

30<sup>th</sup> May 2023

## 1. Introduction

I am attending in my capacity as Director of the Dublin Region Homeless Executive, which operates a shared service on behalf of the four Dublin Local Authorities.

## 2. Evidence

As of the end of April 2023 there were 1,263 families and 4,128 single adults in emergency accommodation in the Dublin Region.

### 2.1. Preventions

The DRHE places a strong emphasis on Prevention. To date this year 234 families and 174 single adults/couples have been prevented from entering homelessness. The tools of prevention are:

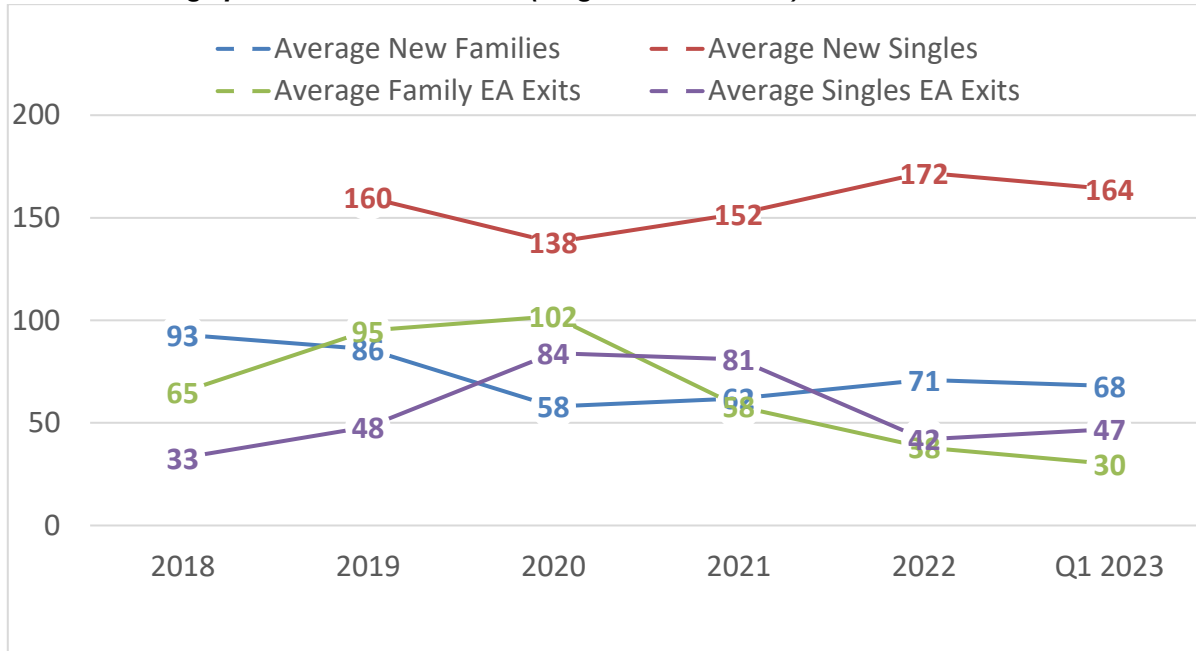
- a) **Creation of Alternative Tenancies via Homeless HAP scheme.** This offers a deposit, 2 months' rent in advance and an enhanced rate available to households at risk of or experiencing homelessness.
- b) **Social Housing Lettings:** Each Local Authority will assess if they are in a position to offer a social housing letting to an applicant at risk of homelessness. *In DCC for example Older Persons are a target group under the Scheme of Lettings. In 2022, 67 lettings were made to Older Persons at risk of homelessness.*
- c) **Advice/Advocacy/Mediation:** Homelessness can be prevented through good quality advice and engagement with the presenting issue e.g. rent arrears, family mediations, clear advice and information and support or representation in the case of illegal evictions.

### 2.2. Presentations and Exits

The average rate of new singles (see table 1) (red line) was highest in 2022. The gap between monthly average new presentations and monthly average exits to tenancy has been widening since 2021. The rate of entry of single adults has been consistently higher than exits throughout all years. In 2022, for every one exit, five singles entered EA.

For families the average rate of new presentations to homeless services fell in 2019 and 2020 but has been on the increase thereafter. The converse is true for exits to tenancy, the average rate increased in 2019 and 2020. In 2022, on average, for every one family exiting EA, two families entered homelessness. This is consistent to date in Q1 2023.

