



Fingal County Council's Housing Strategy for Disabled People 2021-2026



Fingal County Council has prepared its Strategy for Housing Disabled People, under the Chairmanship of Liam Burke, A/ Director of Services, Fingal County Council, Housing & Community Department

Foreword

I am pleased to present Fingal County Council's Strategy for Housing Disabled People 2021-2026.

Disability is an issue that will likely impact on us all sometime during our lifetime, either personally, or by a family member, friend or colleague who may be affected by a disability. This Plan sets out the goals and strategic aims, ideas, key actions and associated Action /Implementation Plan to address meeting the needs of disabled people.

Following the establishment of Fingal County Council's Steering Group under the Chairmanship of Margaret Geraghty, former Director of Services for Housing & Community Department, the Local Housing Strategy for People with a Disability 2016 – 2020 was duly completed and this aligned with the National Strategy.

This new Strategy and Action Plan 2021-2026 builds on the strategic aims of the last Plan whilst setting new strategic aims, this reinforces the Council's commitment to responding to the challenges and availing of the opportunities to improve service delivery in helping meet the housing needs of disabled people.

The timeframe of the National Strategy, 2011-2016, extended to the end of 2020, has been further extended to expire at the end of 2021.

The National Strategy was developed as part of a coherent framework to support disabled people in community-based living to offer a wide range of housing options and thereby providing opportunities for maximum independence.

Currently the New National Strategy is being prepared on the basis of a tripartite collaboration between the following Government Departments:

Dept. Housing, Local Government & Heritage

Dept Health

Dept of Children, Equality, Disability Integration and Youth.

A decision was made at Governmental level that each Local Authority should prepare a new Local Strategy 2021- 2026, with a built-in mechanism for an end of year 1 review. This objective being that the local strategies will feed into the overall development of the new National Strategy whilst also providing the opportunity to incorporate any of its relevant aims, objectives or targets into the Local Strategies.

The implementation of the strategic aims is not the sole responsibility of any one statutory body, or group, but it is about working together in collaboration and, to focus on how we can all achieve the best possible outcomes to deliver inclusive housing solutions for disabled people.

I would like to extend my thanks to my predecessor Ms. Margaret Geraghty, former Chair, and to the past and current members of the Steering Group for their ongoing commitment, input and enthusiasm in developing this Plan.

I look forward to working with you on the implementations of Fingal County Council's Strategy for Housing Disabled People 2021-2026 and also on building on the partnerships already developed over the past 5 years to ensure that we face the challenges together as well as availing of opportunities in the delivery of our strategic aims.

Liam Burke

Chairperson of the Steering Group

A/Director of Services Housing & Community Department

Fingal County Council

30th June 2021

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Membership of the Steering Group

Liam Burke	A/ Director of Services Housing & Community Department Chairperson of Steering Group	Fingal County Council
Loretta Hennessy	Administrative Officer	Fingal County Council
Claire Feeney	Senior Executive Officer	Housing Agency
Adrian Quinn	Services Manager	Focus Ireland
Aisling Flynn	Housing Manager	Marillac Approved Housing Body
Derek Tallant	Director of Logistics	Daughters of Charity Disability Support Service
Emma Jane Morrissey & Rosaleen Lally	National Access Programme Managers	Irish Wheelchair Association
Hazel Mulligan	CYP Project Manager	St. Michaels House
Jarlath Tunney	Disability Manager	HSE
Lauraine Dunne	A/Area Director of Nursing Mental Health Services	St. Josephs Mental Health & intellectual Disability Services St. Ita's Campus HSE
Lorraine Hone	Senior Social Worker	Prosper Fingal
Helen Cooney	Student and Service user	Prosper Fingal
Paul McCarthy	Senior Social Worker	St. Joseph's Mental Health & intellectual Disability Services
Robbie Sinnott	Disabled Person Organisation (DPO) representative	Voice of Vision Impairment
Tom Gifford	Project Leader	HAIL AHB
Paula Mc Nulty (new replacement to be agreed)	HSE Mental health Housing Co-Ordinator	HSE
Dr. Gerry Cunningham	Assistant Director	Praxis Care
Brendan Lennon	Head of Advocacy	Chime
Shelly Gaynor	DPO representative	Independent Living Movement Ireland

Chapter 1

Background

The publication of a Government Housing Policy Statement in 2011 highlighted that the same range of housing options were not as readily available to disabled people. The commitment to prepare a National Strategy was set out in “Towards 2016” and the associated policy statement “Delivering Homes & Sustaining Communities”.

