



Housing SPC Meeting – Homeless Update
September 2022



Homeless Services and Supports

The most recent homelessness report from July 2022 indicates that 186 individual adults were accessing emergency accommodation in Galway City. This compares to 193 individual adults respectively during the same period over the previous year (July 2021). Overall the region has experienced an increase in homelessness from 280 adults in July 2021 to 293 in July 2022 which is approximately 4.5% increase.

63 families (with 132 dependants) accessed emergency accommodation in Galway City in July 2022. This compares to 55 families with 110 dependants over the same period in 2021. Total of 86 families homeless in the West Region in July 2022 (14 Galway County, 8 in Mayo and 1 in Roscommon) against a total of 99 in July 2021.

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, 28 tenancies have been created in the city with 4 more pending before year end on the delivery of 1 bed units. The Implementation Plan for Housing First 2022 – 2026 was launched in December 2021. This new plan from January 2022 for a three year period contains a target set at 30 new Housing first tenancies over the 5 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 2022/2023: The Cold Weather Response is due to commence on 1st November 2022 and will end on 30th April, 2023. Given the shortage of single room choices that were in place during the pandemic, options are currently being explored to put a viable solution in place for the winter months ensure additional bed capacity on a one night only basis. It is notable that for CWR 2021/2022 that at least two thirds of the occupants were non-HRC or had an alternative centre of interest. Information from Outreach confirms that this is the current situation in the City. Clarification is awaited on this issue from the Department of Housing, Local Government and Heritage.

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

- 45 families in Private Emergency Accommodation (comprised of 22 Traveller families)
- 11 families are housed in transitional accommodation with 7 of the transitional units directly provided by Galway City Council
- 15 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, properties acquired by PMcVT under CAS/leasing together with LA allocations, 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 in transitional units
- 5 Traveller families are accommodated in the Modular Hub
- 3 Traveller families in Corrib Haven family hub

3 Traveller families from Homeless Services have been offered a social housing option to date in 2022. Further allocations to 3 families are pending in Q4.

**HAP
Placefinder
Service**

HAP Homeless Place Finder: Since the commencement of the Homeless Placefinder Service in 2018, 389 tenancies have been established. 14 tenancies were set up in Q2 2022. 5 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

**Tenancy
Sustainment
Service**

Tenancy Sustainment Service: The Galway City Council Tenancy Sustainment service was launched in November 2020. The service has to date dealt with 371 notice of terminations, of those; 16 pending and 26 invalid and 329 valid. Of the 329 valid notice of terminations, outcomes have been achieved for 250 households to date. The table below indicates the running totals of outcomes following intervention from Tenancy Sustainment and the Housing Department.

Up to the 1st September 2022 the outcomes are as follows: social housing allocation / AHB's 94; HAP 69; LTL / Leasing 11; Private rented 5; Emergency accommodation 43; Family / Friends 15; GCC Acquisition 2; NTQ rescinded 6 and Closed applications 5. There are a further 79 Notice of termination on file, with 10 pending validation and 6 invalid. 45 NtQ's are from landlords who have indicated they are selling their properties and exiting the private rented market.

	December 2021	April 2022	September 22
Outcomes	Running totals		
Housed by LA or AHB	43	75	94
HAP	39	54	69
LTL/RAS	8	9	11
Private rented	2	4	5
Property acquisition	0	2	2
Emergency accommodation	15	29	43
Family & Friends	8	12	15
Notice rescinded	0	5	6
Closed application	0	5	5

<p>New Schemes / Proposals</p>	<p>SQ Road Day Centre proposal: 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 Q3 2022 is progressing. Part 8 planning to be published Q4.</p> <p>Newcastle Rd: 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 submitted to Department 13/09/22.</p> <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, Peter McVerry Trust, Carraig Dubh and Newgrove/Rehab HA. To date in 2022, 5 CAS acquisitions have been completed (sale closed) with 1 pending and 5 submissions are at early approval stage.</p> <p>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.</p>
---------------------------------------	---