

Bristol 21/1/16

**Performance Report for Quarter 4-2015**  
**relating to the Protocol Governing Delegation of Section 10 Funding for Homeless**  
**Services to the Midlands Region**

**Part 1**

**1. 2015 Target for Accommodating Homeless Persons with Full Tenancies**

<b>Table 1: Individuals moved on to independent living</b>					
<b>Target number of units for 2015</b>	<b>Number of Accommodation Units Delivered with Full Tenancies</b>	<b>Quarterly Total Units</b>	<b>Total Units to Date in 2015</b>	<b>Quarterly Total Persons</b>	<b>Total Persons to Date in 2015</b>
	Local Authority Lettings: number of new lettings, re-lets, leasing, purchase/acquisitions, NAMA and other delivery mechanisms	6	13	7	18
	AHB Lettings: Number of new lettings and re-lets (via LA nominations), LTS (long-term supported accommodation) leasing, purchase/acquisitions (via CALF and/or private finance), CAS, NAMA and other delivery mechanisms	6	11	8	17
	Private Rented (RAS and Rent Supplement, etc.)	8	45	10	67
	<b>Totals</b>	<b>20</b>	<b>69</b>	<b>25</b>	<b>102</b>

As with all Local Authorities, there is a shortage of direct social housing provision, via the four midland Local Authorities, given relatively few housing schemes have been completed, for a number of years now. Those schemes completed have been small. As such, the majority of social housing provision emanates from the private rented sector via RAS and leasing.

A concerted effort has been made in the region, in the final quarter of 2015, to increase the availability of LA/RAS/Leased premises, to homeless persons, and this is reflected in the number allocations recorded in this figure.

However, 2015 has seen a significant increase in RAS/Lease contract terminations. As such this report does not reflect the significant number of RAS/Lease properties that have had to

be secured by Midland Local Authorities, in order to address the needs of those individuals and families, in such schemes, who have received termination notices. In this regard, homeless presentations and referral to emergency accommodation has been avoided.

## **Part 2**

### **2. Number of new presentations on a daily basis**

<b>Table 2: Number of new presentations on a daily basis</b>		
	<b>New</b>	<b>Repeat</b>
Number of presentations in reporting period	35	89
Number of days in reporting period	92	92
<b>Daily average</b>	<b>0.38</b>	<b>0.97</b>

The Midland Region, in line with overall national trends, continues to see an increase in homeless presentations. This is particularly the case in quarter 4 of 2015, across the four Local Authority boundaries. There are a number of factors that contribute to this overall increase and these include: A significant rise in private rented accommodation (PRA) being sold, with sitting tenants being issued termination notices; sitting tenants, particularly those in receipt of rent supplement, are being squeezed out of the private rental market by ever increasing rents; PRA landlords are increasingly unwilling to accept rent supplement payments or enter into RAS/Lease contracts; the overall shortage of PRA in the region. In the town of Athlone, for example, there is anecdotal evidence that students are taking on 12 month rental contracts meaning that accommodation previously vacated during summer vacations is no longer available in terms of PRA.

<b>Table 3: Number of placements or unique individuals in emergency accommodation</b>				
<b>Service</b>	<b>Number</b>	<b>Number Offered Accommodation</b>	<b>Number of 'No shows'</b>	<b>Number unable to be accommodated due to insufficient capacity</b>
Placement Service	73	62	12	5

Quarter 4 of 2015 has seen a rise in the number of persons presenting as homeless, who have not been offered emergency accommodation. Given the pressures, nationwide, on the numbers of people in need of homeless accommodation, Local Authorities in the Midland Region have had to refer an increasing number of people back to their county of origin, when they present without having any links. Due regard is given to the assessment of social housing need, within the regulatory framework, having regard to eligibility criteria.

The number of no shows in the midland region can, in part, be accounted for by the geographical location of emergency accommodation. For example, for a male homeless presentation in Mullingar, the nearest S10 emergency bed is Athlone, a distance of 62km. For a female homeless client who presents in Portlaoise, the nearest women and children emergency facility is Mullingar, a distance of 72km. The "No Shows" category will also

include those clients who were offered deposit assistance and support from the Regional Caseworker Service, as an alternative to being placed in emergency accommodation. Clients, in cases like this, would stay with friends and family while trying to source sustainable accommodation.

