

Galway City Strategic Plan for Housing People with a Disability 2021 - 2026



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Galway City Strategic Plan for Housing People with a Disability 2021 - 2026

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GLOSSARY

AHB	Approved Housing Body / Bodies
CAS	Capital Assistance Scheme
DFI	Disability Federation of Ireland
GCC	Galway City Council
HAP	Housing Assistance Payment
HDSG	Housing & Disability Steering Group
HSE	Health Service Executive
ILMI	Independent Living Movement Ireland
IWA	Irish Wheelchair Association
LA	Local Authority
NHSPWD	National Housing Strategy for People with Disabilities
PAS	Personal Assistant Services (also PA Services)
SHIP	State Housing Initiative Partnership Programme
SSHA	Summary of Social Housing Assessments
UD	Universal Design
WAU	Wheelchair Accessible Unit

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1. Executive Summary

1.1 Background and Purpose of the Strategic Plan

The Department of Housing, Local Government and Heritage requires each Local Authority to prepare for their administrative area a Housing and Disability Strategic Plan for People with a Disability for the period 2021 – 2026. In the case of the Galway City Council administrative area, the Plan is devised and agreed by the Housing and Disability Steering Group (HDSG) led by Galway City Council. The vision of the Galway City Strategic Plan is to facilitate access for people living with disabilities to an appropriate range of housing and related support services, delivered in an integrated and sustainable manner, promoting equality of opportunity, individual choice, and independent living.

The four categories of disability referred to as part of this Strategic Plan include:

- a) Sensory Disability
- b) Mental Health Disability
- c) Physical Disability
- d) Intellectual Disability and Autism

This section of the Plan also outlines how the new strategy will be promoted locally through once-off and on-going initiatives.

1.2 Stakeholder Engagement and Relevant Policies

Stakeholders: Key stakeholders who hold a role in policy development and/or implementation of actions associated with this Strategic Plan are identified in Section 3. These include Central Government; Housing Authorities; Health Service Executive (HSE); Families; Service Providers; Approved Housing Bodies (AHBs) and TUSLA – The Child and Family Agency.

Housing and Disability Steering Group (HDSG): The central aim of the HDSG is to assist in the delivery of the National Disability Strategy at local level through the development and implementation of a Local Strategic Plan. This is outlined further in Section 3 of the Strategic Plan. Individual and organisational membership of the group are listed and the specific objectives of the HDSG outlined. Links to supporting national and local policies are also included.

1.3 Housing Demand and Supply

This section defines housing need as identified in Ireland. The definition applies equally to all people with a disability. The data presented explores the following:

- Social housing waiting list in relation to physical, sensory, mental health, intellectual and unspecified needs.

- Social housing transfer list in relation to physical, sensory, mental health, intellectual and unspecified needs.
- Institutional residential settings in relation to the three institutional settings in Galway City (Brothers of Charity, Cheshire Homes and HSE Mental Health Services).

It is accepted that there will always be an emerging need in the area of housing and disability. As a result, in line with census data, there is a need for continued monitoring of the situation in the City to ensure key trends are identified early, and there is continued and clear collaboration between all stakeholders. It is also acknowledged that housing needs of people with a disability are ever changing and there is a need to ensure the Plan has the capacity to respond to this.

Owner occupied housing stock also features in this section. This group is significant which is borne out through the number of applications to a variety of grant schemes (including the Housing Adaptation Grant Scheme; the Mobility Aid Grant Scheme; the Housing Aid for Older People Scheme). The number of applicants to each scheme for 2019 and 2020 are included. These grant schemes have recently been reviewed by the Department of Housing.

The total number of people with a disability on the Galway City Council housing waiting list is 431 (SSHA 2020). There are 29 people with a disability on the transfer list currently and 49 people with a disability in residential settings. The final element of this section of the Plan outlines the on-going social housing delivery pipeline for Galway City.

1.4 Wraparound Supports

Wraparound supports are critical to the sustainment of tenancies for a significant number of housing applicants with a disability. Housing is provided by and through Local Authority housing stock; Approved Housing Body stock and housing via the leasing of privately owned housing stock. Wraparound supports are provided by the HSE through Personal Assistance Services, Home Help, Day Services, Respite Services, Home Sharing and Contract Families. The 'My Home Project' is discussed as an example of good practice and an evaluated programme.

1.5 Objectives of the Strategic Plan

The Plan is underpinned by an overarching objective to ensure that the supply of housing solutions is adequate to meet the needs of people with disabilities in Galway City. Other key objectives of the Plan include:

- Continue to establish, understand and map the housing needs of people with disabilities living in the Galway City Council area to determine requirements
- Ensure that the housing needs of people with disabilities are prioritised in the planning stages of proposed housing projects
- Develop interagency protocols to ensure housing delivery in line with effective support services to those who require it

- Promote and mainstream the concept of universal design and wheelchair liveable housing
- Implement actions in the area of housing and disability as outlined in *Housing for All: A New Housing Plan for Ireland* document.

Challenges, risks and opportunities associated with the implementation and delivery of these objectives are discussed in Section 6.

1.6 Monitoring and Evaluation of Plan

The HDSG is committed to the on-going monitoring and evaluation of the objectives outlined as part of this document.

2. Background and Purpose of the Strategic Plan

The new National Housing Strategy for People with a Disability (2022 – 2027) is currently being developed under the auspices of the Housing Agency. To facilitate the development of this new strategy the current national strategy has been extended until the end of 2021.