Following the recommendation that a Strategy be prepared as a priority action, this evolved with the completion of the National Housing Strategy for People with a Disability 2011- 2016, and the associated National Implementation Framework, which were joint publications by the then Department of Environment, Community & Local Government and the Department of Health.

“A Vision for Change” Government Mental Health Policy and “A Time to move on from Congregated Settings” Report of the Working Group on Congregated Settings were two key publications that underpinned the preparation of the National Strategy.

The Implementation Framework developed the key actions from the Strategy, required the establishment of Steering Groups to ensure broad representation from the various stakeholders, with key actions and setting targets as appropriate.

According to the latest Census of Population 2016, there were a total of 643,131 people who stated they had a disability, which represents 13.5% of the Irish population. 6.7% of the population aged under 20 had a disability, whilst 49.5% of the population aged 75 had a disability.

The administrative counties with the greatest number of disabled people were those with the largest populations, led by Dublin City with 81, 502, which represents an increase of +3.7 % on the previous 2011 Census. Interestingly, Fingal was reported as having one of the lowest rates of disability at 10.8%. This is because, disability is highly associated with age, and Fingal has one of the youngest populations with an average age of 34.3 years.

The need for housing on the basis of disability and medical grounds is not just related to age, but also to meet the housing needs of those who have a sensory, intellectual disability, physical or mental health disability, which can affect any age group.

Purpose of the Strategy

What is the purpose of the New Strategy?

The Strategy is aimed at promoting and mainstreaming equality of access for disabled people to the full range of housing options available suited to individual and household need.

The Strategy includes the setting of strategic aims, key actions and targeted timelines to ensure that the provision of suitably designed and/or adapted accommodation to help people live independently is made available, thereby avoiding the need to live in a residential care setting.

The supply of good quality housing is of great importance, as this becomes the foundation upon which is built the creation of homes, neighbourhoods and ultimately the development of communities.

Disabled People will need different types of support in order to assist them to live independently and thus improve and enhance their quality of life.

There is growing evidence that we are living longer in Ireland, therefore in order to assist our aging population to stay living in their home, there is a need to diversify the range of housing options as well as supports.

Vision

The Vision for the Strategy 2021- 2026 is to continue to facilitate access for disabled people, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living.

This New Strategy will feed into new National Strategy which at the time of writing (June 2021) is in progress.

The preparation of the new Strategy is in line with the United Nations Convention on the Right of Persons with Disabilities and the Disability Act 2005 and the Human Rights and Equality Act 2014, Section 42, Public Sector Duty.

Core Objective

The core objective is to promote equality of access for disabled people to the full range of housing options available, to work collectively and in collaboration with relevant stakeholders and to ensure that the Strategic Aims set out are implemented in a fair, equitable and timely manner.

Preparation of the New Strategy

Methodology

The methodology for the preparation of this Strategy comprised:

Review of the existing Strategy

Meeting and consulting with members of the Disability Steering Group

Submissions received from the members of the Steering Group

Engagement with those who have a lived experience in the preparation of case studies.

Inter Departmental Consultations within Fingal County Council

Social Housing Support & Allocations, Housing Maintenance, Construction, Part V, CAS, CALF, Disabled Persons Grants, Social Workers

Liaison with Fingal County Council's Architects Dept

Liaison with Fingal's Community Division – Age Friendly Co-ordinator

Consultation with Dublin Region Homeless Executive, Irish Council for Social Housing and Approved Housing Bodies

Referred to various Policy documents, Reports, legislation and guidelines.

Based on the above consultations, meetings and engagements, the new Strategy was prepared and a number of strategic aims, key actions, lead roles identified, and timelines set.

Chapter 2

Statutory Framework & Guidelines

Fingal County Council is required to adhere to the statutory obligations in order to help meet the housing needs of disabled people.

