

Galway City Quarterly Update on the implementation of the Galway City Strategic Plan for Housing People with a Disability 2021 – 2026 Quarter 1 2022

National Housing Strategy for Disabled People 2022 – 2027: A new National Housing Strategy for Disabled People 2022 – 2027 was launched on the 14th January 2022. The Plan is a joint initiative of the Department of Housing, Local Government and Heritage, Department of Children, Equality, Disability, Integration and Youth and Department of Health. The Strategy sets out Government's vision for the delivery of housing and related support services for disabled people over the next 5 years and places a greater emphasis on facilitating independent living and being included in the community. The Strategy sets out the vision for delivering housing and related supports for disabled people and replaces the National Housing Strategy for People with a Disability 2011 – 2016 (extended to 2021). The new Strategy places a greater emphasis on independent living and community inclusion than the previous strategy. Government has revised the structures that oversee and implement the strategy to make the delivery of housing and related supports for disabled people more effective and appropriate to their needs. Developed under the guiding principles of Housing for All, Government's national plan for housing to 2030, the Strategy seeks to facilitate disabled people to live independently with the appropriate choices and control over where, how and with whom they live.

Providing more equal access to housing for disabled people with integrated support services promotes their inclusion in the community, fulfilling a key Housing for All commitment. A key element is a focus on co-ordinating provision of housing for disabled people with the social supports provided through HSE-funded disability services. The National Housing Strategy for Disabled People 2022 – 2027 is structured across 6 themes, each detailing desired outcomes to deliver the overall vision set out in the plan: Accessible housing and communities; Interagency collaboration and the provision of supports; Affordability of housing; Communication and access to information; Knowledge, capacity, and expertise; Strategy alignment. The Housing Agency will oversee overall implementation of the Strategy and provide support to local authorities. An Implementation Plan will be published in Q2, 2022 detailing how outcomes will be achieved.

Needs in Owner Occupied Homes	Housing Adaptation Grant Aid Awarded Q1 2022 - Private Homes		
	Grant Type	Number of Grants Awarded	Q1 2022 €
	Housing Adaptation Grant	14	€109,206
	Mobility Aid Grants	23	€123,894
	Housing Aid for Older People	2	€11,000
	TOTAL	39	€135,003.00
	Notification was received in March that the combined capital allocation to Galway City Council for the payment of the Housing Adaptation Grants for Older People and People with a Disability scheme for private homes in 2022 is €1,168,836 which is composed of €935,069 Exchequer funding (representing 80%), and €233,767 matching local authority funding (representing 20%) to be provided from the authority's own resources. It will be a matter each local authority to decide how its allocation under the suite of grants is apportioned between the three grant schemes, having regard to local circumstances. The legislation in respect of these schemes does not allow for a local authority to alter the maximum amount of the grants available. Local authorities are requested to ensure that funds are targeted at essential works only, in order that optimum benefit is received from		