**Table 1: Average presentations and exits (singles and families)**

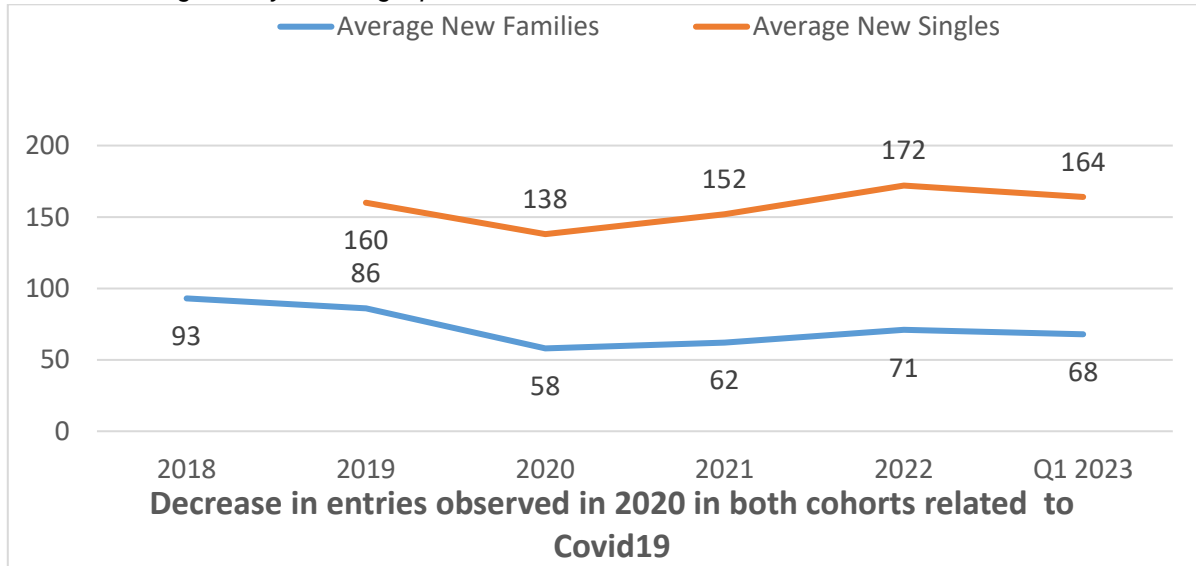


**2.2.1. New Household Entries into Emergency Accommodation 2018 – Q1 2023**

2018 remains the year with the highest average new presentation for families. For singles, the year 2022 recorded the highest average rate of new presentations.

For both cohorts, the lowest average rate of new entries into EA were recorded in year 2020 – closely related to COVID-19 measures implemented at the time.

**Table 2: Average family and single presentations**



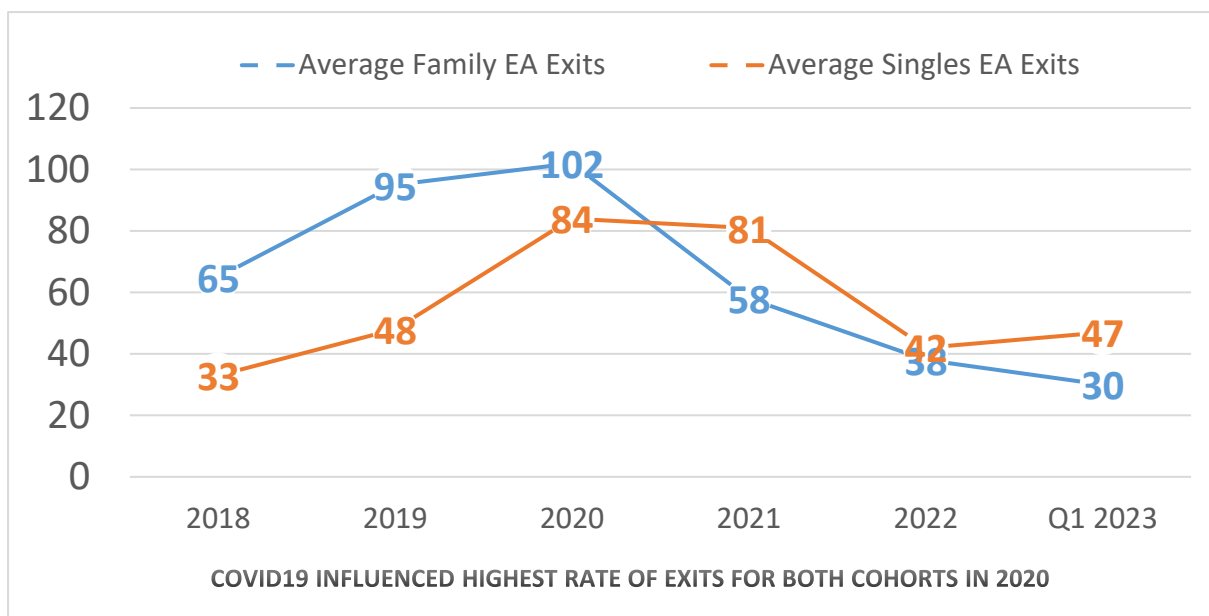
**2.2.2. Households Exiting EA to housing**

The period 2018 – 2020 saw a year on year increase on the average number of family exits from EA to housing, before the sharp decline in year 2021 which has continued through Q1 2023.