Figures pertaining to those not being able to be offered emergency accommodation, due to insufficient capacity, is largely due to the fact that emergency providers are finding it difficult to move clients on due to the shortage of social housing allocations and private rented accommodation, in the region. Section 10 funding does pay for a Regional Settlement Service/Regional Caseworkers, operated by Midlands Simon Community, and this body of workers are tasked with assisting with homeless clients source emergency accommodation, as well as targeting those at risk of losing their accommodation, and intervening appropriately.

The DECLG provided extra funding to the Midlands Region in order to work with complex homeless cases, given that move on rates, from emergency beds, are further affected by the growing complex needs of homeless persons. It is envisaged that such clients, along with a cohort of "revolving" homeless clients, will be targeted with in-depth supports that could produce much more sustainable outcomes, in terms of sustainable housing provisions.

### 3. Number of persons in emergency accommodation for longer than 6 months

**Table 4: Number of persons in emergency accommodation for longer than 6 months**

	<b>Number of Persons on last day of Quarter</b>	<b>Resident &lt; 6 Months</b>	<b>Resident &gt; 6 Months</b>	
<b>Emergency Accommodation</b>			<i><b>Consecutively or continuously in emergency accommodation for longer than 6 months</b></i>	<i><b>Non-consecutively or cumulatively in emergency accommodation for longer than 6 months in the previous 12 month period</b></i>
Temporary Emergency (i.e. accommodation owned by a housing authority, AHB or by a homeless service)	37	28	7	
Private Emergency ( i.e. accommodation rented directly from landlords)	0	0	0	

Other Private Emergency Accommodation (i.e. hotels and B&Bs)	9	4	1	
<b>Total</b>	46	32	8	

The majority of those placed in emergency accommodation, in the Midland Region, are referred to the Regional Caseworker Team, as operated by Midlands Simon Community. Once across the threshold of an emergency facility, work immediately begins to assist individuals and families to move this person on to more suitable, permanent accommodation.

However, the fact of the matter is that in spite of the work of the resettlement team, coupled with the fact that the midlands Local Authorities do offer partial deposit assistance for PRA, the fact of the matter is that accommodation in the private sector is becoming increasingly difficult to support. This has the knock on effect of having people staying longer, and unnecessarily, in emergency accommodation.

The midland region will, in 2015, undertake a new Housing First initiative, one aimed at providing more sustained and intensive support to person's presenting as homeless who have complex needs, especially those with poor mental health and addictions. Such needs continue to prevent access to both emergency (due to H&S concerns), private and social housing accommodation. This new initiative will be provided by the Midlands Simon Community.

Table 5: Number of clients with a support plan		
Accommodation Category	Total Number of Persons During the Quarter	Number with a Support Plan
Temporary Emergency (i.e. accommodation owned by a housing authority, AHB or by a homeless service)	75	21
Private Emergency ( i.e. accommodation rented directly from landlords)	0	0
Other Private Emergency Accommodation (i.e. hotels and B&Bs)	16	2
Other( <i>Long Term LA Owned Properties</i> )	0	0
<b>Totals</b>	<b>91</b>	<b>23</b>

2015 has seen a notable increase on private emergency accommodation (PEA) via the provision of B&B nights. There is a much slower move on from emergency beds, funded under S10 payments, coupled with a lack of PRA, RAS/Leasing and social housing properties.

In terms of numbers in emergency accommodation with support plans, it should be noted that every person in a state funded facility, in the midland region, is required to have an allocated key worker, with a care and move-on plan key in this relationship and this is a practice that is quite likely being carried out. However, service providers often neglect to include the care plan element on PASS and as such this skews data presentation.

#### 4. Number of persons leaving emergency accommodation

Table 6: Number of persons leaving emergency accommodation	
Moved to new/independent accommodation	20
Staying with family or friends	12
Relocated to another country	2
Departure to Medical Facilities: Hospital	2
Departure to Medical Facilities: Residential Treatment	2
Departure to Correctional Facilities: Prison (on remand)	0
Unknown (Barred from Emergency Accommodation)	21*
<b>Total</b>	<b>59</b>

\*It should be recognised, that while the unknown figure does include a small number of persons barred by emergency providers, the vast majority of the 20 homeless clients, in this instance, simply left emergency beds of their own volition without having any adequate accommodation. From an analysis of those persons included here, a significant amount are repeat homeless clients in the region who, more than likely, will return to homeless services in the future. One conclusion that could be arrived at is the fact that homeless clients are remaining longer in emergency facilities and as such some are simply unwilling to wait for an appropriate allocation.