	the available resources and applications will be prioritised on the basis of the medical needs of the applicant. 161 grants were completed under the Housing Adaptation, Mobility Aids and Housing Aid for Older People grant schemes in 2021. The total expenditure on grant schemes was €1,071,900																	
	<table><tr><th>Private Housing Grant Type</th><th>Total Completed 2021</th><th>Total Payments 2021</th></tr><tr><td>Housing Adaptation Grant (HAG) Private</td><td>63</td><td>€583,441.07</td></tr><tr><td>Housing Aid for Older Persons (HOP)</td><td>83</td><td>€430,145.65</td></tr><tr><td>Mobility Aids Grant (MAG)</td><td>15</td><td>€58,313.74</td></tr><tr><td>TOTAL</td><td>161</td><td>€1,071,900.46</td></tr></table>	Private Housing Grant Type	Total Completed 2021	Total Payments 2021	Housing Adaptation Grant (HAG) Private	63	€583,441.07	Housing Aid for Older Persons (HOP)	83	€430,145.65	Mobility Aids Grant (MAG)	15	€58,313.74	TOTAL	161	€1,071,900.46		
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Needs in Local Authority Homes	Local Authority Homes																	
	<table><tr><th>Grant Type</th><th>Number of Grants Awarded</th><th>Q1 2022 €</th></tr><tr><td>Housing Adaptation Grant</td><td>1</td><td>€6,400</td></tr><tr><td>TOTAL</td><td>1</td><td>€6,400</td></tr></table>	Grant Type	Number of Grants Awarded	Q1 2022 €	Housing Adaptation Grant	1	€6,400	TOTAL	1	€6,400								
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	Housing Adaptation Grant	1	€6,400															
	TOTAL	1	€6,400															
<p>Council were advised in April that funding to the value of €23.6 million will be allocated for the 2022 DPG / IWIL schemes across the country with Galway City Council provided with an allocation of €757,654 for 2022. DPG’s provide for a range of works on local authority homes depending on requirements including installation of wet rooms, ground floor bathrooms, sensory rooms, ramps and railings, stair lifts, kitchen and bathroom modifications in line with Occupational Therapist reports. Under the delegated sanction currently in place, the maximum cost of works in each individual case is €75,000 and the Department will fund 90% of the cost of eligible works. Extensions to houses should only be carried out where no alternative option is available. Local authorities must explore alternative options including transfers within stock (own stock or long term leased properties), transfers to an available and suitable unit within the Approved Housing Body sector or the use of judicious acquisitions. The design of any alternations or extensions (if deemed necessary), should be appropriate to the severity of the disabilities identified. Adaptation works were completed to 21 local authority properties in 2021 at a total spend of €166,635.</p>																		
<table><tr><th>HGD Local Authority Stock</th><th>Total Completed 2021</th><th>Total Payments 2021</th></tr><tr><td>(HGD LA)</td><td>21</td><td>€166,635.01</td></tr></table>	HGD Local Authority Stock	Total Completed 2021	Total Payments 2021	(HGD LA)	21	€166,635.01												
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Housing Allocations	Allocations to people with a disability Q1 2022																	
	<table><tr><th>Disability Category</th><th>No. per Q4</th></tr><tr><td>Physical</td><td>5</td></tr><tr><td>Sensory</td><td>0</td></tr><tr><td>Mental Health</td><td>6</td></tr></table>	Disability Category	No. per Q4	Physical	5	Sensory	0	Mental Health	6									
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	Physical	5																
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	Intellectual	5					
	Unspecified	0					
	TOTAL	16					
	395 social housing allocations were made to applicants on the waiting list in 2021, comprising 236 Approved Housing Body tenancies and 159 Local Authority tenancies. 29 tenancies were allocated in Q1 2022 of which 16 were in the disability categories above, representing 55% of the total.						
Social Housing Transfer List	Galway City Council Tenants with a Disability requiring Transfer						
	Category	Total					
	Physical	25					
	Sensory	3					
	Mental Health	6					
	Intellectual	7					
	Total	41					
Housing Acquisitions for Adaptation	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	Cluain Aird	1	1 WAU	GCC	Construction ongoing	Q2 2022
	Acquisition & Adaptation	Gleann Dara	3	3 WAU	GCC	Complete	Q1 2022
	Acquisition & Adaptation	Tirellan	1	1 WAU	GCC	Complete	Q1 2022
	Acquisition & Adaptation	Rathylin Glebe	1	1 Accessible Unit	GCC	Scoping of Works/Design & tender documents	Q3/4 2022
	Acquisition & Adaptation	St. James Road	1	1 Accessible Unit	GCC	Scoping of Works /Design & tender documents	Q3/4 2022
	Acquisition & Adaptation	Bin Sin	1	1 accessible unit	GCC	With the Department for Approval	Q2 2022
	Total		8				

