Peter McVerry Trust

Opening doors for homeless people

Submission to the

Direct Provision Advisory Group

August 2020

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Introduction

Peter McVerry Trust has 35 years of experience in working with homeless people and those at risk of homelessness to support them to secure and sustain appropriate housing. As a well-established Approved Housing Body, Peter McVerry Trust is a direct provider of housing to this vulnerable group.

The organisation provides settlement and ongoing tenancy support and sustainment services not only to those it directly houses, but also to others in non-PMVT tenancies. In responding to the needs of this vulnerable target group, many of whom present with complex low threshold needs, PMVT has developed a range of services to address issues such as problematic drug/alcohol use, criminal justice issues, budgeting skills, accessing education and training, tenant/landlord relationships, challenging behaviour, mental health issues and the challenges associated with leaving congregated settings such as direct provision centres.

High quality service provision, underpinned by a comprehensive suite of deeply embedded organizational policies and procedures enables Peter McVerry Trust to deliver a client centred, outcome focused and high-quality service. All services have access to an on-call service that operates around the clock for 365 days of the year. As a result of the wide range of services provided by Peter McVerry Trust, it has established a network of relationships across both homeless and housing services through which it concretely expresses a commitment to inter-agency working.

PMVT services worked with 6,184 unique individuals in 2019. In delivering its services in a committed and consistent fashion, the Trust has accrued a wealth of experienced-based expertise and developed a solid capacity to work with those who require various levels of support to secure and sustain accommodation.

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PMVT engages and supports all those who use its services in line with our ethos of accepting and non-judgemental approaches to all-comers without exception. PMVT has a clearly defined inclusions policy whereby every effort is made to ensure that barriers to admission to services are minimised. The Trust played a central role in the development and roll out of the Homeless Sector Placement Sustainment Strategy that was adopted across all homeless providers in 2012 with a view to reducing service user exclusions from services.

Peter McVerry Trust Resettlement Services

Peter McVerry Trust commenced provision of resettlement services through partnership collaboration with the Jesuit Refugee Services in 2017, through the PATHs project. This service consisted of PMVT provided progression supports to households with status and JRS providing post-settlement supports to households as they moved to independent living. The high rate of progression (134% of target achieved) along with the high rates of housing retention (98%) demonstrated both the need and success of resettlement supports to this group.

PMVT commenced provision of the Southern Region Resettlement Service (SRRS) for asylum seekers on behalf of the Department of Justice in March 2019. To date this service has achieved progression of 289 households, accounting for 554 individuals. The service operates across 15 counties of Ireland and has engaged with participants across 34 sites to date.

Southern Region Resettlement Service	No. of Households Progressed	Actual No of Progressions (Beneficiaries) Progressed
JRS / PMVT PATHS	140	188
SRRS	289	554
Grand Total	**429**	**742**

Based on the housing first model – which prioritises up front housing provision accompanied by wraparound, intensive and multidisciplinary supports – both projects sought to assist persons granted status/permission to remain to exit Direct Provision in a timely manner by facilitating access to appropriate accommodation options and through the provision of comprehensive integration (education, employment, psychosocial, links to the community) supports throughout the transition process and beyond.