The majority of emergency beds, available to homeless persons in this region, are high threshold beds. In other words, clients who present under the influence of alcohol or drugs are excluded from the hostel. Ongoing engagement with all Service Providers is a key element of the Management Team of the Joint Homelessness Consultative Forum in order to ensure that effective measures are taken by Providers via meaningful engagement with homeless clients, as opposed to simply offering shelter.

In Quarter 4 of 2015, regrettably, 2 clients, who were engaged in homeless services, passed away. As a result of these tragic deaths, every effort continues to be made to engage, advocate and work with homeless persons who struggle with addictions and poor mental health, both of which continue to be significant factors in causing homelessness.

## 5. Occupancy rate in emergency accommodation

Table 7: Occupancy rate in emergency accommodation	
Total number of beds available at 31/10/2015	59
Number of beds occupied at 31/10/2015	37

- Includes vacant beds in occupied family style units in mother/children facilities (total 22 no. such bed)

The Midlands Regional has a number of units in facilities that have multiple beds. As such, while units may be occupied, beds in the unit can go unutilised. Children placed in emergency facility beds, while recorded aggregately on PASS, cannot be seen as occupying a bed when, looking at bed capacity in individual units of accommodation.

## 6. Number of persons moving on into independent living with support

Table 8: Number of persons moving on into independent living with support		
Persons moved on into independent living with support	Secure Licence	Secure Tenancy
Number in supported accommodation		2
Number in local authority owned accommodation with support		5
Number in private rented accommodation with floating support services		6*

\*This figure includes Approved Housing Bodies and HAP

<b>Table 9: Number of former service users supported by SLI</b>		
<b>SLI Service Provider</b>	<b>Number of Persons Currently Supported</b>	<b>Number of Persons Previously Supported but No Longer Requiring Support</b>
Focus	NA	
Simon(*SLI Mullingar and Athlone)	9	0
Other		
<b>Total</b>	<b>9</b>	<b>0</b>

The Midlands Simon Community operates 7 SLI units in Athlone and 2 SLI type units in Mullingar. We are currently, in Q4 of 2015, trying to move a number of individuals on from SLI, in order to facilitate clients with a greater need. Those who will be moved on are ready for independent living and will be offered transitional resettlement supports.

#### **7. Number of persons moving on into independent living without support**

<b>Table 10: Number of persons moving on into independent living without support</b>	
<b>Persons moved on into independent living without support</b>	
Number in private rented accommodation without support	4
Number in local authority owned accommodation without support	4
Number in other (non-private rented and non-local authority owned) accommodation without support	4*

*This figure does not include those persons moving on whose whereabouts is unknown, as it cannot be recorded on PASS/*

#### **8. Number of persons sleeping rough voluntarily and involuntarily**

<b>Table 11: Number of persons sleeping rough voluntarily and involuntarily</b>		
<b>Persons sleeping rough</b>		<b>With a Support Plan</b>
Number of persons sleeping rough voluntarily at 31/03/15		NA
Number of persons sleeping rough involuntarily at 31/03/15		NA
Number of persons sleeping rough with a PASS record		NA

*Additional Information: No viable data available – not reported on for Midlands Re*

<b>Table 12: Number of persons recorded as rough sleepers engaging/in contact with Outreach Team (Note : Not reported in Midlands Region)</b>	
<b>Persons recorded as rough sleepers engaging/in contact with Outreach Team</b>	<b>During the Quarter</b>



Number of persons in contact with Outreach Team Bedded Down	NA
Number of persons in contact with Outreach Team Not Bedded Down	NA
<b>Total Individuals in contact with Outreach Team</b>	<b>NA</b>
Number of persons who also used Emergency Accommodation	NA

### Part 3

#### 9. Meetings of the Management Group and Consultative Fora-Q3

<b>Table 13: Details of Management Group, Consultative Fora and HATs</b>		
	<b>Dates of meetings held in the quarter under review</b>	<b>Membership Details</b>
Statutory Management Group	December 4 <sup>th</sup> , 2015	Local Authorities; HSE; Prison Services
Regional Homelessness Consultative Forum*	December 4 <sup>th</sup> , 2015	Local Authorities; HSE; Prison Services; Elected Reps; DV Services; Addiction Services; DSP; Voluntary Housing Service Providers;
Homelessness Action Team	Every Second Tuesday in each of the four midland counties	<i>Midlands Region incorporates the counties of Westmeath, Laois, Longford and Offaly. All 4 no counties are operating the HAT process. Meetings are held on a fortnightly basis in 3 no. counties and 3 per month in 1 no. county.</i>

**Report End: Quarter 4-2015**

**Signed:**

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