Housing Development Construction 2021 - 2025	Housing Construction Programme 2021 – 2025 (note: some schemes are at proposal stage only)						
	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	2021
	SHIP/Turnkey	Radharc na Greinne, Monivea Road	54	3 WAU	GCC	Completed	2020 / 2021
	Public Private Partnership	Ballyburke, Ballymoneen Road	74	21 Accessible Units	GCC /Torc	Completed	2021
	CALF Construction	Letteragh Road	64	0	Cluid	Completed	23 in 2021 (additional units to complete in 2022)
	CALF Construction	Creig Ard, Roscam	36	0	Cluid	Completed	2020 / 2021
	2022						
	CALF Construction	Briarhill	7	0	Co-operative Housing Ireland	Completed	Q2 2022
	CALF Construction	Fanan, Letteragh Road	10	0	Tuath	Construction	Q2 2022
	SHIP/Turnkey	Garrai Caol, Coast Road, Galway	53	20 Accessible Units	GCC	Construction	Q4 2022 (27) Q1 2023 (26)
	CALF / Turnkey	Tuam Road	32	0	Tuath	Constructed	Q3 2022
	CALF Construction	Gaelcarrig, Newcastle	83	0	Respond	Construction	Q3 2022
	CALF Construction	Gleann na Mona, Western Distributor Road	16	0	Cluid	Construction / Proposal	Q2 2022

	CALF Construction	Cuirt Bhoirne, Roscam	12	0	Cluid	Construction	Q2 2022
	CALF Construction	Leana Mor, Cappagh Road	42	0	Respond	Construction	Q2 2022 (14) Q1 2023
	2023						
	CAS CONSTRUCTION	Cul Garrai, Ragoon	6	6 UD units	Peter Triest Housing Association Ltd	Stage 4 Approved	Q1 2023
	SHIP CONSTRUCTION	Garrai Beag, Monivea Road, Ballybaan More, Galway	58	5 Lifetime Homes +1 WAU	GCC	Construction	Q2 2023
	SHIP CONSTRUCTION	An Cliathan, Monivea Road, Ballybaan More, Galway	15	3 UD + 12 Accessible Units	GCC	Construction - on site	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/ Design & Tender Docs	Q2 2023
	CALF Construction	Ballybane Mor	101	6 UD units	Respond	Construction	Q1 2023
	SHIP CONSTRUCTION	Munster Avenue	4	1	GCC	Pre Planning	Q4 2023
	CALF Construction	Clybaun Road / Ragoon 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	24	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 / Proposal	Q4 2024
	SHIP CONSTRUCTION	17-20 Merchants Road	11	0	GCC	Stage 1 and 2 Approved	Q2 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 / Stage 1 approved	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 / Proposal	2025
	TOTAL TARGET		1,500+	250+			

Galway City Strategic Plan Objectives 2021 - 2025

Each objective listed as part of the 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.

Objectives of the Strategic Plan

No.	Objectives	Responsible Organisations	Updates
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	This work is ongoing with Housing Staff – Assessments, Capital, Social Work and HDSG Co-ordinator. HMD Form 1 are a requirement for completion by applicants The Housing Capital Team work with AHBs and individuals in terms of adaptations and identifying suitable properties
2.	Compile and maintain a register of wheelchair liveable social housing in the Galway City Area	GCC	Not commenced.
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	<p>This will form part of schemes being developed by GCC and AHBs/Part Vs including looking at the infrastructure required for the occupant.</p> <p>Appropriate OT reports are requested in terms of needs ICT have information on this initiative and further liaison is required to deliver on this subject to resources</p>

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	See above
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	This is being considered in overall design of developments
6.	Promote and mainstream the concept of universal design and wheelchair liveable housing	All Members of HDSG	Submission was made to City Development Plan on this objective
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	Work with ICT and new Communications Officer (when recruited) updating the GCC website/Social media in raising awareness
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	Ongoing

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	Ongoing with design and new developments
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	Ongoing with design and new developments