Fingal County Council is cognisant of its statutory obligations and is committed to ensuring that it continues to adhere to the relevant legislation and policy documents.

United Nations Convention on the Rights of Persons with Disabilities

The United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) was adopted by the UN in 2006, Ireland signed it in 2007 and the Convention was finally ratified by Ireland in 2018.

The UNCRPD comprises 50 Articles -while these are all of significant importance, some of the following Articles are particularly relevant to this Strategy:

Article 1 Purpose

The purpose of the present Convention is to promote, protect and ensure the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities, and to promote respect for their inherent dignity.

Persons with disabilities include those who have long-term physical, mental, intellectual or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others.

Article 2- Definitions –

“Communication” includes languages, display of text, Braille, tactile communication, large print, accessible multimedia as well as written, audio, plain-language, human-reader and augmentative and alternative modes, means and formats of communication, including accessible information and communication technology;

“Language” includes spoken and signed languages and other forms of non spoken languages;

“Discrimination on the basis of disability” means any distinction, exclusion or restriction on the basis of disability which has the purpose or effect of impairing or nullifying the recognition, enjoyment or exercise, on an equal basis with others, of all human rights and fundamental freedoms in the political, economic, social, cultural, civil or any other field. It includes all forms of discrimination, including denial of reasonable accommodation;

“Reasonable accommodation” means necessary and appropriate modification and adjustments not imposing a disproportionate or undue burden, where needed in a particular case, to ensure to persons with disabilities the enjoyment or exercise on an equal basis with others of all human rights and fundamental freedoms;

“Universal design” means the design of products, environments, programmes and services to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

“Universal design” shall not exclude assistive devices for particular groups of persons with disabilities where this is needed.

Article 4 General Obligations 4.3 & General Comment 7

In the development and implementation of legislation and policies to implement the present Convention, and in other decision-making processes concerning issues relating to persons with disabilities, States Parties shall closely consult with and actively involve persons with disabilities, including children with disabilities, through their representative organizations.

The Housing Department acknowledges the role of DPOs and disability service providers in this regard. It should be the role of such organisations to engage with any public consultation processes advertised.

Article 9 – Accessibility

To enable persons with disabilities to live independently and participate fully in all aspects of life, States Parties shall take appropriate measures to ensure to persons with disabilities access, on an equal basis with others, to the physical environment, to transportation, to information and communications, including information and communications technologies and systems, and to other facilities and services open or provided to the public, both in urban and in rural areas.

Article 19 –Living Independently and being included in the community

Recognizes the equal right of all persons with disabilities to live in the community, with choices equal to others, and shall take effective and appropriate measures to facilitate full enjoyment by persons with disabilities of this right and their full inclusion and participation in the community, including by ensuring that:

- a) Persons with disabilities have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others and are not obliged to live in a particular living arrangement;
- b) Persons with disabilities have access to a range of in-home, residential and other community support services, including personal assistance necessary to support living and inclusion in the community, and to prevent isolation or segregation from the community;
- c) Community services and facilities for the general population are available on an equal basis to persons with disabilities and are responsive to their needs.

Article 21 - Access to information

Recognises that information intended for the general public to persons with disabilities should be in accessible format and technologies appropriate to different kinds of disabilities in a timely manner and without additional cost.

Article 23.

Recognises that disabled children need to have due weight given to their opinions, needs and rights.

Article 26

Recognises that the participation and inclusion in the community and all aspects of society are voluntary and are available to persons with disabilities as close as possible to their own communities including rural areas.

Equal Status Act 2015

The Equal Status Acts 2000 - 2015 prohibit discrimination in the provision of goods and services, accommodation and education under nine grounds:

Gender, marital status, family status, age, disability, sexual orientation, race, religion and membership of the Travelling Community.

Irish Human Rights & Equality Commission Act 2014 -Public Sector Duty

Section 42 of the 2014 Act states that a public body shall, in the performance of its functions, have regard to the need to eliminate discrimination, promote equality of opportunity and treatment of its staff and the persons to whom it provides services and protect the human rights of its members, staff and the persons to whom it provides services. Where violated, complaints can be referred to the Human Rights Commission.

