



Irish Council  
for Social Housing

# Finance for Development & Delivery

**ICSH Biennial Finance & Development Conference 2018**

25th & 26th October 2018, Lyrath Hotel, Kilkenny



SPONSORED BY

Gas  
Networks  
Ireland

# The provision of independent and secure housing for those with Mental Health difficulties

Martina Smith, CEO

HOUSING ASSOCIATION FOR INTEGRATED LIVING



Irish Council  
for Social Housing



# Mission

HAIL's mission is to provide housing and individually tailored services to support people, primarily those with mental health difficulties, to integrate and live independent lives in the community.



Irish Council  
for Social Housing



# Policy context

**A Vision for Change (2006- 2016) – Ireland’s Mental Health Policy**

**The Way Home – A Strategy to Address Adult Homelessness 2008- 2013**

**‘Time to Move On from Congregated Settings’ (2011)**

**National Housing Strategy for People with Disabilities (2011 -2016)**

**Social Housing Strategy 2020**

**Rebuilding Ireland 2016**



Irish Council  
for Social Housing



# Background - HAIL

Founded in 1985 – St Brendan’s, Grangegorman following the publication of the report *“Let’s Look at Housing”*

Approved Housing Body

HAIL provides exceptional quality social and affordable rented accommodation for people from local authority housing waiting lists, primarily those with mental health difficulties

Individually tailored services to support people with mental health difficulties to integrate and live independent lives in the community

Currently over 350 units owned and managed by HAIL

27 Staff - Support Services and Housing



Irish Council  
for Social Housing



# Where we are currently

NUMBER OF UNITS PER LOCAL AUTHORITY



# Our Support Services

Own stock – in-house support

Regional support – other tenancies, AHBs, LAs

Slan Abhaile – rehousing people from congregated settings

Ushers/Access

Prison in reach

Louth/Drogheda Homeless Aid



Irish Council  
for Social Housing



# Funding

- **Housing:**
  - CAS**
  - CALF and private finance (HFA and Banks)**
  - Rents**
- **Support Services:**
  - HSE**
  - DRHE**





# Challenges

**Sourcing housing esp. 1 beds – either acquisition or new build**

**Aligning CAS funding and vendors requirements for quick sale**

**Grouping single properties for CALF/PF**

**Smaller of the Tier 3 organisations**

**Resources/Staffing (contracts)**

**Infrastructure**

**CSO reclassification - uncertainty**



# Solutions

**Partnerships with other AHBs – Cluid, Respond, CHI for development**

**Joint procurement – Maintenance contractors**

**SLA for Stock Condition Survey**

**LAs – possible Part Vs and providing solutions**

**Housing Agency**



Irish Council  
for Social Housing



# Solutions

**Partnerships with HSE**

**Working on a pipeline/development programme**

**Internal structure to deliver**

**Good relationships with funders especially around annual SLAs for funding from HSE/DRHE**

**Sharing good practice with other AHBs**



Thank you for listening  
Any questions?

