



Housing SPC Meeting – Homeless Update February 2023



Homeless Services and Supports

The most recent homelessness report from January 2023 indicates that **216** individual adults were accessing emergency accommodation in Galway City. This compares to 202 individual adults reported for September 2022. Overall, the west region has experienced an increase in homelessness from 314 adults in September 2022 to 321 in January 2023.

73 families (with 145 dependants) accessed emergency accommodation in Galway City in January 2023. This shows an increase since September of an additional 4 families (69 with 138 dependants). Total of 92 families homeless in the West Region in July 2022 (13 Galway County, 12 in Mayo and 0 in Roscommon). Securing Private Emergency Accommodation options is becoming a serious challenge in the City and wider region in recent times and this situation is adding to the stresses on service users and providers.

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. 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. At present there is currently 32 active tenancies in the City. A total of 52 active tenancies in the Region at present.

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 (CWR) service for the winter of 2022-23 became operational from 1st November, 2022 until 31st March, 2023. The target cohort for the CWR core service will be people who sleep rough. The response will operate as follows:

1. Night to night emergency accommodation in the Short-Term Accommodation (STA) hostels at Fairgreen Hostel and Osterley Lodge will operate on all nights for the period with beds allocated/assigned on a night-to-night rotational bed basis only.

2. Community Based shared housing on a scatter-site basis for current clients of Short-Term Accommodation (STA) at Osterley Lodge and Fairgreen Hostel with low to medium support needs to move to. This will in turn make beds available with the STA facilities to accommodation clients as part of the Cold Weather Response.
3. Street Outreach and Day Centre Services for rough sleepers which will operate daily throughout the course of the winter period.
4. Severe Weather event provision which will involve the mobilisation of night time accommodation only in Westside Community Centre for the duration of red weather warnings being in force.

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

- 53 families in Private Emergency Accommodation (25 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)
- 10 families in Corrib Haven Family Hub
- 14 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. 21 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

- 8 Traveller families are accommodated in PMVT Modular Hub
- 4 Traveller families in Corrib Haven family hub

One Traveller family from Homeless Services has accepted an offer of social housing to date in 2023.

**HAP
Placefinder
Service**

HAP Homeless Place Finder: Since the commencement of the Homeless Placefinder Service in 2018, 420 tenancies have been established. 15 tenancies were set up in Q4 2022. 10 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 5 are singles in the same circumstances.

**Tenancy
Sustainment
Service**

Tenancy Sustainment Service: The Galway City Council Tenancy Sustainment service has been operating for over two years since it was launched in November 2020.

Over much of 2020 and 2021 there were periods where evictions were suspended due to Covid 19. Further restrictions were introduced due to the supply issues within the private rental sector and the anticipated increase in homeless presentations, therefore the Winter Emergency Period from 30th October 2022 to 31st March 23 was introduced to defer termination dates.

The Tenancy Sustainment Service has to date dealt with 455 notice of terminations, of those; 26 are pending validation and 32 deemed invalid notices and 397 valid notices.

Of the 397 valid notice of terminations, the table below shows the outcomes achieved for 311 households to date. The table below indicates the running totals of outcomes following intervention from Tenancy Sustainment and the Housing Department.

33 outcomes are as follows; 128 Social housing nomination & allocation / AHB's; HAP 83; LTL / Leasing 11; Private rented 9; Emergency accommodation 44; Family / Friends 16; GCC Acquisition 4; NTQ rescinded 7 and Closed applications 9.

	December 2021	April 2022	September 2022	November 2022	December 2022	Feb 2023
Outcomes	Running totals					
Housed by LA or AHB	43	75	94	103	115	128
HAP	39	54	69	72	77	83
LTL/RAS	8	9	11	11	11	11
Private rented	2	4	5	7	8	9
Property acquisition	0	2	2	2	4	4

	Emergency accommodation	15	29	43	46	48	44
	Family & Friends	8	12	15	15	15	16
New Schemes / Proposals	<p>SQ Road Day Centre proposal: Stage 2 approval received with a recommended budget of €4,215,073 on the 28th October 2022. 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 the Stage 2 application completed with Part 8 planning published in Q4, 2022. Chief Executives report will be with recommendation will be submitted to Council for consideration at April meeting.</p> <p>Newcastle Rd: Stage 3 approval (€2,718,376) issued 11th November 2022 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.</p> <p>CAS (Capital Acquisition Scheme): CAS project proposals are being received from several 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. In 2022, 13 CAS acquisitions have been completed (sale closed) with 4 pending (sale to close in Q1, 2023) and 3 submissions recently received approval from Department.</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>						