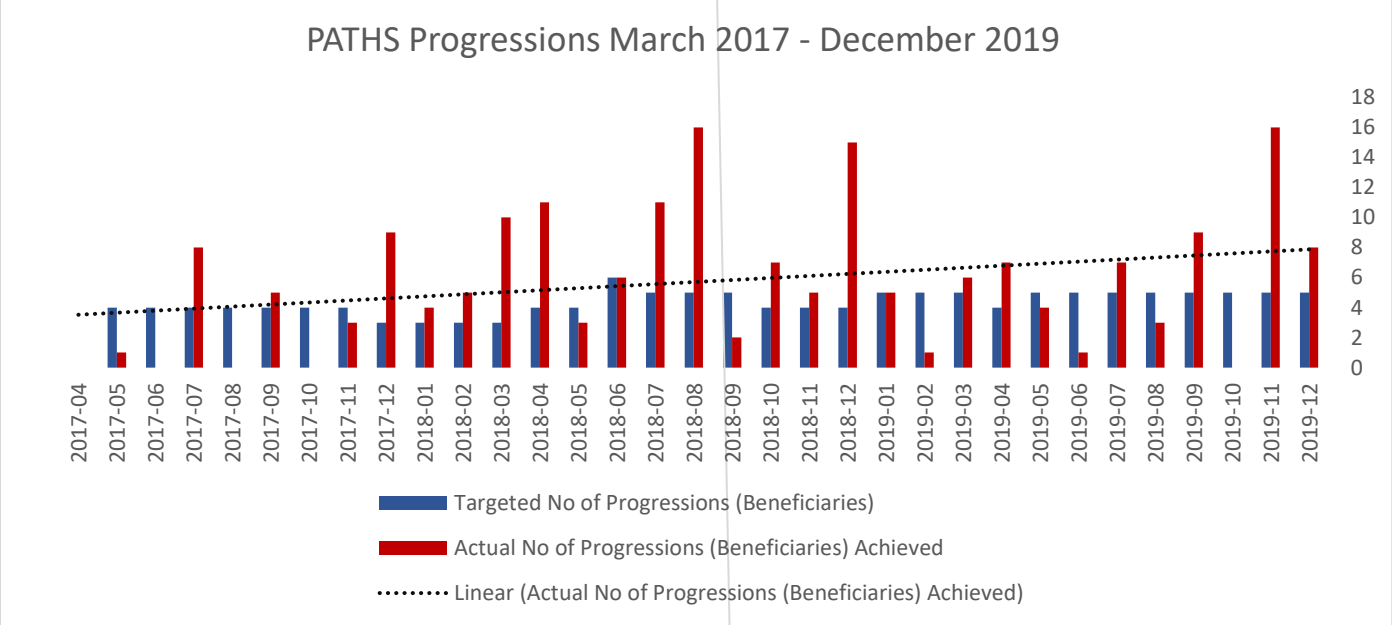
JRS / PMVT – PATHS Project

The PATHS (Providing Asylum-seekers in Transition with Housing and Support) Project was launched in April 2017 with funding from the European Asylum, Migration and Integration Fund (AMIF) and the St. Stephen's Green Trust.

The PATHS project was a joint venture between Peter McVerry Trust and the Jesuit Refugee Service. The organizations worked collaboratively using our specialized skill sets; PMVT in housing and working with vulnerable groups and JRS in their extensive knowledge of the client group.

Total project target over the 33-month (2 and ¾'s years) period was 140 beneficiaries. This target was reached in April 2019.

PATHS Project	Targeted No of Progressions (Beneficiaries)	Actual No of Progressions (Beneficiaries) Achieved	Progressions as % of Target - Yearly	Progressions as % of Target -All Project
PATHS Year 1	40	45	113%	32%
PATHS Year 2	56	88	157%	95%
PATHS Year 3	44	55	125%	134%
Grand Total	**140**	**188**		



At completion of the project PATHS progressed a total of 188 beneficiaries and 80 households, this was 34% above the original project target.

The PATHS Project worked exclusively with households in Clondalkin Towers, Dublin from March 2017 up until May 2018, when the project expanded to encompass Knockalisheen Accommodation Centre, Limerick.

PMVT Southern Region Resettlement Service

PMVT currently provides a resettlement service to assist the move-on of persons who have been granted status to live in Ireland, but who are currently living in direct provision centers across the southern region of Ireland.

The region encompasses the counties: Clare, Cork, Dublin, Kerry, Kildare, Laois, Longford, Limerick, Monaghan, Tipperary, Roscommon, Waterford, Wicklow, Westmeath and Wexford. To date PMVT have provided resettlement support across 34 centres throughout the region.

Region	Centre	Propriety	County
Dublin Mideast	Eyre Powell	Commercial	Co. Kildare
Dublin Mideast	The Hazel Hotel	Commercial	Co. Kildare
Dublin Mideast	The Towers	Commercial	Co. Dublin
Dublin Mideast	The Grand Hotel	Commercial	Co. Wicklow
Dublin Mideast	Rathmore Holiday Village	Commercial	Co. Wicklow
Midlands	Hibernian Hotel	Commercial	Co. Laois
Midlands	The Montague Hotel	Commercial	Co. Laois
Midlands	Richmond Court	Commercial	Co. Longford
Midlands	Temple Accommodation Centre	Commercial	Co. Monaghan
Midlands	Abbeyfield Hotel	EROC	Co. Roscommon
Midlands	Bridgewater House	Commercial	Co. Tipperary
Midlands	Athlone	State Owned	Co. Westmeath
Midwest	Knockalisheen	State Owned	Co. Clare
Midwest	The Kind Thomond Hotel	Commercial	Co. Clare
Midwest	Hanratty`s Hotel	Commercial	Co. Limerick
Midwest	***Mount Trenchard (Closed)***	Commercial	Co. Limerick
Southeast	Atlantic House	Commercial	Co. Waterford
Southeast	Birchwood House	Commercial	Co. Waterford
Southeast	Ocean View	Commercial	Co. Waterford
Southeast	Viking House	Commercial	Co. Waterford
Southeast	Clonee Strand Hotel	EROC	Co. Waterford
Southeast	Gallery B&B	Commercial	Co. Wexford
Southeast	Rosslare Harbour	Commercial	Co. Wexford
Southwest	Ashbourne House	Commercial	Co. Cork
Southwest	Clonakilty Lodge	Commercial	Co. Cork
Southwest	Davis Lane Apartments	Commercial	Co. Cork
Southwest	Glenvera Hotel	Commercial	Co. Cork
Southwest	Kinsale Road	State Owned	Co. Cork
Southwest	Millstreet Acc Centre	Commercial	Co. Cork
Southwest	Atlantic Lodge	Commercial	Co. Kerry
Southwest	Atlas Killarney	State Owned	Co. Kerry
Southwest	Atlas Tralee	State Owned	Co. Kerry
Southwest	Johnson Marina	State Owned	Co. Kerry
Southwest	Linden House	Commercial	Co. Kerry
Southwest	Park Lodge	State Owned	Co. Kerry

