



Housing SPC Meeting – Homeless Update  
27<sup>th</sup> May 2022



**Homeless Services and Supports**

The most recent homelessness report from March 2022 indicates that 232 individual adults were accessing emergency accommodation in Galway City. This compares to 204 individual adults respectively during the same period over the previous year (March 2021). Overall the region has experienced an increase in homelessness from 277 adults in March 2021 to 331 in 2022 which is approximately 19.49% increase.

59 families (with 131 dependants) accessed emergency accommodation in Galway City in March 2022. This compares to 55 families with 120 dependants over the same period in 2021. Total of 75 families homeless in the West Region in March 2022 (11 Galway County and 5 in Mayo) against a total of 66 in March 2021.

**Accommodation Supports for Singles/Couples:**

**Temporary Emergency Accommodation:** Fairgreen Hostel and Abbey House provide emergency accommodation to 40 men and Osterley Lodge provides emergency accommodation to 12 women. Services are managed by COPE Galway and Galway Simon Community and remain at full capacity.

**Housing First:** Housing First supports are provided by Galway Simon and Cope Galway to West Region. Since commencement in 2019, 22 tenancies have been created in the city. The Implementation Plan for Housing First 2022 – 2026 was launched in late December. The targets set over that period for Galway City is 30, this figure incorporates 10 tenancies that were outstanding, as Galway City were delayed in implementing the last plan so the timeline ran from June 2019 – June 2022. This new plan is from January 2022 for a three year period. The City Council are working with Galway Simon and Cope Galway to source and purchase one bed units under CAS. A number of tenancies have been sourced from Council Stock and AHBs. However, it remains challenging to find good quality one bedroom accommodation in the city.

**Rough Sleepers Outreach Service:** Cope Galway staff with the support of a GP and nurse provide an outreach service a number of times per week to those who are not availing of the homeless accommodation services. Supports and information are offered to this group including medical services. There a number of non-nationals sleeping out in this cohort and work is ongoing to achieve a long term outcome to their homelessness.

**Cold Weather Response 2021/2022:** The Cold Weather Response commenced on 1<sup>st</sup> November and ended on 30<sup>th</sup> April, 2022 at the Glenoaks Hotel. The service operated close to full capacity over the winter period. A number of community transitional houses have been put in place for a number of clients who availed of CWR beds and Cope Galway will be providing services to those clients to assist them to settle into their new accommodation. The number of presentations to the CWR during this winter period is higher than numbers recorded during previous years. It is notable that at least two

thirds of the occupants were non-HRC or had an alternative centre of interest. Work is continuing to provide solutions to this cohort. Work will shortly begin to seek an accommodation option and solution for CWR 2022/2023.

**Private Emergency Accommodation:** Emergency Accommodation, including private emergency accommodation currently being provided to:

- 40 families in Private Emergency Accommodation (comprised of 27 Traveller families)
- 11 families are housed in transitional accommodation with 7 of the transitional units directly provided by Galway City Council
- 12 families are housed in the Westside modular housing project (capacity for 15)
- 9 families in Corrib Haven Family Hub
- 13 single people are also in Private Emergency Accommodation

**Family Hub and Modular Housing:** Corrib Haven Family Hub and the McVerry Hub at Westside continue to provide emergency accommodation to families. Families are to be progressed into more secure accommodation options with other families in private emergency accommodation being transferred to Corrib Haven/Modular Units as units become available and having regard to Covid public health guidelines. Service Providers continue to actively source properties under HAP/CAS/Leasing in order to progress families into tenancies from Corrib Haven and the Modular Units. 11 families are housed in transitional accommodation of which 7 of these units are directly provided by Galway City Council. Since the PMcVT Hub commenced operations, 33 families have been accommodated to date. 19 families have progressed from the Modular Hub into more secure housing solutions including HAP and to properties acquired by PMcVT under CAS/leasing, while a number of other families have returned to extended family accommodation. PMcVT have acquired 4 properties in the city since 2021.