Disability Act 2005

The Disability Act 2005 places a statutory obligation on public service providers to support access to services and facilities for disabled people.

Provision is made within the act for the establishment of a Centre for Excellence in Universal Design in the National Disability Authority to promote best practice in the design of the environment and housing to ensure that they are accessible and usable for everyone, particularly for disabled people.

The Department of Housing, Local Government and Heritage is responsible for the provision of a national framework of policy, legislation and funding to underpin the role of local authorities in addressing housing level.

Local Authorities are Statutorily obligated in relation to the provision of housing for disabled people and related services.

National Disability Authority

National Disability Authority (NDA) was established in June 2000.

The NDA is the independent statutory body that provides information and advice to the Government on policy and practice relevant to the lives of disabled people. It assists the Minister for Children, Equality, Disability, Integration and Youth in the co-ordination of disability policy.

Other functions include the conducting of research, developing and collaborating on the development of relevant statistics; assisting in the development of standards; developing codes of practice and monitoring the implementation of standards, codes and employment of disabled people in the public service.

The NDA also works through the Centre for Excellence in Universal Design to promote the universal design of the built environment, products, services and information and communication technologies so that they can be easily accessed and used by everyone, regardless of age, size, ability or disability.

National Guidelines for the Assessment and Allocation Process for Social Housing Provision for People with a Disability.

These Guidelines were initially issued by the Department of Housing, Planning and Local Government in 2014. In 2016, the Housing Agency commenced a review of these guidelines. Following the review, the document was issued by the Department in consultation with the Department of Health and the Health Service Executive (HSE) and was updated with effect from October 2017.

The purpose of these national Guidelines is to assist in streamlining the management of the housing assessment and allocation processes for disabled people, including those who are currently living in the community and those transitioning to the community from residential care.

Whilst the provision of housing services is the responsibility of local authorities in accordance with the Housing Acts 1966 to 2014, the HSE is responsible for the provision of health and personal services. Therefore, interagency collaboration, working in partnership with each other is required if we are to succeed in the successful delivery of a holistic approach to housing provision.

Rebuilding Ireland 2016

The Department of Housing, Planning and Local Government launched its 5-year action plan for housing and homelessness in 2016.

The key objective of this Action Plan is to increase delivery of housing across all tenures to assist meeting the housing need of households and individuals as well as helping those who are currently housed to remain in their homes or be provided with the option of suitable alternative accommodation, including those families in emergency accommodation.

Vision for Change / Sharing the Vision

A Vision for Change which expired in 2016 has been replaced by Sharing the Vision in 2020.

In 2006, the Government published a Vision for Change which is a comprehensive mental health policy document which was primarily aimed at bringing about change to introduce a more community based mental health care system in Ireland. The implementation of this policy document had been monitored and regularly reviewed by the Independent Monitoring Group (IMC). In developing this strategy, the complex housing needs of people with a mental health disability needed to be identified and addressed.

In 2013 the HSE appointed a National Director for Mental Health. The Mental Health Division is responsible for all HSE mental health services. 2019 saw the appointment of 9 HSE Mental Health Housing Co-ordinators, one of whom participates on Fingal's Steering Group.

Sharing the Vision – a Mental Health Policy for Everyone is the successor to a Vision for Change. Building on the key aims of the original policy, it includes new recommendation as appropriate to enhance national policy, while aligning with the 10 year vision for reform and transformation of Ireland's health and social care services encapsulated in the Sláinte Care Report.

Steering Group

Chairperson

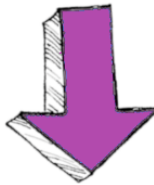
Stakeholders

Mental Health
Working Group

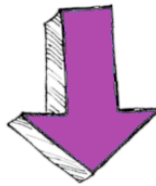
Communications
Team



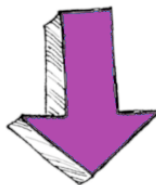
Strategic Aims



Key Actions & Implementation Plan



Challenges & Opportunities



Recommendations

Sharing the Vision adopts a broad based, holistic approach to mental health policy.