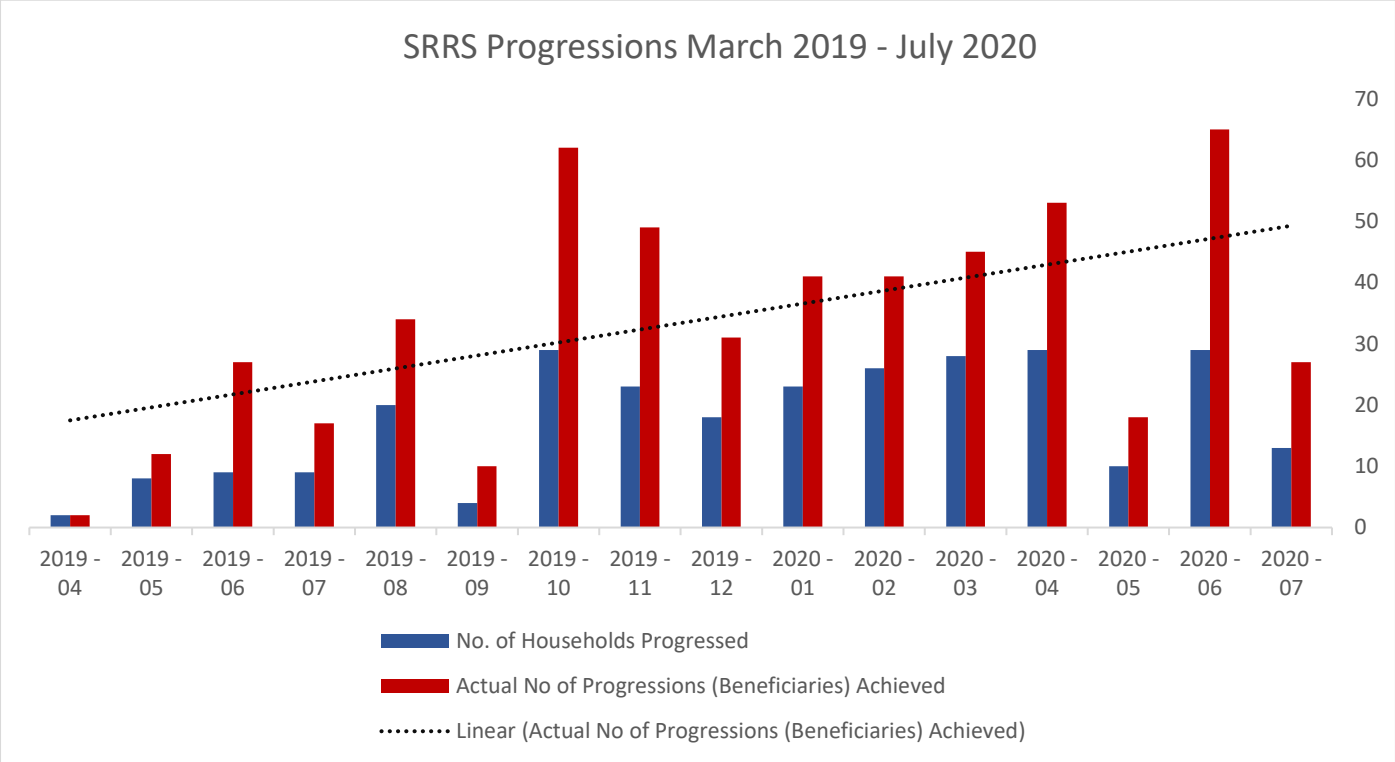
PMVT resettlement service consists of a staff team of 7 who are placed in centres of operation strategically located across the region to ensure a concentration of effort in respect of resettlement and tenancy sustainment work.

Referrals are identified by the Department of Justice and provide a resettlement service to them delivered by specialist resettlement workers by way of in-reach support to persons with status in Direct Provision centres across the southern region of Ireland.

