



Irish Council
for Social Housing

Finance for Development & Delivery

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The Speciality of Housing in Homeless Services

Jackie Bonfield, CEO

Mid West Simon Community



Irish Council
for Social Housing



Current context & where we fit!



Context

**Almost 10,000 people living in emergency accommodation in 2018
(DoH figures)**

At least 100, 000 households in need of social housing

40% increase in homeless families 2017-2018

Rental supply declining, lack of new build, Rents increasing.

‘Pro-Landlord, Market-based’ Govt. strategy

Budget 2019 - no increase in social housing targets and no social measures to address affordability for tenants in the private rental sector (HAP)



Who we are.

One of eight regional Simon communities located in Mid West of Ireland (Limerick, Clare, North Tipperary)

Homeless Service Provider founded in 2006

Housing & support, underpinned by food aid, (FEAD program)



Housing First

- The Housing First Approach has been Govt policy for a number of years.
- A new Director of Housing First was appointed by gov't this year and The National Implementation Plan for Housing First 2018-2021 was launched four weeks ago – call for tenders in various regions
- The priority of HF is to support a person who has experienced homelessness into permanent housing as quickly as possible, without any preconditions around sobriety or mental health treatment. Then continue to work intensively with them on these issues once they are housed. HF recognises that a stable home provide the basis for recovery in other areas.

- MWSC established HF project 2.5years ago.
- Consumer choice is at the heart of HF and this can be challenging due to lack of housing stock
- HF project ensures that any accommodation offer is consumer driven even with the lack of supply.
- Equally scattered site accommodation is central to HF housing provision
- All current 18 HF tenancies meet the scatter site requirement of the HF Pathways Model.
- 100% tenancy sustainment to-date



Family Hub

- Govt has committed to supporting the provision of Family Hubs as an alternative to placing families in hotel/B&B.
- No one is saying it's the solution to family homelessness
- There is a strong record now building that suggests families are spending less time in Hubs before moving to permanent accommodation due to level of specialist move on support given to families , such as keyworker, settlement workers etc

- MWSC established Hub project 1 year ago.
- Consumer choice is at the heart of Hub and this can be challenging due to lack of housing stock
- The project provides separate cooking, washing , paly etc.
- Equally scattered site accommodation is central to HF housing provision
- All of the 14 families that have moved on into tenancies are scatter site.
- 100% family tenancy sustainment to-date
- Separate Cooking facilities, laundry, play area, etc



Guiding Principles

1. Eliminating barriers to housing access and retention
2. Fostering a sense of home
3. Facilitating community integration and minimising stigma
4. Utilising a harm-reduction approach
5. Adhering to consumer choice and providing individualized consumer-driven services that promote recovery



Current housing options, sourcing & management



Where we source currently

1. Social Housing – Council Stock
2. Social Leasing Model
3. Approved Housing Bodies
4. MWSC Stock - CAS
5. Private Rented
6. How is it paid for!
 1. RAS
 2. Rent Allowance (being phased out by year end)
 3. HAP



How do we Eliminate barriers to housing access and retention

Recruitment of a 'Housing Catcher' to source property as per previous slide and build relationship with potential landlords.

This is looking beyond PR sector to other sources of Housing e.g. CAS, LA Social Housing

Actively supporting moves/swops to maintain vulnerable/insecure tenancies

Extended support pre-housing has allowed development of unique & intensive way of working for both families and individuals



Fostering a sense of home

Building trustful relationships, familiarity and continuity of support throughout

Promoting autonomy & a sense of ownership

For ageing population, provision made within existing services, not 'referred on'

Provision of wraparound services within the same organisation & personnel (e.g. FEAD)



Next Steps



Mid West Simon Vision

Reconceptualising Midwest Simon's homeless and housing services within a single client- and housing-led umbrella of support services.

All services will be housing-led. The priority goal for all clients is to get and keep them securely housed in independent, scatter-site accommodation that is safe and meets the needs of their family configuration.

Client-led recovery-oriented supports will be tailored to each person or family's particular situation: to prevent or reverse housing loss and then to keep them securely housed.

All services will be consumer-driven as well, and tailored to specific groups' needs, in order to maintain accommodation and support them on their recovery journeys.