It is recognised that there are many complexities in the delivery of housing provision for people with a mental health disability, and this was addressed in the National Housing Strategy for People with Disabilities.

Sláinte Care

Sláinte Care is a 10 year Government programme aimed at transforming our health and social care services. This programme provides a high-level road map to deliver whole system reform and universal healthcare. It has five components:

Health, Entitlements, Integrated Care, Funding and Implementation.

Fingal County Council is committed to work in partnership with the HSE in assisting meeting the housing needs of those with a mental health disability in conjunction with their specific support care plans.

Time to move on from Congregated Settings 2011

Time to move on from Congregated Settings 2011 – a Strategy for Community Inclusion is a model of support in the community for moving people from Congregated Settings in line with Government Policy. A Congregated Setting is defined as a residential setting where 10 or more people reside together. The initial Report which was based on the 2008 Census identified that there were approx. 3000 people with disabilities living in a Congregated Setting. The objective is to reduce this figure by 33% by the end of 2021 and with the ultimate objective to eliminate all congregated settings.

The HSE is responsible for leading out on the implementation of the recommendations of Time to Move on from Congregated Settings.

The model of care for individuals will be based on a Person-Centred Plan (PCP) which will be devised by the HSE in consultation with the individual concerned and their families. The key objective is to enable individuals to live as independently as possible in the community, whilst still providing access to services where required. The PCP may need to be amended over time to align with an individual's needs and circumstances.

Awareness & Promotion of the Plan

One of the key aims of this Strategy is to promote equality of access for disabled people to the full range of housing options available, therefore it is vital that we communicate this to the community at local level. Effective communication will result in the proper implementation of the Strategy.

A new Communication Team will be established as a sub group of the Steering Group to raise awareness of the Strategy and to ensure sure that it is promoted and advertised.

Under the Terms of Reference, the Steering Group participants are representative of their sector rather than just their organisation, therefore it is important that all stakeholders work together to raise awareness as well promote the Strategy.

The Steering Group with the support of Fingal County Council will run a public information campaign in order to raise awareness of the Strategy and the Action Plan.

To date, FCC made a presentation to the Housing Strategic Policy Committee (HSPC) in March 2021 to provide an update regarding the preparation of the Fingal County Council's new Draft Strategy.

It is intended to make a further presentation to the HSPC on the new Draft Strategy.

The Chairperson of the Disability Steering Group will also inform Fingal County Council Chief Executive, Executive Management Team and elected members of the Council on the new Draft Strategy.

Chapter 3

Review of the Plan & Disability Steering Group Stakeholder Engagement

The Fingal Steering Group was established in 2016 under the Chairmanship of Margaret Geraghty, former Director of Services, Fingal County Council, Housing & Community Department.

The new Chairperson of the Steering Group is Liam Burke, A/Director of Services, Fingal County Council Housing & Community Department.

The Terms of Reference set out the obligations of the Steering Group including membership, attendance at meetings etc.

The role of the Steering Group is to develop processes / protocols if needed and also to oversee the implementation of Fingal County Council's Housing Strategy for Disabled People. Over the years through our exchanges of information, ideas and listening to different perspectives this has helped us to step up to challenges and has helped bring about a unity of actions.

Between 2016 to date there have been a total of 28 meetings held.

As at 30th June 2021, there are 19 members participating on the Steering Group. Members include representatives from Fingal County Council, The Housing Agency, Disabled Persons Organisations, a service user, a representative from each of the four disability sectors, HSE, various service providers and Approved Housing Bodies operational in the Fingal area.

New members are welcome and it is hoped that we will extend membership during the course of the 5 year plan.

It should be noted that the Chairperson may send invitations for Disability Sector and other Stakeholder Representatives who will then nominate representatives in accordance with the Terms of Reference.