The Department of Housing, Local Government and Heritage has requested that Housing & Disability Strategy Steering Groups (H&DSG) within each Local Authority administrative area prepare new Housing & Disability Strategic Plans for People with a Disability for the period 2021 – 2026. It is envisaged that the development of these new strategic plans will act as part of the consultation process for the forthcoming national strategy and feed into the preparation of the initial draft of this document. Furthermore, the new strategic plans will be required to be reviewed to allow for the inclusion of any relevant aims, objectives or targets from the national strategy.

The vision of the Galway City Strategic Plan is to facilitate access for people living with disabilities to an appropriate range of housing and related support services, delivered in an integrated and sustainable manner, promoting equality of opportunity, individual choice, and independent living. The Plan is aligned with the National Strategy for People with a Disability 2011 – 2016 and the associated National Implementation Framework. Both documents were published by the Department of Environment, Community and Local Government and the Department of Health. The Plan is also cognisant of the Government's mental health policy, *Sharing the Vision: A Mental Health Policy for Everybody*, and the report of the Working Group on Congregated Settings, to support people with disabilities to live in the community with maximum independence and choice.

The four categories of disability referred to as part of this Strategic Plan include:

- e) Sensory Disability
- f) Mental Health Disability
- g) Physical Disability
- h) Intellectual Disability and Autism

According to the last national census in 2016¹ there are 10,133 people in Galway City living with one or more disability or 13% of the population of the City. Housing for people with disabilities should increase year on year given the ongoing demographic trends that will see the number of people with a disability increase by approximately 20% by 2026². It is very likely that Census 2022 will report a rise in the number of disabled people living in Galway City.

Central to this Strategic Plan is the core goal of meeting the identified needs of people living with disabilities locally. The Plan recognises the challenges that exist within the broader housing market in Galway City, however the actions outlined aim to be achieved within the mainstream housing environment.

Specifically, the National Implementation Framework includes the following strategic aims reflected in this document:

¹ Central Statistics Office (CSO) 2016

² National Disability Authority, Disability Statistics, 2018

- Housing Authorities will develop specific strategies to meet the identified housing needs of people with physical, intellectual, mental health and sensory disabilities locally. These Strategies will be informed by the assessments of housing need and broader formalised collaborative working with relevant statutory agencies, service user groups and disability organisations.
- These strategies will form an integral part of Local Authority Housing Services Plans and will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms.
- In line with the development of specific disability housing strategies, housing authorities will consider reserving certain proportions of units to meet specific identified need within each disability strategy.

It is intended that this Plan will form an integral part of Galway City Council's Housing Services Plan and the housing plans of other housing providers and thereby will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms. This Plan will also support longer term strategic planning.

2.1 Awareness and Promotion of the Plan

The Housing and Disability Steering Group (HDSG) will promote the Strategic Plan through a number of one-off and on-going initiatives. The Strategic Plan will also be reviewed (and revised if required) to reflect the new national strategy currently being developed.

Through these activities the HDSG will also raise awareness of the Strategic Plan within the appropriate stakeholder organisations (for further details of these organisations see Section 3a). The Plan is informed by the strategic aims of the current National Housing Strategy for People with Disability 2011 - 2021 (NHSPWD) and the objectives listed for this Strategy are framed by those strategic aims outlined in the national plan³. The Strategic Plan should be integrated and referred to where necessary within the operations of the Local Authority. The Local Authority along with other members of the Steering Group will promote and create awareness of the Plan along with any contracted service providers through its various communication platforms (website, social media etc.) and through direct engagement with service users and stakeholders as relevant. In some instances stakeholders may be responsible for the delivery of some actions associated with the Strategy's objectives; where this is the case communication will be on-going and regular through online and face-to-face meetings (in accordance with COVID-19 public health guidelines).

The Strategic Plan will be available on Galway City Council's website and copies will be available throughout the City's libraries, Family Resource Centres and other places of public prominence. All members of the HDSG will use various platforms to ensure the strategic plan is reached by as broad an audience across the community as possible.

³ The NHSPWD can be viewed here: https://icsh.ie/wp-content/uploads/attach/publication/425/attach_publication_425_nationalhousingstrategyforpeoplewithadisability2011-2016.pdf

3. Stakeholder Engagement and Relevant Policies

3.1 Stakeholders

This section identifies the stakeholders who play a role in policy development and/or implementation of actions associated with this Strategic Plan.

- a) **Central Government:** The Department of Health's role in relation to services for people with disabilities is to provide the policy and legislative framework to enable the ongoing strategic development, monitoring and evaluation of the performance of health and social services to support people with a disability to live in the community. This includes working with other government departments, the HSE, and relevant agencies to enhance people's health and well-being.

The Department of Housing, Local Government & Heritage also has a key role in that it has overall responsibility for the development and implementation of housing policy for people with disabilities, both for those living in the community and those who will be transitioning from institutional care in the coming years.

- b) **Housing Authorities:** Galway City Council in its role of Housing Authority holds a key role in the provision of social housing supports for all eligible persons with a disability, including people currently living independently or with families or in other arrangements. This role also extends to the provision of non-direct housing supports such as the development of appropriate community infrastructure (i.e. transit linkages, community accessibility, community environmental supports etc.). In many cases individuals will also require funded supports (via the HSE for example). It is often the case that the solution for the individual will also require support from a broad range of community based services.
- c) **Health Service Executive (HSE):** The HSE has the overall statutory responsibility for the management and delivery of health, care and personal social services. In respect of disability services/supports, the HSE's responsibility is fulfilled by the provision of services both directly by the organisation (for example Home Help) and also, to a significant extent by the funding of non-statutory organisations (via service level arrangements) to provide a range of services on its behalf (for example Brothers of Charity; Ability West; PA Service Providers). The HSE aims to support each individual living with a disability to live the life they wish, in an environment that provides opportunities for choice, personal development, fulfilling relationships and protection from exploitation and abuse.