Singles rates of exit were following a similar trajectory although always lower than families until 2021, where for the first time the singles average rate of exit outnumbered the family exits. This trend has held through Q1 2023.

This reflects the growth of Housing First which although predominantly for rough sleepers, also takes people experiencing chronic homelessness out of EA.

Table 3: Households exiting to tenancy



### 2.2.3. Exits by tenancy type

Although HHAP remains the strongest pathway to housing for both families and singles, by 2022 the average yearly rates of exits significantly decreased to nearly one third of the 2018 exit rate for families.

For singles households, 2021 saw the highest average HHAP exit rate before a dramatic decrease to a rate lower than the 2018 average by the end of year 2022.

In Q1 2023, exits remain low for both families and singles, however singles have seen a slight increase in HAP and AHB tenancies whilst family exits are lower across all tenancy types. All Dublin Local Authorities are engaged on increasing social lettings and we welcome recent changes to the HAP scheme that may aid retention of Landlords.

Table 4: Family exits by tenancy type:

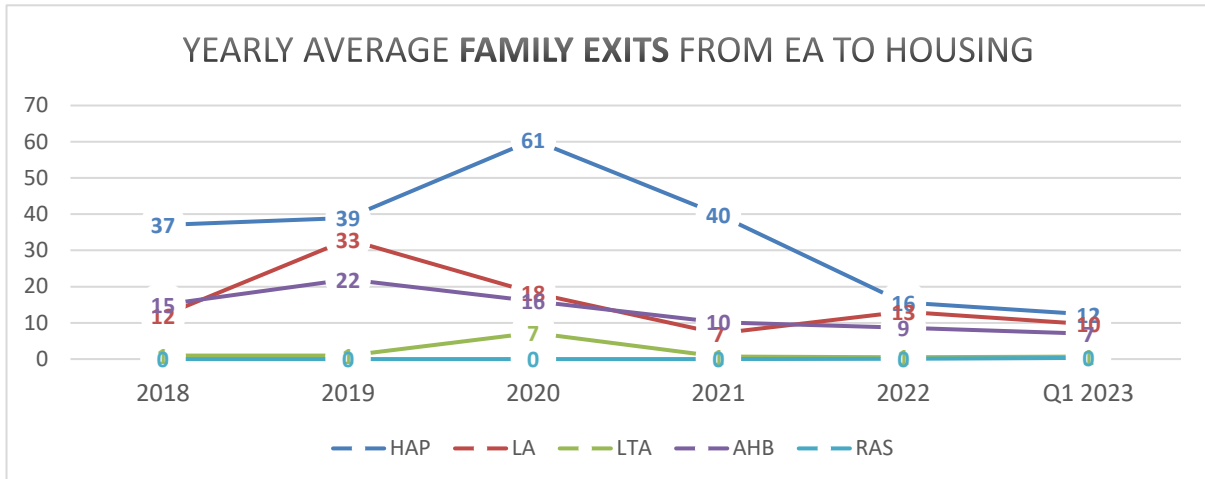
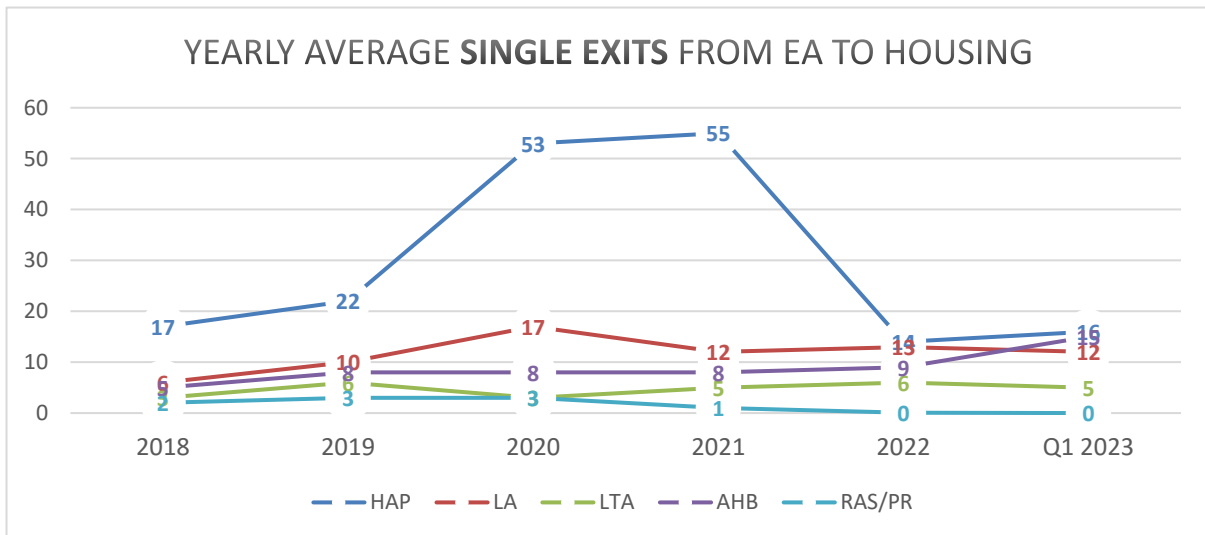