The following are the achievements of Fingal County Council's Strategy 2016- 2020

Action	Comments
<p>To identify current and emerging housing needs within the four categories of disability</p>	<p>Ongoing Medical priority cases recorded and categorized into Physical, Sensory, Intellectual Disability and Mental Health. Annual Social Housing Needs Assessment Form: Housing applicants requested to complete and inform FCC if there is a medical/ disability basis of need. Statistics are compiled and a summary of assessments is carried out by the DHLGH</p>
<p>To reserve at least 5% of units to help meet the housing needs of those with a Disability</p>	<p>Target exceeded each year –Circa 10% of allocations were made to Disabled People from 2016- 2020. FCC completes and returns Implementation Forms to the Housing Agency on annual basis. The number of lettings made and breakdown of the 4 Disability categories are provided.</p>
<p>To facilitate delivery of a broad range of housing initiatives to meet demand</p>	<p>Ongoing Rebuilding Ireland Various streams of housing delivery Council Stock/Approved Housing Bodies/HAP/ Part V/ Acquisitions/ Leasing / CAS/CALF Housing Transfers Provision of Grants to owner occupier (Adaptation/Mobility etc)</p>
<p>To develop networks and facilitate engagement with Service providers /various stakeholders /AHBs</p>	<p>Ongoing Meetings / engagement have taken place with various stakeholders This has contributed to successful interagency collaboration and improved communication. e.g. mental health teams are notified in advance of the Housing needs Assessment / Issuing of Housing List Positions. Mental health Social Workers liaise with the Housing Support team (with the consent of the applicant) to help resolve matters in connection with a housing application. Regular communication with AHBs</p>

Intellectual Disability Needs/Autism Category	<p>Provision of Housing -ongoing. Medical Priority applicants often state that an additional bedroom/ secure garden is a requirement. Formal request made by FCC on behalf of the Disability Steering Group to include an item on the Housing Sub Group Agenda to raise the importance of setting up a National Working Group on the Housing Needs of those of those living with Autism. This was raised at the December 2019 meeting under AOB Adaptation Grants provided for homeowners who require modifications to their properties.</p>
Sensory Needs Category	<p>Provision of Housing- Ongoing Medical priority applicants may require assistive technology to help meet specific needs. Liaison with support services/advocacy groups as needed. Adaptation Grants provided for homeowners who require modifications to their properties</p>
Physical Needs Category	<p>Provision of Housing Ongoing FCC Housing Construction – Housing Dept. continued to work closely with our Architects Dept., OT Reports forwarded to Architects who ensure that the appropriate specifications are incorporated in to design and construction. Housing Lettings Team continually review current available properties and also those in pipeline, to plan appropriately to meet the housing needs of those who require Specially Adapted/ Level Access properties. Provision of level access showers/stairlifts to FCC tenants ongoing Adaptation /Mobility Grant applications continue to be processed.</p>
Mental health Category	<p>Provision of housing ongoing HAIL tenancy Support offered to applicants as appropriate</p>

	<p>In conjunction with HAIL some applicants may avail of Slán Abhaile Project- (applicants must be linked in Mental Health Teams)</p> <p>Mental Health working Group (subgroup) of Disability Steering Group was established.</p>
Congregated Settings	<p>Ongoing consultations with relevant stakeholders</p> <p>Meetings and consultations with HSE</p> <p>Applicants housed e.g. CAS units</p>
Review of Housing Application Form	<p>Consultations with between FCC and Housing Agency</p> <p>New Housing Application for Social Housing Support developed and introduced under Government Circular effective from 19/4/21.</p>
Review of procedures, processes and data systems in connection with the housing application process	<p>Ongoing</p> <p>OHMS system to be replaced with new NPS system – this will assist with efficiency and will also ensure that more detailed and accurate data can be extrapolated.</p>
Medical Priority Process Introduction of New Medical Form – Pilot carried out in FCC and three other LAs	<p>Mechanisms introduced to streamline the process.</p> <p>FCC volunteered as one of 4 Local Authorities (Leitrim, Sligo and Cork Local Authorities) to participate in the pilot study of the introduction of the New Draft Medical Form.</p> <p>New Medical Form was finalised and introduced by the Dept Housing, Heritage & Local Government, effective from 19/4/21.</p> <p>The objective is to assist in the continuity of assessment and processing of requests for housing on medical/disability grounds at National level.</p> <p>Increased number of Medical Welfare meetings held.</p> <p>Housing Support Team work closely with the Social Workers and the Chief Medical Officer on requests from applicants seeking housing on medical /disability grounds.</p> <p>FCC also liaise with various stakeholders /advocacy group on behalf of applicants (with appropriate consent)</p>