With regard to individuals currently residing in institutional residential settings, the HSE, as a main driver of de-institutionalisation, strongly supports transition to more socially inclusive community integrated services and is fully committed to ensuring that people with disabilities will be actively and effectively supported to live relevant and meaningful lives close to their family and as members of their community. In order to sustain and adhere to the plan, the HSE must ensure that funding already allocated is realigned to meet the needs of those moving to new homes.

- d) **Families:** In addition to a significant advocacy role, families are often the first assistance and support in the provision of appropriate accommodation for persons living with a disability. The challenges facing families must be recognised and in many instances the support of key partner agencies is required. This support may be in the form of physical adaptations to their home, moving home, respite care or personal assistant services.

- e) **Service Providers:** This includes both statutory (for example the HSE) and non-statutory (for example Threshold) service providers. Responsibilities include the development of an overall project plan incorporating a person-centred approach; the provision of information on housing options; supporting individual applications for supplementary housing supports; facilitating access to external advocacy (e.g. National Advocacy Service for People with Disabilities); providing support around tenancy arrangements; and identifying/assessing care supports and needs. Service providers must also participate in local implementation teams, identifying broader contextual obstacles or challenges to transitioning and living independently for the person.

- f) **Approved Housing Bodies (AHBs):** AHBs operate as housing providers under the initiatives set out in the *Housing Strategy for People with a Disability*, through the Capital Assistance Scheme or leasing or purchase models. All clients must be on the housing authority waiting list before being in receipt of an allocation. In the context of Galway City Council, potential tenants are nominated for interview with AHBs based on the duration of time spent on the housing waiting list and cognisant to specific housing requirements (in this instance disability).

The AHBs currently working with Galway City Council include: Clúid Housing Association, Tuath Housing, Respond!, Galway Co-Operative Housing Association, Peter Triest Housing Association, Mental Health Association, Irish Wheelchair Association and Carraig Dubh Housing Association. AHBs operating in Galway City have an existing housing stock of approximately 900 units. This contributes significantly to the supply of social housing, meeting the needs of those on Galway City Council's housing waiting list.

- g) **TUSLA – The Child and Family Agency:** The role of TUSLA is legislated under the Child and Family Act (2013) and has the following responsibilities directly for housing and the provision of appropriate supports: Supporting and promoting the development, welfare and protection of children, and the effective functioning of families; Offering care and protection for children in circumstances where their parents have not been able to, or are unlikely to, provide the care that a child needs.

In order to discharge these responsibilities, TUSLA is required to maintain and develop the services needed in order to deliver these supports to children and families, and provide certain services for the psychological welfare of children and their families. Responsibility for ensuring that every child in the State attends school or otherwise receives an education, and for providing education welfare services to support and monitor children's attendance, participation and retention in education;

Ensuring that the best interests of the child guides all decisions affecting individual children; Consulting children and families so that they help to shape the agency's policies and services; Strengthening interagency co-operation to ensure seamless services responsive to needs; Undertaking research relating to its functions, and providing information and advice to the Minister regarding those functions and commissioning services relating to the provision of child and family services.

There are 279 children in the care of TUSLA Galway at any given time with approximately 8 males and 7 females (15 total) of those under the age of 18 years with a disability in one or more of the four specified categories within the Strategy.

TUSLA Galway provides a range of Leaving and Aftercare Services. TUSLA's policy is to refer young people to this service from their 16th birthday onwards with Aftercare Service provided until they are 21 years of age or longer if they remain in education or training. A cohort also exists who struggle with homelessness or difficulties accessing and maintaining suitable accommodation. There are less than 3 young people within this group who have a disability.

3.2 Housing and Disability Steering Group

As in all Local Authority areas, a Housing and Disability Steering Group (HDSG) operates in the Galway City administrative area. The purpose of the group is to assist in the delivery of the National Disability Strategy at local level through the development and implementation of a Local Strategic Plan.

The membership of the Steering Group comprises:

- Local Authority Head of Housing (Chair)
- HSE Representatives
- Representative from each of the four disability sectors operational in the local area
- Representatives from up to three Approved Housing Bodies
- Two Representatives with Lived Experience

Organisations on the Galway City HDSG include HSE, DFI, IWA, Brothers of Charity, Rehab Care, Peter Triest Housing Association, Co-operative Housing Ireland, COPE Galway, Galway Simon Community, Respond and Tuath. Lived Experience membership is sought from Disability Federation of Ireland (DFI) and the Independent Living Movement Ireland (Appendix 1). Local Authority representatives from relevant sections of the Housing Department (such as Housing Allocation, Architects Department, Housing Development, Social Work) attend meetings as appropriate. The membership term of the Steering Group is 24 months, with membership reviewed accordingly within this timeframe.