Since project commencement 554 participants representing 289 households have been supported to housing.

Southern Region Resettlement Service	No. of Households Progressed	Actual No of Progressions (Beneficiaries) Achieved
Q2-2019	19	41
Q3-2019	33	61
Q4-2019	70	142
Q1-2020	86	138
Q2-2020	68	145
Q3-2020 *(31st July 2020)*	13	27
Grand Total	**289**	**554**

Of note; during suspension of visits to direct provision centres during the period of lockdown quarter 2 saw the highest level of progressions achieved.



PMVT Housing Services and Tenancy Sustainment Services

In addition to ongoing service delivery of the Southern Region Resettlement service PMVT has an extensive range of housing services nationwide. PMVT's delivery of the following housing with support services over recent years demonstrates the breadth of experience in engaging with households with diverse needs to provide stability of housing:

- PMVT Housing First Services:
  - Dublin Region (Dublin City, Fingal County, South Dublin, Dun Laoghaire-Rathdown)
  - Mid-East Region (Wicklow, Kildare, Meath)
  - North-East Region (Louth, Monaghan, Cavan)
  - Midlands Region (Westmeath, Offaly, Longford, Laois)
- PMVT Tenancy Support and Sustainment Service Louth/Cavan/Monaghan
- PMVT Tenancy Support and Sustainment Service Meath
- PMVT Housing with Supports Service
  (Dublin, Fingal, South Dublin, Dun Laoghaire-Rathdown, Kildare, Kerry, Limerick, Cork, Clare, Laois, Westmeath, Roscommon, Offaly, Galway, Waterford, Carlow)
- PMVT Housing Service – Trail (Ex-prisoners)
- PMVT Step-Down Units
- Support to Live Independently - SLI

With 35 years supporting those who are homeless and at risk of homelessness, PMVT's knowledge of this client group is extensive. We recognise that clients have unique needs which change over time and need to be assessed on an ongoing basis. In 2019, PMVT provided services to 6,184 unique individuals most of whom presented with homelessness as an issue.

The tables below evidence the number and range of services provided by PMVT in 2019.

Prevention Services, Drug Services, U18s Services, and Housing Services

PMVT: Prevention Services, Drug Services, U18s Services, and Housing Services	All Participants Worked with in Jan-Dec 2019	Participants supported by way of Residential Placements in Jan-Dec 2019
Prevention, Addiction and Treatment Services	3382	120
Under 18s and Aftercare	57	35
Housing Services	2063	809
Totals	**5502**	**964**

Emergency Accommodation Services

PMVT: Emergency Accommodation Services	All Participants Worked with in Jan-Dec 2019	Participants supported by way of Residential Placements in Jan-Dec 2019
PMVT STA Services	3394	3394
PMVT Family Hub Services	335	335
Totals	**3729**	**3729**

The presenting issues with which clients of PMVT presented are set out in the table below showing that PMVT has a deep understanding of the homeless client group and the needs with which they present.

Presenting Issue of all Clients Supported in 2016	% of Participants
Needs in respect of past / present issues with drugs	79%
Family Issues	75%
Mental Health Issues (Observed)	43%
Needs in respect of past / present issues with alcohol	42%
Legal Issues	35%
Needs in respect of access to welfare and income entitlements	35%
Anger Management Issues	31%
Taking Prescribed Medication	28%
Criminal Justice Issues	26%
History of contact with mental health services	23%
Mental Health Issues (Diagnosed)	21%
Requires support from mental health services	20%
History of U18s Residential Care	19%
Literacy-Numeracy Issues	19%
Diagnosed Chronic Illness	14%
Court Support required	14%
Learning Disability	9%
Dual Diagnosis	9%

Custodial Support required	7%
Needs in respect of language / culture	7%
Physical Disability	5%
Conduct Disorder - Diagnosed	4%

The table below shows the type of support needs identified by PMVT service users and the percentage of clients identifying such needs. PMVT experience in resettlement services is that similar needs present among those referred supported.

Identified Support Needs of Participants	% of all Participants with Identified Support Need
Needs help with renting (dealing with landlord, rights, etc)	85%
Needs help to manage money (budgeting, paying bills, etc)	68%
Needs help to link with local services	59%
Needs help with social skills (loneliness, stress, etc)	50%
Needs help with personal organisation (keeping appointments etc)	47%
Needs help with housekeeping skills (shop, cook, clean, etc)	45%
Needs help with health/self-care (taking meds, hygiene, etc)	36%
Needs ongoing long-term support with living skills	33%
Needs help with children	17%

Advisory Group – Proposed Model for Direct Provision

The model for direct provision as proposed by the Direct Provision Advisory Group and as understood by PMVT, would see direct provision re-envisioned. Households would be placed in independent living arrangements in the community on a scatter site basis nationally, whilst their application for asylum, is processed. This model would enable a rapid engagement with households to provide settlement support in local communities and thus reduce the inherent difficulties that arise with long-term placement in congregated settings. Direct provision as such would align closely with recent national strategies on housing, specifically that of Housing First whereby supports are provided in a wraparound manner to households through inter-departmental and inter-agency collaborative working partnerships.