Review of the Housing Allocations Scheme	In progress For presentation to FCC Housing Strategic Policy Committee SPC Q3 2021
Engagement with the Dublin Region Homeless Executive to examine the process of Emergency Accommodation – particularly in respect of vulnerable clients e.g. those in crisis/ those who are about to be or have been discharged from acute hospital.	Ongoing engagement with DRHE in relation to the provision of homeless services-ongoing communication with Central Placement Service and regular meetings held. DRHE ceased one night only emergency accommodation in 2020. Emergency accommodation placements provided on a rolling basis as required.
Provision of suitable appropriate social housing support to housing applicants and tenants with a disability including transfer to alternative accommodation as appropriate.	Ongoing FCC Housing applicants and tenants continue to be granted medical priority in accordance with the Allocations Scheme for social housing support. Tenants provided with adaptations works to their tenancy as appropriate.
Provide information and assistance with applicants to owner occupiers seeking mobility/adaptation grants	Ongoing FCC Processing of applications in relation to adaptation grants, Mobility Aids and Housing Improvement for Older People
Meetings of Disability Steering Group	Ongoing Quarterly Meetings held Additional meetings held with members on matters arising as needed. New/updated Terms of Reference – membership reviewed- new members participating. FCC attendance at the Public Participation Network (PPN) meeting November 2019 to update them re the Disability Strategy and the work of the Steering Group. Invitation extended to the PPN to nominate new member to participate on Steering Group.
Working Group meetings with Housing Agency	FCC participated in a series of meetings on behalf of the Disability Steering Group in respect of Mental Health Group- Review of medical form -which is now in use by FCC.

	<p>Development of Mental Health Early Intervention Training which has been successfully rolled out to FCC Housing Staff.</p> <p>Co-correspondence form developed which is now in use by FCC</p> <p>Attendance at meetings in relation to Assisted Decision Making (Capacity) legislation in the context of housing matters.</p>
<p>National Meeting of Local Authority Disability Steering Group reps</p>	<p>FCC attended all meetings and provided feedback to Steering Group.</p>

Chapter 4

The value of listening to lived experience is vital to the successful implementation of the Strategy. Through the shared experiences and understanding how the various processes impact on the lives of the disabled person, helps us understand from their perspective the challenges as well as the positives of their experience and in doing so should make us all reflect in how we deliver our services.

A number of case studies were carried out in relation to disabled people who were provided with assistance from the Council.

Case Studies

My Story

By Helen Cooney



About Me; I am a single woman who turned the “big 40” last year (2020). Up until last November I lived at home with my parents. I am lucky that I have very good parents who love me, and I love them. I always wanted to have my own place though, my brother and sister moved out a long time ago and I wanted this too. I have an intellectual disability and am supported by Prosper Fingal services. I used to go into respite with them, which I loved. I often went in with one particular friend- we often spoke about sharing our own place and being independent.

We were supported by Prosper Fingal to put our names on the housing list with Fingal County Council and finally in 2019 we were told that there might be a two-bedroom apartment available for us. The apartment was funded under the CAS scheme and we would be tenants of Prosper Fingal Housing Association. We

had to wait a while- but when we heard that we had been approved by the council for this apartment, we were absolutely delighted! We wanted to move in straight away...

Of course, this couldn't happen- one thing I have learned through this process is how to have patience! There were lots of things that needed to happen- the apartment had to be redecorated and adapted (I need an accessible bathroom). Forms- lots of them- had to be completed (rental supplement/ exceptional needs allowance for white goods/ household benefit allowance.. etc) Then meetings had to be arranged- with the Community Welfare Officer/ builders....

Challenges;

- Probably the biggest challenge was due to the pandemic...there were no workmen available and everything closed down. This delayed everything by months. In all it took about a year before we could move in.
- The application forms were complicated too, I needed support with these
- Some of my meetings too were a bit stressful as I felt I had to explain myself a bit as to why I wanted to leave home.

The good bits;

Overall my experience was positive- I was lucky I had lots of support from my family and from Prosper Fingal.