The role of the Steering Group includes:

- a) Consulting with and advising the LA on the local implementation of the National Housing Strategy for People with Disabilities
- b) Ongoing review of the targets outlined as part of the strategic plan in order to deliver appropriate/varied types of housing for people with disabilities

- c) Ongoing review of LA and AHB pipelines for delivery to allow for input into the appropriateness of developments for specific housing types
- d) Developing, monitoring and reviewing local interagency protocols (as appropriate)
- e) Working with all housing delivery agencies to promote the provision of housing for people with disabilities
- f) Acting as a forum for the exchange of information and experience
- g) Provide feedback and constructive challenge as necessary to the Department of Housing regarding barriers that exist to meeting the housing requirements of people with disabilities
- h) Working towards the progressive realisation of the housing-related provisions contained in Article 9(1)(a), Article 19(a), Article 28(1) and 28(2)(d) of the UN Convention on the Rights of Persons with Disabilities

From time to time the HDSG may establish working groups in order to progress required actions. It is envisaged that the HDSG meets four times a year. Each member organisation reports and liaises directly with its service users and wider networks. Collaborative working arrangements are in place through working groups and direct contact between organisations. In addition, local interagency protocols will be developed as required.

3.3 Policies and Strategies

The objectives identified as central to this Strategic Plan are underpinned by a number of policy and strategy documents. These range in influence and geographic scale cognisant to local needs, the national context and global commitments to housing people with a disability. The documents include:

- National Housing Strategy for People with Disability Strategy
Link: http://www.housingagency.ie/sites/default/files/2019-05/National%20Housing%20Strategy%20for%20People%20with%20a%20Disability_2.pdf
- United Nations Convention on the Rights of People with Disabilities (UNCRPD)
Link: <https://www.un.org/development/desa/disabilities/convention-on-the-rights-of-persons-with-disabilities/convention-on-the-rights-of-persons-with-disabilities-2.html>
- National Disability Inclusion Strategy 2017 – 2021
Link: <https://www.gov.ie/en/publication/8072c0-national-disability-inclusion-strategy-2017-2021/#:~:text=The%20National%20Disability%20Inclusion%20Strategy,needs%20of%20people%20with%20disabilities.&text=The%20aim%20of%20the%20National,lives%20of%20people%20with%20disabilities.>
- Housing for All: A new Housing Plan for Ireland
Link: file:///C:/Users/0105180s/Downloads/197237_29edec3e-6664-4e62-86b2-af2e77f2f609.pdf

Other pertinent policy, strategy and legislative documents include:

- Sharing the Vision: A Mental Health Policy for Everyone, HSE 2020: <https://www.gov.ie/en/publication/2e46f-sharing-the-vision-a-mental-health-policy-for-everyone/>
- The Model of Care for People with Severe and Enduring Mental illness and Complex Needs (2018): <https://www.hse.ie/eng/services/list/4/mental-health-services/rehabilitation-recovery-mental-health-services/model-of-care-for-people-with-severe-and-enduring-mental-illness-and-complex-needs.pdf#>
- National Framework for Recovery in Mental Health (2017): <https://www.hse.ie/eng/services/list/4/mental-health-services/advancingrecoveryireland/national-framework-for-recovery-in-mental-health/>
- Irish Sign Language Act (2017 – Commencement Order 2020): <http://www.irishstatutebook.ie/eli/2020/si/658/made/en/print>
- Assisted Decision Making (Capacity) Act 2015: <http://www.irishstatutebook.ie/eli/2015/act/64/enacted/en/html>
- Safeguarding Vulnerable Persons at Risk of Abuse – National Policy and Procedures, HSE (2014): <https://www.hse.ie/eng/services/publications/corporate/personsatriskofabuse.pdf>
- The Public Sector Equality and Human Rights Duty (Section 42 of the Irish Human Rights and Equality Commission Act 2014): https://www.ihrec.ie/download/pdf/ihrec_act_2014.pdf
- Addressing the Housing Needs of People using Mental Health Services A GUIDANCE PAPER (2012): <https://www.hse.ie/eng/services/publications/mentalhealth/housingdocument.pdf>
- Time To Move On From Congregated Settings, HSE (2011): <https://www.hse.ie/eng/services/list/4/disability/congregatedsettings/>
- HSE National Service Plan 2021: <https://www.hse.ie/eng/services/publications/serviceplans/national-service-plan-2021.pdf>
- Community Healthcare West Operational Plan 2021 <https://www.hse.ie/eng/services/publications/cho2/community-healthcare-west-operational-2021.pdf>

The purpose of Galway City’s Strategic Plan is to work towards a rights-based approach to housing, universal access and community inclusion for people with disabilities living in Galway City.

4. Housing Demand and Supply

Housing need is defined as the extent to which the quantity and quality of existing accommodation falls short of that required to provide each household or person in the population, irrespective of ability to pay or of particular personal preferences with accommodation of a specified minimum standard and above.

This definition applies equally to all people with a disability. The current housing needs of people with a disability can be determined from a variety of sources and provides a comprehensive breakdown of need for compilation. The following tables, while demonstrating the range of data sources, provides a breakdown of the number of households with disabilities requiring social housing provision or housing adaptations in the Galway City area.

Greater detail on the breakdown of unit size, location, design and any other specific requirements is addressed on an individual basis. There is an element of estimation required to address the emerging needs; this can be calculated based on previous annual averages, but is not necessarily specific to the location.