PMVT have identified 4 underpinning areas for consideration in a proposed model. These are outline below.

1. **Housing stock**; as proposed would be scattered throughout the state in urban areas so as to allow for access to services, transport and opportunities for education, training and employment. A pre-requisite for the proposed model is the identification and availability of housing units. PMVT has previously submitted a proposal on routes to housing for those with status ***see Appendix 1 attached.*** This proposal looks at the Standard Long-Term Social Leasing Model (25 Years) to be adapted and made available to Approved Housing Bodies to secure new housing pathways for people in Direct Provision. The adoption of such a proposal would allow for large volumes of housing stock to be agreed centrally and quickly.

2. **Settlement;** access to health, education and welfare will be inherent to the success of the proposed new system. A commitment to access to medical cards, referral pathways to specialised health and mental health services as well as routes to employment, training and education would require inter-departmental commitment to ensuring these services are available in local communities as households are placed nationally. PMVT would see a significant aspect of the work in settlement would be the establishment of such local connections and linkages to services which are accessible to households who will have divergent needs and capacities for engagement.

3. **Resources;** Peter McVerry Trust operates housing, resettlement and sustainment services at a caseload ratio of 25:1. PMVT envision that a settlement service supporting this cohort would require a similar ratio. Referral and assessment officers would be assigned as the point of liaison between the Dept of Children Assessment centre and settlement service nationally. Consideration to be given to the scattered and national allocation

of housing to those in process of status application. PMVT currently operates housing services with PMVT regional offices located nationally (Dublin, Kildare, Limerick and Cork) and has successfully delivered via in-reach and satellite working arrangements, resettlement supports though the Southern Region Resettlement Service across all centres within the service remit. A PMVT settlement service would be incorporated into these current structures.

4. **Transition;** the proposed model would see a period of time whereby those in the current Direct Provision system would transition to housing in the community and a decanting of centres on a phased basis. This work would be a continuation of current inter-agency work spear-headed by IPAS to work with those most vulnerable within the current Direct Provision system and initiatives currently in place regarding access to housing and ongoing and specialised supports.

Overview of PMVT Supports to Asylum Seekers Housing and Integration

Referrals and Assessment

A clearly defined referral and assessment path from point of arrival to placement in the community and subsequent status decision and outcome would need to be mapped. The initial placement in an assessment centre would provide the opportunity for identifying need and commencement of engagement with necessary service in advance of moving to an allocated housing unit. The referral process should commence on arrival to the assessment centre with referrals to PMVT/other NGO providers been coordinated through a dedicated settlement assessment worker who would co-ordinate referrals and placements within PMVT settlement service. Once received from the centre an initial meeting will be arranged early on by PMVT assessment worker who will also liaise with the household, the centre multi-disciplinary team and other professionals that may be involved in the case. Support needs will be identified by way of a holistic need's assessment prior to settlement. This assessment will inform the development of a comprehensive support plan. The assessment, support planning and key-working process will assist clients in relation to identifying the supports they need in order to secure and sustain independent accommodation.

An initial meeting will be set up with clients on receipt of their referral and arrangements will be made for the meeting to take place at the client's current accommodation. An integral aspect of progressing the referral will be liaison with the centre and any other agencies already involved in the case.

Settlement – Households allocated to housing would not have established status. The proposal seeks to have applications resolved within 6 months, PMVT would propose that once allocated housing in a LA area, these households would be able to commence LA social housing application. This would allow for an efficient regularisation of households to current statutory housing welfare supports and establish equity in waiting times on housing lists.

Caseload Capacity and Visitation Supports

Caseload capacity for PMVT staff supporting those in independent living to sustain their tenancies is 25:1. Every caseload is balanced across three categories of level of support needs: low, moderate and high. By ensuring that each case worker has 10 clients with low support needs, 10 clients with moderate support needs and 5 clients with high support needs, it is possible to sustain a caseload over time successfully. Caseloads are regularly reviewed to assess the level of support needs for clients on a regular basis. If required, additional support may be provided from PMVT's Housing with Support Service.

Supports – Intensity and Duration

PMVT experience in delivering of similar supports through its current work within the Southern Region Resettlement Service and its housing services in other regions is that needs of households vary. The table below provides a synopsis of the format of such supports.

