DHPLG following a lengthy engagement for further submission to DPER. The review by DPER is ongoing with indications that a finding will be forthcoming in early 2020. CWMF approval is dependent on the outcome of the DPER review. The delivery of units on this site is crucial for the achievement of Rebuilding Ireland targets.

Infill scheme: A proposal for an infill development of 4 units at 211 Tirellan Heights was submitted to the DHPLG seeking Stage 1 CWMF approval in October 2019 – a response is awaited. This property was purchased with such a proposal in mind and further acquisitions of this nature, and with similar potential, will be pursued pending a successful outcome in this instance.

Summary Position: By the end of January 2020, Galway City Council social housing developments with a combined output of 262 units will be on site at various stages of completion. By year end 2020, it is anticipated that further developments comprising a total of approximately 200 units will have commenced on site or have an imminent site start date.

2019 Build Targets / Delivery

Targets set by the Department for Galway City Council for 2019, include 121 under the various build streams. By year end GCC will have achieved an outturn of 117 units, 4 below target. The failure to achieve the overall target can be accounted by a lower number of units delivered in the Turnkey scheme at 22, compared with an anticipated 32 at the start of 2019. The delivery of units under the CALF stream is particularly strong in Galway. A number of schemes reached financial close / practical completion in mid to late December and will be fully tenanted in January 2020.

Delivery Stream	2019 Delivered
SHIP CONSTRUCTION	
SHIP CONSTRUCTION RAPID	
REGENERATION	

CAS CONSTRUCTION	9
SHIP CONSTRUCTION SINGLE STAGE	0
SHIP CONSTRUCTION TURNKEY	22
SHIP Competitive Dialogue	
CAS CONSTRUCTION TURNKEY & CAS SINGLE STAGE	
PPP	
AHB CALF Construction	
AHB CALF Turnkey	70
CALF Part V	9
LA Part V	2
CAS Part V	0
Voids (Capped)	5
Rebuilding Ireland Build Target	121
2019 Delivery	117
Shortfall/Over	-4

A target of 29 acquisitions was set for 2019 with an overall achievement of 55. 26 above target. The numbers achieved for long-term leasing is well below the target set. A number of schemes initially presented to the Council under this stream were ultimately delivered under CALF. A number of expressions of interest were received from property owners but did not progress.

Delivery Stream	2019 Delivered
SHIP Acquisition	45
CAS Acquisition (AHB)	2
CALF Acquisition (AHB)	6
HAA €70M Fund	1
HA LA Direct Purchase	1
Total	55
Overall Acquisition Target	29
Shortfall/Over	26

Leasing	2
Total	2
Overall Leasing Target	41

Overall Delivery v Target 2019

A total delivery target of 698 units across all delivery streams was set for Galway City Council in 2019. The delivery of 744 units represents a delivery of 106% against overall target. While a number of streams underperformed (in particular Leasing) the overall delivery has been positive and above target.

Target / Delivery 2019 (All Streams)	Target 2019 Build, Acquisition and Leasing	Target / Delivery 2019 Build	Target Delivery 2019 Acquisition	Target Delivery 2019 Leasing	Target / Delivery 2019 HAP & RAS
Target 698	191	121	29	41	507 (HAP 491/ 16 RAS)
Delivery 744	174	117	55	2	546 HAP 24 RAS