4.1.1 Social Housing Waiting List

In terms of demand, the number of people with a disability currently on social housing waiting lists, not including people transitioning from institutional residential settings, are as follows:

Table 1. Households Classified as having a Disability

	Aged 65+	Enduring Health Impairment	TOTAL
Physical	19	146	165
Sensory	1	16	17
Mental Health	5	114	119
Intellectual	10	119	129
Unspecified	0	1	1
TOTAL	35	396	431

Source: SSHA 2020

4.1.2 Social Housing Transfer List

Galway City Council has an existing housing stock of 2,584 homes. Each year a number of tenants require alternative accommodation as a result of disability or injury and the subsequent inadequate nature of their current accommodation. This arising need is addressed through a transfer arrangement (if suitable and appropriate accommodation is available).

The decision to transfer tenants allows for a less costly alternative to adaptation works or where necessary adaptation works are not feasible. The table below outlines the current transfer list. This is based exclusively on disability need and the data has been collated from City Council records.

Table 2. Galway City Council Tenants with a Disability requiring Transfer

Category	Total
Physical	22
Sensory	0
Mental Health	4
Intellectual	3
Total	29

Source: Galway City Council, July 2021

4.1.3 Institutional Residential Settings

There are three institutional residential settings in the Galway City Council Administrative area – Brothers of Charity, Cheshire Homes, and HSE Mental Health Services. The following table illustrates the number of people currently residing in these settings and who may require social housing provision.

Table 3. Number of Residents in Institutional Residential Settings, Galway City

Service Provider	Number of Individuals currently in Institutional Residential Settings
Brothers of Charity	20
Cheshire Homes	9
HSE Mental Health Services	20
Total	49

Source: Service Providers July 2021

4.1.4 Emerging Disability Need

The Strategic Plan engages housing applicants and households already identified to Galway City Council through the social housing application process. However, it is accepted that there will always be an emerging need in this area. It is important that such projections are continually monitored to maintain accuracy and support strategic planning in this area. This can be achieved through the following processes:

Determining trends of housing applications from people with disabilities identified in previous housing need assessments; Reviewing available data from the census specific to disability, in addition to local and national data; Monitoring trends in relation to societal change; Collaborating with the HSE Disability sectors in relation to persons with an emerging need under the age of 18; Collaborating with the HSE Disability sectors in relation to persons placed in nursing homes; Collaborating with local disability organisations and representative groups; Collaborating with local and national AHBs.

The Strategic Plan aims to respond to the on-going and changing housing needs of people with a disability in the local area as required. In doing so, it will have due regard to particular needs of specific cohorts. This will include members of the Traveller Community with a disability who are residing or seek to reside in Traveller Specific Accommodation.

4.1.5 Needs in Owner Occupied Homes

In owner occupied homes, adaptation or alternative accommodation needs arise due to disability on a regular basis. From the perspective of the LA this need can be gauged by the number of applications made annually seeking grants in three specific areas. These grant schemes include the Housing Adaptation Grant Scheme, Mobility Aid Grant Scheme and Housing Aid for Older People Scheme. The following tables outline the number of applications under these schemes for the last two years from where projections around the number of future applications can be predicted. This detail is included in Table 5.

Table 4. Housing Adaptation Grant Aid Awarded 2019 & 2020

Grant Type	Total Number of Grants Awarded	2019 €	2020 €	Total Funding €
Housing Adaptation Grant	132	562,934	495,106	1,058,040
Mobility Aid Grants	32	40,731	67,306	108,037
Housing Aid for Older People	185	379,703	524,776	904,479
TOTAL	349	983,368	1,087,188	2,070,556

Source: GCC July 2021

Table 5. Housing Adaptation Projected Grant Aid Required

Grant Type	2021 €	2022 €	2023 €	2024 €
Housing Adaptation Grant	510,583	536,112	562,918	591,064
Mobility Aid Grants	74,203	77,913	81,809	85,899
Housing Aid for Older People	348,584	366,013	384,314	403,530
TOTAL	933,370	980,038	1,029,041	1,080,493

Source: GCC July 2021

4.2 Total Disability Need

Reflecting the data informing this Local Strategic Plan it is clear that there remains a significant housing need in Galway City for people with a disability. In summary, the above data indicates that the total number of persons with a disability requiring housing on the Galway City Council Housing Waiting List is 431 and the Galway City Council Transfer List is 29 and in institutional residential settings is 49.

4.3 Housing Delivery Pipeline 2021 - 2025

The housing needs of people with disabilities will be prioritised in the planning stages of proposed and future housing projects. In terms of design, early engagement between technical teams and other relevant stakeholders will inform the location and type of units to be provided within each new development. For future planned schemes, a minimum of 5% of the dwellings will meet universal design requirements. However, it is anticipated the delivery target will be higher.

The following tables illustrate the current housing delivery pipeline of planned and proposed development to include accessible units for the period 2021 – 2025 (as of November 2021). Within the overall number of social units expected, allocation of standard units will also be made to people with disabilities. All schemes post 2023 are indicative at this juncture. Other schemes will emerge in the coming years following additional land acquisition so the table below is not definitive of the total delivery likely over the period to 2025.