Support Level	Intensity of Support	Duration of Support	Description of Support
Low	Weekly to Fortnightly	Up to 9 months	Supports commence with medium to high supports and tapper as participants progress though the asylum application process and become settled within the local community. Households demonstrate a high capacity towards independent living and engage with external agencies. Supports centre on budgeting, access to welfare and entitlements, independent living skills, engagement with health providers and engagement with mainstream services.
Medium	Bi-weekly to Weekly	Up to 12 months	Supports typically for those who may have a number of areas of support needs, whereby supports provided may start more intensive until status application outcome and tapper as households commence linking into community supports and become established in tenancies. Some households may seek to transfer / move from housing assigned at this stage.
High	Daily	Up to 18 months	Households typically have or require multi-disciplinary supports, present with complex needs, requiring more intensive and longer duration of supports, monthly case conferences and discussion at IPAS meetings, advocating for external agency supports as required.

All supports provided include registration for LA housing & entitlements, set-up of tenancy and move-in. Extension of supports would be discussed and agreed in each case with IPAS / Dep of Children.

PMVT recognise that supports needs are subject to change and the nature of support required will fluctuate, the resettlement service will respond to presenting need to increase intensity and duration of support where required, the service will also review levels of support as part of regular support plan reviews. Those require intensive and longer duration of supports will be presented to IPAS through the formalised mechanisms such as inter-agency meetings with IPAS and case conferences where required.

Support Plans

Support plans will be reviewed regularly with individual participants and regular case management meeting within a multidisciplinary setting will be incorporated into these reviews. This will allow all professionals involved in providing

supports to plan and respond in respect of support needs arising and for engaging participants into both specialist and mainstream services.

The frequency, duration and nature of supports through the TSS/HSS services will fluctuate in response to the needs presenting by the individual.

Peter McVerry Trust follows very clear case management policies in the delivery of services. These policies are set out in the accompanying document **D9 PMVT Employee Manual** which give clear direction and ensure quality assurance in respect of assessment, key working, care planning and written records. The relevant policies are set out in the following sections of the Employee Manual (staff handbook):

- Section 3.1: Case Management and Key working Policy
- Section 3.2: Assessment and Care Planning
- Section 3.3: Case Notes, Written Records and Correspondence Policy
- Section 3.4: Case Meeting Policy

PMVT has a comprehensive data management system and structures in place that allow for records to be kept in real-time of support plans and case notes on engagements and outcomes, as well as records of medical cards, referrals made to mainstream and other services and the outcome of these.

Pre-tenancy Preparation:

As part of pre-tenancy interventions, all clients of the proposed settlement service will be supported to identify their support needs by way of a holistic need's assessment by their allocated keyworker prior to settlement. This assessment will inform the development of a comprehensive support plan. The assessment, support planning and key-working process assists clients in relation to identifying the supports they need in order to secure and sustain independent accommodation.

An initial meeting will be set up with clients on receipt of their referral, this meeting should take place within the first 6- weeks of arrival to the assessment centre. Arrangements will be made for the meeting to take place at the assessment centre. This assessment will entail identification and establishing support needs, it will also commence the process of establishing household need in terms of practicalities of setting up utilities, requirements for example furnishings (beds, cots etc), familiarisation with the area and different aspects of Irish society. In effect an orientation to the household. PMVT would recommend that English classes be commence within the assessment centre in order to provide a base of English for households.

Settlement and Sustainment

Once settled in their new accommodation, the client is assisted in household practicalities such as furnishings, utility set up, transfer of payments etc.; support to link with local services; to set up the Household Budget Scheme; to effectively budget financial resources and to explore education, training and employment options. Thereafter client support continues by way of regular key working and visits to their independent unit.

Key working sessions are carried out regularly with their frequency determined by the client's presenting level of need. More intensive levels of support entail daily visits with those who are more stable requiring regularly weekly visits complemented by ongoing telephone support contact.

In responding to the needs of this vulnerable target group many of whom present with complex needs, PMVT has developed a range of services to address issues such as problematic drug/alcohol use, criminal justice issues, budgeting skills, accessing education and training, tenant/landlord relationships, challenging behaviour, mental health issues and the challenges associated with leaving an under 18s residential care setting or returning to the community on completion of a custodial sentence. The skills acquired in delivering these services will be brought to bear in the operation of the proposed Tenancy Support and Sustainment Service which will operate across a 7-day week with a 24hr emergency on-call service available to every tenant.