**Homeless Travellers:** The Council, with the support of Homeless Service Providers, assists with the provision of emergency accommodation, support and transition services to Travellers. Traveller families account for 80% of the cohort seeking emergency accommodation. The Homeless HAP Placefinder Officer continues to work with Travellers to secure a HAP supported tenancy. Allocation of units (LA/AHB) continue to be made to the families in homeless services having regard to Scheme of Letting Priorities and Estate Management Strategy. Traveller families continue to be challenged in finding private rented accommodation.

- 4 Traveller families have been accommodated through the HAP Homeless Placefinder Service since January 2021
- 27 Traveller families are availing of private emergency accommodation
- 9 Traveller families are in transitional units
- 5 Traveller families are accommodated in the Modular Hub
- 4 Traveller families in Corrib Haven family hub
- 2 Traveller families from Homeless Services have been offered a social housing option to date in 2022

<p><b>HAP Placefinder Service</b></p> <p><b>Tenancy Sustainment Service</b></p>	<p><b>HAP Homeless Place Finder:</b> Since the commencement of the Homeless Placefinder Service in 2018, 365 tenancies have been established. 12 tenancies were set up in Q1 2022. 3 of these households are families previously accommodated in Emergency Accommodation or who were given a valid Notice of Termination in their privately rented tenancies. The remaining 9 are singles in the same circumstances.</p> <p><b>Tenancy Sustainment Service:</b> The Galway City Council Tenancy Sustainment service was launched in November 2020. Over much of 2020 and 2021 there have been periods where evictions were suspended due to Covid 19. The Tenancy Sustainment Service has to date dealt with 297 (270 valid, 7 pending and 20 invalid) cases where Notice to Quits were received by tenants with a termination date after 1<sup>st</sup> April 2020 or over holding after that date. There have been 270 cases where a valid NTQ was served and the outcomes for these cases, following intervention from Tenancy Sustainment and the Housing Department, are as follows:</p> <ul style="list-style-type: none"> <li>• Social housing allocation      64</li> <li>• Nominations to AHB's            11</li> <li>• HAP                                        5</li> <li>• LTL / Leasing                        9</li> <li>• Private rented                        4</li> <li>• Emergency accommodation    29</li> <li>• Family / Friends                    12</li> <li>• GCC Acquisition                    2</li> <li>• NTQ rescinded                      5</li> <li>• Closed applications                5</li> </ul> <p>The current number of valid Notices of Termination's on file at the end of Q1 2022 is 75 comprising of 3 in RAS properties, 55 in HAP tenancy's and 17 in the Private Rented Sector. There were a further 6 pending validation by Threshold.</p>
<p><b>New Schemes / Proposals</b></p>	<p><b>SQ Road Day Centre proposal:</b> Stage 1 approval received with a recommended budget of €3,548,437. The proposal for Seamus Quirke Road includes for 6 apartments on the first floor (4 x one bed and 2 x two bed) and a further 4 apartments on the second floor (4 x one bed). A total of 10 apartments. All 8 of the one bed studio apartments are designed so that they can be adapted to make a 4 bed emergency accommodation dormitory to serve as a Cold Weather Response option if required. The units are not envisaged as permanent accommodation. They are transitional units for a homeless person on a path to permanent accommodation. Site investigations and design development to facilitate a Stage 2 application by end of Q2 2022 is progressing.</p> <p><b>Newcastle Rd:</b> Stage 2 approval (€2,080,753) has issued to Galway Simon Community who are proposing to construct 10 single bedroomed housing units for older people and for those who have compromised mobility or who are wheelchair users. This housing development will be well managed and offer security to older people including older homeless service users. It will have a very significant social value and location is excellent in terms of proximity to public transport, amenities and services. Design Team are finalising the design and a Stage 3 application is pending.</p>

**CAS (Capital Acquisition Scheme):** CAS project proposals are being received from a number of Approved Housing Bodies for the housing needs of applicants under the specific categories (homeless, older people and people with disability). Single unit acquisition applications are being progressed with Approved Housing Bodies Galway Simon, COPE, and Peter McVerry Trust. To date in 2022, two acquisitions have been completed with one pending and 4 submissions are at early approval stage.

**Other developments:** Discussions are ongoing with Galway SIMON and COPE Galway in relation to a number of possible schemes to provide additional supports including refurbishment of a number of properties around the city for homeless services.