Table 6. Housing Development Construction 2021 - 2025

Scheme	Project Name	Total Number of Social Units Expected	Target for People with a Disability Units/Accessible Units/Lifetime Homes	LA/ Approved Housing Body	Project Status	Projected Substantial Completion Date
2021						
SHIP CONSTRUCTION	Ard Cre Phase II, Ballymoneen Road	78	6 Lifetime Homes	GCC	Completed	Q2 2021
SHIP/Turnkey	Radharc na Greinne, Monivea Road	54	3 WAU	GCC	Completed	Q1 2021
Public Private Partnership	Ballyburke, Ballymoneen Road	74	21 Accessible Units	GCC /Torc	Completed	Q4 2021
CALF Construction	Letteragh Road	64	0	Cluid	Construction	Q4 2021

CALF Construction	Creig Ard, Roscam	36	0	Cluid	Construction	Q4 2021
CALF Construction	Briarhill	7	0	Co-operative Housing Ireland	Construction	Q4 2021
2022						
CALF Construction	Fanan, Letteragh Road	10	0	Tuath	Construction	Q1 2022
CAS CONSTRUCTION	Cul Garrai, Ragoon	6	6 UD units	Peter Triest Housing Association Ltd	Stage 4 Approved	Q4 2022
SHIP/Turnkey	Garrai Caol, Coast Road, Galway	53	20 Accessible Units	GCC	Construction	Q4 2022
CALF / Turnkey	Centrepoint, Tuam Road	32	0	Tuath	Constructed	Q2 2022
CALF Construction	Gaelcarrig, Newcastle	83	0	Respond	Construction	Q3 2022
CALF Construction	Gleann na Mona, Western Distributor Road, Ballymoneen Road	16	0	Cluid	Construction / Proposal	Q2 2022
CALF Construction	Cuirt Bhoirne, Roscam	12	0	Cluid	Construction	Q1 2022
CALF Construction	Leana Mor, Cappagh Road	42	0	Respond	Construction	Q4 2022

2023						
SHIP CONSTRUCTION	Garrai Beag, Monivea Road, Ballybaan More, Galway	58	5 Lifetime Homes +1 WAU	GCC	Construction	Q1 2023
SHIP CONSTRUCTION	An Cliathan, Monivea Road, Ballybaan More, Galway	15	3 UD + 12 Accessible Units	GCC	Construction	Q2 2023
CAS CONSTRUCTION	111 Upper Newcastle Road	10	10 Accessible Units	Galway Simon Community	CAS Approval / Planning approved	Q2 2023
SHIP CONSTRUCTION	211 Tirellan	1	1 UD Units	GCC	Planning Approved	Q1 2023
CALF Construction	Ballybane Mor	101	0	Respond	Construction	Q1 2023
SHIP CONSTRUCTION	Munster Avenue	4	1	GCC	Pre Planning	Q4 2023
CALF Construction	Clybaun Road / Rahoon Road	77	30 OPD	Cluid	Planning Agreed / Proposal	Q2 2023
SHIP CONSTRUCTION	Seamus Quirke Rd	10	3	GCC	Stage 1 Approval	Q4 2023
CALF Construction	Murrough	32	32 OPD	Respond	Planning Approved	Q2 2023
CALF Construction	Cappagh Road	16	0	Tuath	Planning Agreed / Proposal	Q3 2023

2024						
SHIP CONSTRUCTION	Merlin Park Lands	18	4 UD units	GCC	Planning Approved	Q1 2024
CAS CONSTRUCTION	Doughiska, Galway	23	6 WAU	Respond	Stage 1 Approved	Q4 2024
SHIP CONSTRUCTION	Headford Road, Castlegar	25	22 Accessible Units	GCC	Stage 1 Approved	Q1 2024
SHIP CONSTRUCTION	Keeraun, Ballymoneen Road, Galway	71	11 Accessible Units + 1 UD	GCC	Stage 1 Approved / Planning submitted	Q1 2024
CALF Construction	Tornog	76	40 OPD	Cluid	Pre Planning	Q4 2024
SHIP CONSTRUCTION	17-20 Merchants Road	11	0	GCC	Stage 1 and 2 Approved	Q2 2024
CALF Construction	Woodquay	27	0	Cluid	Planning Approved	Q3 2024
2025						
SHIP – Social Housing	Bóthar an Chóiste Castlegar, Galway	10	3 UD	GCC	Proposal	2025
SHIP – Social Housing	Clybaun Road	28	5	GCC	Proposal	2025
SHIP – Social Housing	Merlin Lane Lands, Doughiska, Galway	50+	11 UD	GCC	Proposal	2025
SHIP – Social Housing	Castlegar / Tuam Road	100	10	GCC	Proposal	2025
SHIP – Social Housing	Ballyburke, Galway	25	5 UD	GCC	Proposal	2025

CALF Construction	Bothar an Choiste	155	0	Co-Operative Housing Ireland	Pre-planning	2025
CALF Construction	Old Monivea Road	101	0	Tuath	Planning Approved	2025
TOTAL TARGET		1611 +	272			

Source: Housing Capital, GCC, November 2021

Table 7. Housing Acquisitions for Adaptation

Scheme	Project Name	Total Number of Social Units Expected	Target for People with a Disability Units/Accessible Units/Lifetime Homes	LA/ Approved Housing Body	Project Status	Projected Substantial Completion Date
Acquisition & Adaptation	25 Cluain Aird	1	1 WAU	GCC	Construction	Q1 2022
Acquisition & Adaptation	136, 137, 138 Gleann Dara	3	3 WAU	GCC	Construction	Q4 2021
Acquisition & Adaptation	211 Tirellan	1	1 WAU	GCC	Construction	Q4 2021

Source: Housing Capital, GCC, September 2021

In terms of housing acquisitions, the focus is on acquiring properties suitable for Housing First and also persons with a disability. It is recognised that this will be challenging due to lack of availability of housing stock.

Proposed acquisitions in addition to those outlined in Table 7 above include CAS applications for the purchase of one property each in 2021/2022 by Galway Mental Health Association and Carrig Dubh Housing Association.