The service will operate on the basis of identifying likely risks of tenancy breakdown as part and parcel of the ongoing key working relationship. Common risk factors include those associated with:

- anti-social behaviour
- negative interactions with neighbours
- rent and utility arrears
- poor maintenance of the property
- addiction and problematic drug/alcohol use
- tenant/landlord disagreements
- unrealistic expectations of self and others
- poor management of the boundary around the accommodation (inviting others to call to the unit at will, but subsequently being unable to redraw these boundaries when guests overstay their welcome and bring others to the unit also)
- loneliness and isolation
- boredom
- stressful family relationships

Initial assessments will anticipate the likelihood of these issues arising at the outset of the tenancy and support to client to acquire the necessary skills to prevent them jeopardising the tenancy.

However, if it becomes apparent that the tenancy is on a trajectory towards inevitable and unavoidable breakdown, the tenant will be encouraged to surrender the tenancy before it breaks down with a view to re-establishing a tenancy elsewhere that is informed by the learning from the previous unsuccessful tenancy. This ensures that the client avoids having to go through a long, drawn out process of eviction and ensures that the next tenant going into the unit does not inherit a damaging legacy of frustration and ill will generated for the neighbours.

Strategies to Enhance Community Re-integration & Family Connection

Community re-integration is a core tenant of PMVT service delivery and is established as a responsibility within PMVT Case Management teams. PMVT recognise that linking to local services and maintaining engagement with services for health, addiction and mental health are critical to wellbeing and retaining tenancies. Access to GP, local health services including Public Health Nurse, community mental health services and non-statutory service providers will provide for a holistic and comprehensive network of supports for households to meet a variation of support needs.

PMVT will work with participants to in making connections and brokering services within local communities across the region. The emphasis will be to foster participation across the social, political and cultural spheres. In the recent general election PMVT supported 56 individuals to register to vote for the first time and a further 28 to update their address.

They will work closely with participants to engage with multidisciplinary teams, statutory bodies, NGO's and community groups to foster collaborative relationships across areas of health and well-being, links to new communities and cultural groups, education and further learning, employment and training opportunities, volunteering and participation in local activities and events. They will identify and promote to tenants within the service opportunities for involvement in sports, the arts and other cultural activities.

Within their role the staff team will assess and identify blocks and barriers to accessing supports within the community with a view to working closely with participants, the service and stakeholders to resolve these.

Discharge

Exit processes from the proposed service will ensure that supports are tapered off as tenancies stabilize and that the households foster increasing independence. Clients will only be disengaged when settlement criteria have been met. In the event that tenancies are at risk, support will be intensified and where it becomes clear that a tenancy is unsustainable clients will be support to surrender the failed tenancy with a view to being supported to transfer to another property bringing the learning from their experience with them. Progress reviews with Kerry County Council

will inform decisions on discharging of cases, where needs change these will be flagged with Kerry County Council and a review held to determine the arrangement of supports going forward.

The process chart below provides a succinct overview of the process that PMVT follows in order to ensure that client engagement is planned and that it has a clearly understood progression towards disengagement.

Households housed within PMVT AHB may be discharged from the formal resettlement supports, however a handover would occur to PMVT Housing with Supports. This will allow for ongoing supports from PMVT where supports will be delivered in response to any change in need or circumstance of the household for as long a household remains housed by PMVT.

Progress Updates

PMVT will work in collaboration with the Department of Children to review service delivery. Such reviews will be across a number of formalised mechanisms. PMVT will assign a service manager to be the primary point of contact with the Dep of Children.

Monthly Progress Review Meetings – May be held in respect of individual cases in addition to a monthly review of overall service delivery, performance and outcomes.

Quarterly Reporting in tangent with quarterly review meetings where service reports and key performance indicators are reviewed:

- Return of Key Performance Indicators as per National Quality Standards Framework KPI's,
- Quarterly Project Report on Activity / Delivery and Outcomes

Intake and case closures, the outcome of cases and the level of supports for cases will be reviewed.

Methodology for engaging with and supporting stakeholders

PMVT will ensure that it continues to maintain and expand upon established solid relationships with all local stakeholders and in particular with the local authority and the HSE. The organisation has successfully developed strong working relationships with the local authorities in the Dublin Region over many years and more recently with local authorities across Ireland with service deliveries in the following counties: Limerick, Clare, Cork, Galway, Laois, Offaly, Kildare, Wicklow, Meath, Louth, Cavan, Monaghan, and Westmeath. PMVT has established relationships across a number of HSE areas nationally through both ongoing collaborative work in the differing regions and more recently through services put in place in response to needs for self-isolation accommodation arising from Covid-19. Three services have provided such isolation for confirmed, suspect and quarantine cases within Direct Provision. PMVT continues to provide isolation accommodation for singles and families nationally and has 2 dedicated self-isolation services in operation.

Appendix 1

Memo

Peter McVerry Trust is proposing that the Standard Long Term Social Leasing Model (25 Years) be adapted and made available to Approved Housing Bodies to secure new housing pathways for people in Direct Provision.