Table 5: Single exits by tenancy type:



### 2.3. Tenant in Situ Acquisitions

**In DCC alone**, the uptake of the Tenant in Situ (TIS) scheme is set out below. The DRHE considers TIS to be a very important and effective tool in the prevention of homelessness. The 4 Dublin Local Authorities have begun work on transboundary TIS acquisitions.

Stage	Description	No. of properties
1	Initial inquiry & Tenant check Contact from either landlord or tenant, file opened. This process includes a verification of the household need, confirmation tenant wants to remain and landlord has issued a valid Notice intending to sell.	132
2	Property inspection	32

3	Valuation & Offer	59
4	Sale agreed & Conveyancing	164
	<b>Total in process</b>	<b>387</b>
	<b>TIS Acq. closed in Jan - April 2023</b> Property added to DCC stock, tenant signed up to DCC tenancy agreement	<b>18</b>

## 2.4. Quality Standards for PEA's:

### 2.4.1. Training:

The roll out of a training programme devised by the HSE & DRHE for PEA staff was rolled out in February 2022 and continues.

As of 2023 Q1 end, there have been 3,590 instances of training undertaken by PEA staff. The training includes:

- Fire warden / Safety Training
- Children 1st
- START - Suicide Awareness
- First Aid with Defibrillator
- Naloxone & Overdose Training
- Trauma Informed Care
- Safeguarding Vulnerable Adults
- Equality & Diversity
- Intercultural Awareness
- Crisis Prevention Institute (CPI)

### 2.4.2. KPI's:

A set of Key Performance Indicators were developed to mirror the NGO sector where suitable. These were rolled out in all PEA's in 2022 with returns made quarterly. Information gained from the KPI returns is leading to improvements happening in placement sustainment, training & support provision.

### 2.4.3. Defibrillators:

The HSE agreed in joint partnership with the DRHE to provide AED machines to any PEA that did not already possess one. 46 defibrillators were distributed across family, singles & couples PEA services in February 2023.

### 2.4.4. In-reach Supports:

- The PACT team - A new Care & Case Management team for singles/couples accommodation started in October 2022. This team is made up of Case Managers from 3 NGO services; Anna Liffey Drug Project, Coolmine & Focus Ireland and will provide wrap around Key working care including mental and physical health supports. This is predominantly funded by the HSE and works closely with Local Authority Housing Support teams.
- Focus Ireland, DePaul & Sophia Housing continue to provide in-reach support for families resident in PEA's
- The DRHE's Housing support officers continue to work on permanent move on solutions for individuals residing across the range of PEA's

## **2.5. NQSF for NGO's**

### **2.5.1. NQSF inspections:**

NQSF inspections from the Standards & Monitoring team re-commenced in 2023 with 7 services completed to date. We hope to increase the number of NQSF inspections throughout the year.

### **2.5.2. Independent Inspectorate:**

- An Independent Inspectorate was tendered in 2022 and the successful candidate began inspections across all section 10 funded Emergency Accommodation in October 2022. Inspections cover general service conditions, fire safety standards, environmental health and food safety standards
- There have been 113 inspections completed as of April 2023
- 2022 Q4 inspections have been published on the DRHE website for public viewing. Q1 2023 inspections is planned for publication at the start of June.

### **2.5.3. Collaborative work:**

To strengthen the link between the DRHE and NGO sector and improve standards for people accessing emergency accommodation, a number of workshops/ information sessions are planned for the remainder of the year. These will focus on KPI's, the Quality Standards Framework, Housing Culture, and recording for the purpose of service improvement.

The DRHE recognises the value of partnership both with the NGOs and providers of services as well as statutory partners, particularly the HSE. Lastly I would like to acknowledge the unstinting support, in both financial and policy terms, from the Homeless Unit of the Department of Housing, Local Government and Heritage.

## **3. Conclusion**

I hope this gives members an overview of the quantity and quality of the work undertaken in the Dublin Region on a collaborative basis between the four Dublin Local Authorities, the HSE and NGOs.

**Mary Hayes**  
**Director DRHE**