5. Wraparound Supports

In the context of supporting the Strategic Plan to meet the needs of people with a disability in the Galway City Council administrative area there are a number of existing supports. These include provision of housing through: Local Authority Housing Stock; Approved Housing Body (AHB) Stock and Housing via Leasing of Privately Owned Housing Stock.

Wraparound supports are critical to the sustainment of tenancies for a significant number of eligible housing applicants with a disability. Wraparound Supports are provided as follows:

- Health Service Executive (Personal Assistance Services; Home Help; Day Services; Respite Service; Home Sharing; Contract Families).

The HSE provides and funds a range of services for people with disabilities and their carers. These services include basic health services as well as assessment, rehabilitation, income maintenance, community care and residential care respite, home care and day-care. Some services are provided directly by the HSE. Community, residential and rehabilitative training services are provided by voluntary organisations with grant aid from the HSE.

People with disabilities are entitled to general health services. These services may include medical Cards, prescribed drugs and medicines, medical and surgical aids and appliances, hospital services, dental, optical and aural services.

People with disabilities are entitled to avail of the range of community care services. In many cases, they have priority in access to the services. The relevant community care services may include public health nurse, home help, personal assistance, psychological services, speech and language therapy, occupational therapy, social work services, physiotherapy, day-care and respite.

The early intervention team is for children, aged 0-6 years, and their families who have complex developmental needs. Depending on locality, early intervention is available for children aged 0-5 years as these areas would have a school-age team in place.

Confirmation of the availability of the supports to allow the applicant to take up a housing opportunity is required prior to an offer of housing being made.

Good Practice Projects

My Home Project

In Community Healthcare West's Service Plan for 2020 a priority action was the roll out of the provision of Mental Health Tenancy Support Workers as part of a successful Sláintecare project application (Project 17 - My Home Project) under the Sláintecare Integration Fund. This project was a partnership approach between Community Healthcare West, Galway Simon Community and Galway and Roscommon County Councils to support individuals in the transition from living in mental health residences to their own home. A Qualitative Evaluation Report of the project was completed in April 2021.

Housing Design Project, Galway City

A good example of housing design with shared Personal Assistant supports between residents, where this is suitable, is the Irish Wheelchair Association's four housing units in Coillte Mhuirinne, Ballybane, Galway City⁴.

More transitional housing models are required to support the transition from residential (residential, nursing homes, acute hospital) settings.

⁴ Emma-Jane Morrissey, *Housing Design for Shared Support Services*, Presentation to Galway City Housing and Disability Steering Group, 2020.

6. Objectives of the Strategic Plan

Each objective listed as part of this Strategic Plan will be reviewed in light of the forthcoming National Disability Strategy (2022 – 2027). This will ensure that objectives and associated actions are underpinned by at least one but often multiple strategic aims of the national strategy. Unless stated otherwise, the objectives and associated actions listed below are ongoing for the duration of the Plan.

6.1 Galway City Strategic Plan Objectives 2021 - 2025

No.	Objectives	Responsible Organisations
1.	Continue to establish, understand and map the housing needs of people with disabilities living in the Galway City Council Local Authority area and determine if specific requirements/adaptations are required or accessible/alternative property required	GCC, AHBs
2.	Compile and maintain a register of wheelchair liveable social housing in the Galway City Area	GCC
3.	<p>Ensure that the supply of housing solutions is adequate to meet the needs of people with disabilities in Galway City facilitating delivery of a wide range of housing solutions in existing and innovative supply mechanisms with funding sources determined. This would include:</p> <ul style="list-style-type: none"> - Minimum of 5% fully wheelchair liveable houses are built over the next 5 years - Housing designed to meet the physical, sensory, cognitive or behavioural needs of service users; - Housing incorporating recent innovations in Smart and Assistive Technology around the home, which would offer more opportunities for independence for people with a disability. The inclusion of button and voice activated control systems should be considered, along with the training and maintenance requirements of these systems. 	GCC, AHBs
4.	Ensure that the housing needs of people with disabilities are prioritised in the planning stages of proposed housing projects in terms of design, allocation and management (e.g. Part V arrangements and other proposals)	GCC, AHBs

5.	Instil and maintain practice whereby in multi-unit developments, the design and planning of housing units for people with disabilities is considered first, establishing design parameters for the scheme overall	GCC, AHBs
6.	Promote and mainstream the concept of universal design and wheelchair liveable housing	All Members of HDSG
7.	Ensure that person centred plans are in place for all those moving from institutional residential settings into the community where there is a reasonable expectation of a housing unit becoming available	HSE, Brothers of Charity, Cheshire Homes
8.	Develop interagency protocols to ensure housing delivery in line with effective support services to those who require it (responding as necessary to a variety of contexts) and ensure integration of services in terms of housing provision and support services	All Members of HDSG - HSE & other support providers, GCC & AHB's
9.	Review and monitor best practice innovative methods/initiatives/projects being implemented that may assist in the delivery of new homes or enable people to remain in their current homes (this may include engaging national awareness campaigns, e.g. Think Ahead, Think Housing Campaign by the IWA)	All Members of HDSG
10.	Provide a framework to support the delivery, monitoring and review of agreed actions and review plan in accordance with National Disability Strategy developed in 2021	HDSG
11.	Carry out actions as determined by the Housing Subgroup established under the Implementation Framework of the National Housing Strategy for People with a Disability	HDSG
12.	Carry out actions in the area of housing and disability as outlined by the <i>Housing for All: A New Housing Plan for Ireland</i> document. This includes Objective 7 of the plan: <i>Increase and improve housing options and supports for people with a disability.</i>	HDSG; GCC