The context in which this proposal is made is;

- The current pressures across all forms of housing.
- The challenges in accessing appropriate housing options at the quantum and speed needed for persons eligible to progress beyond DP/IPS accommodation.
- The need to generate access to housing options on a nationwide basis.
- The need to deliver sustainable housing options that provide security of tenure for the tenants so as to prevent future risk of housing insecurity and homelessness.
- The need to generate rapid throughput, where possible, across existing forms of IPS accommodation so as to lessen the need to engage in procuring additional emergency accommodation provision or accommodation centres.

Long Term Leasing Model

Summary of Proposal to Create a Long Term Leasing Model

1. The primary objective is to secure sustainable housing pathways at scale and with appropriate regional spread.

2. That this proposal would be adopted as a pilot scheme which would operate on an initial 12 month basis and be subject to review at that point.

3. The DoJ and DoH agree that a variation of the Standard Long Term Social Leasing Model is made available to AHBs involved in DoJ contracts.

4. The DoJ and DoH agree that these leases are to be financed along normal Payment and Availability procedures and payments made to the AHBs via the DoH.

5. That it would only be available to property portfolios of 20 or more units held in single ownership and in the initial pilot phase only available to those AHBs with whom the DoJ has a contract with for housing progressions.

Option A: Centralised Sign Off by DoH with Subsequent Facilitation by LAs

6. That provision is created for AHBs to bring leasing portfolios of 20 or more units to the DoH centrally, in the first instance, for approval and agreement of Payment and Availability agreements.

   That upon DoH approval and securing of the P&A agreement that the AHB is required to notify the relevant LA(s) in which the units are to be leased and inform the LA(s) the purpose of those units.

   That once the property is ready and available for tenanting that the AHB is responsible for registering the tenant on the respective LA social housing list, subject to meeting the qualifying criteria.

   That the property would not be intended to provide a 'lifetime' tenancy for households but rather medium term, stable arrangement which will allow the household to progress onto other housing options. This would mean that the over the course of a 25 year lease term there would be an expectation that at a minimum of 6 households would have used/benefited from the housing unit.

   The households would pay a differential rent as is the case with existing Long Term Social Leasing Model.

Note: The above is the preferred option of Peter McVerry Trust as it allows large volumes to be agreed centrally and quickly. It ensures that Local Authority partners, whom have separate social housing pressures and targets do not delay or frustrate efforts to secure long term leasing for the intended end user cohorts.

Option B: Circular Plus Individual LA Targets

7. That the DoH issues a circular, similar to the CAS for Care Leavers Scheme, which sets down details of the leasing model and sets local authority targets for the years 2020 and 2021 for the delivery of units for the purposes of securing housing pathways

Note: Using the standard Local Authority approval mechanism will likely incur delays given expected volume of units to come on stream. LAs also under pressure to deliver existing social targets including social leasing targets. This proposal to ask them to administer this scheme without securing any reduction in social housing waiting lists would likely to be viewed dimly.

Securing Scale and Nationwide Spread of Units

8. Given the need to deliver a very significant quantum of units over the next 2-3 years in a highly competitive housing market with many competing needs set against the goal of ensuring that housing pathways are spread across many different urban areas it is proposed that a specific package of incentives be introduced to investors/property partners who can offer in excess of 100 units in a single portfolio/ tranche.

9. That where an investor/property owner can bring a portfolio of properties in excess of 100 units that they can avail of a national, blended rental rate agreed centrally with the AHB and DoH. This would encourage investors to bring scale, to also ensure that

regional spread of properties is achieved and that over concentration of properties offered is in high rental yield areas.

10. A blended rate as proposed may require the creation of a new single agreement and singular P&A agreement for the portfolio as opposed to individual properties within that portfolio.

11. That where the investor/property partner availing of a national blended rental rate for their portfolio of 100 units plus that there is a secondary stipulation that they must make available additional units for traditional long term social leasing equivalent to 30% of the overall DP/IPS portfolio. This would, we believe go a significant way to appeasing LAs who may feel that they are losing stock to households who are not on their housing lists.

Expected Outcomes

Peter McVerry Trust would expect that the outcomes listed below could be reasonably expected in the event of the above scheme being introduced.

- Significant increase of units available to AHBs working to progress people into housing.
- A better balance and geographical spread of units across multiple Local authorities
- Improved throughput and less delays once eligibility to progress out of IPS is secured.
- Gives AHBs an offering to go to market and secure property partnerships specifically for this scheme.
- Expectation that some property partners would operate at scale so as to deliver not only for DoJ needs but broader social housing need.
- Offers cheaper and model sustainable model than HAP