6.2. Challenges, Risks and Opportunities

The delivery of objectives as outlined in this Strategy are not without challenges. Such challenges include:

- There is a significant and on-going lack of appropriate and affordable housing for people with a disability. This is compounded by the slow approvals process supporting the delivery of suitable homes (further impacted by current pandemic).
- The current rental market in Galway City continues to be congested and there is significant competition for properties when they come to market. Given the shortage of appropriate dwellings for the various and diverse needs of people with a disability, this group often suffer a double disadvantage in relation to accessing a competitive market.
- There continues to be disparity between current market rents and the level of rent subsidy available, for example, through the HAP Scheme.
- Insufficient budgets for disability service providers to adequately hire staff to help greater numbers of people with a disability live independently in the community.
- Given Ireland's aging population profile there is an increasing challenge to meet the needs of older people, particularly those who may have developed mobility issues. Many who fall into this category wish to live independently but are constrained due to a lack of supports in this area.
- Institutional residential settings represent specific challenges in and of themselves; these include:
 - Some people residing in institutional residential settings may not have made timely housing applications. This is a legacy of such institutional settings being considered 'homes for life' in the past. There are significant challenges to supporting residents in making housing applications.
 - The transition to housing is challenged for this group by the lack of a clear housing pathway and protocol out of institutional residential settings.
 - There is a need to advocate for sustainable funding for floating social care supports in the community to support persons with a disability in maintaining tenancies to advocate for the funding of a tenancy support service through development budget (as per recommendation No. 69 *Share a Vision*).
 - There is a significant demand for single unit accommodation - almost 100% for all mental health service users with low to medium support needs (with the exception of families who understandably require larger units of accommodation). The vast majority would prefer to not have to share their home when seeking a new tenancy.

As a result of these listed challenges, there are a series of associated risks for this Strategic Plan. These include:

- Given the current pandemic, significant risks arise around the continuous provision and/or delay of housing and support for people with a disability.
- The competitive rental market poses a significant risk to maintaining current levels of suitable and appropriate housing units.

- Risks arise regarding an emerging disconnect between what is needed and what is available for people with a disability seeking housing, housing supports (to facilitate independent living for example) or housing adaptations.
- Given the diverse needs of people with a disability there is a risk that available housing will not meet the needs of the person, this reflects the need for clear communication during all stages of the housing process.
- There is a risk that people with a disability may not register on the housing list due to difficulty obtaining access to particular supports in advance of such registration (e.g. Occupational Therapy assessment); this may further add to a lack of representation of people with a disability on the housing list.
- There is also a risk that the transition to independent living will be unsuccessful if the appropriate supports are not available.

There are also a number of opportunities identified by stakeholders to learn more about the context of housing people with a disability. These include:

- Analysing data from those people with a disability who refuse housing offers to understand the barriers they are encountering.
- To explore data from the forthcoming census to further understand the context of the lived experience of people with a disability.
- There is an opportunity for on-going training to be made available to support the development of independent living skills among social housing applicants (where required)
- Similar to other LAs there is an opportunity for GCC to explore the use of Power BI and other assistive technologies as a resource to draw together and present data on housing people with a disability.
- The development of this Plan presents an opportunity for increased levels of joined up planning between the Galway City Council, the HSE and Service Providers around the delivery of housing and associated supports for people with a disability. Proactive delivery of health, social care and housing supports can facilitate people to enjoy much greater independence and autonomy. Important here also is the inclusion of lived experience from the perspective of people with a disability.

7. Monitoring and Evaluation of Plan

In developing the Galway City Strategic Plan for Housing People with a Disability 2021 – 2025 the members of the Housing and Disability Steering Group are aware of the importance of on-going monitoring and evaluation of the objectives outlined in the plan.

This will include members of the HDSG:

- Reporting on progress on objectives and actions at HDSG meetings as relevant and in a timely manner.
- Sharing information on the Plan's progress across the diverse stakeholder groups.
- Reviewing overall progress on an annual basis with a view to informing future planning to meet housing needs of persons with a disability.

8. Appendix 1: Galway City Housing & Disability Steering Group Membership

- Dermot Mahon, Head of Housing, Galway City Council – Chair
- Helena Martyn, Administrative Officer. Housing Department, GCC
- Pauline O' Dwyer, Case Manager - HSE Disability Services CHO2, HSE
- Lorraine Kelly, Project Manager Housing Coordinator, Mental Health, HSE
- Ursula Collis, Social Work Team Leader Failte Community Services, Brothers of Charity Services Ireland CIG (Intellectual)
- Lisa Fenwick, Community Development Officer, Disability Federation of Ireland
- Jean Coleman, National Housing Programme Manager, Irish Wheelchair Association
- Yvonne Fahy, Lived Experience Representative, DFI
- James Cawley, Lived Experience Representative, ILMI
- Stephen Skelly, Residential Service Manager, Rehab Care (Mayo)
- John Curran, General Manager, Peter Triest Housing Association
- David Ryan, Area Manager - West/South, Co-operative Housing Ireland
- Martin O'Connor, Assistant CEO, COPE Galway
- Karen Feeney, Head of Client Services, Galway Simon Community
- John Callaghan, Housing Services Manager, Tuath Housing
- Aisling Corcoran, Tenant Relations Coordinator, RESPOND