We got to choose everything in the apartment- our new kitchen and bathroom/ the colours of our rooms ... everything. We also learned a lot about decorating and not spending a fortune (we were lucky to be given some furniture from family/ friends- and only things we liked of course).

Everything has worked out great. Myself and my friend have our own rooms so can give each other space, we are also great company for each other. I would not have liked to live completely on my own, so this is perfect. We still see our families as much as we can and have support from Prosper Fingal for independent living skills. My cookery skills are now getting better, and I have no problems with managing my money. The apartment is great because it is near to everything- to shops/ our day service/ bus stop. These are all really important as we don't drive. It also feels safe so I always feel secure and happy there.

I am so glad the council agreed to this move for me

Recommendations to others; have patience, don't stress, everything just takes time.

Case Study 2

Anthony Laycock is 65 years old and lives in Swords, Co. Dublin.

Anthony has diabetes and has undergone surgery that involved partial amputation of his right foot. He also suffers from poor eyesight and neuropathy in his hands. Anthony wasn't initially aware that he could apply for a Housing Adaptation Grant (HAG) from the Council until his Occupational Therapist (OT) brought this to his attention. As his mobility was affected following his surgery, Anthony knew that he would need alterations carried out to his home and was pleased to hear that financial assistance could be made available. Anthony applied for a bathroom conversion.

Anthony's OT arranged to have the application form sent to him and when he received the form, he wasn't sure how to go about filling it out. He described feeling confused when he read the form he realised that he would need to gather information from various sources.

He contacted the Council and staff provided him with guidance and advice and assured him that they were available to assist him. His OT was also very helpful and gave him practical help with the completion of the form.

In order for the Council to assess and process his grant application, Anthony had to accompany it with his OTs report, medical report as well as income details and quotations for the proposed works.

During the course of gathering some of the documentation, he had to make several phone calls and was re-directed to other contact numbers and websites. Anthony found this challenging due to his poor eyesight, neuropathy and he doesn't use a computer and this was further compounded by the fact that he was still confined to his home, in that he would have preferred to call in to an office and speak in person directly.

Anthony was successful in obtaining the grant and the work has been completed. The entire bathroom was refurbished and the bath was replaced with a walk-in shower with half door screen, but he would have preferred to go with the more expensive quotation as he wanted a full screen surrounding the shower instead of the half door which has been installed.

In conclusion, although there were challenges along the way, Anthony was very grateful to both the Council as well as his OT who guided him throughout the process. He thanked everyone involved and says he looks forward to reading the Strategy for Housing Disabled People when it is completed.

Case Study 3

Bernadette Fitzpatrick is 72 years young and lives with her husband in the Fingal area. Bernadette suffers from arthritis but keeps herself fit by walking, swimming and visiting the Council's parks.

One winter, she discovered that her boiler had leaked, and her heating system which was out dated had stopped working. Having contacted her house insurance company, she was advised about the Housing Aid for Grants for older people (HOP) that were available through the Council. Bernadette had not thought about applying for a grant as she had thought that such grants were only available for disabled people.

Bernadette set about contacting the Council to find out more information about the grant, and was delighted with the assistance, advice and support she received from the staff member involved. As soon as she received the application form she made contact again with same staff member from the Council who in her own words "helped her every step of the way" with the completion of the form and treated her with empathy. As part of the application process, Bernadette had to submit two quotations.

As previously mentioned, the heating stopped working in the middle of winter and both Bernadette and her husband were feeling the impact of the cold and did find this difficult. However, they were so relieved to know that the cost of a new heating system was going to be covered, they were extremely grateful and understood that there was a process that the Council had to undergo.

The grant application was processed and approved and within 2 months the new heating system was installed. Bernadette was "over the moon" with the end result and found her experience with the Council to be a very positive one.

Bernadette was aware that there is a Strategy for Disabled People and found this out through word of mouth. She is aware of the different activities available through the Council and avails of the "wonderful" amenities all the times. She wanted it noted as part of this case study, that she loves the beautiful parks, flowers and playground facilities that she regularly brings her grandchildren to. She walks and swims and avails of the exercise equipment provided in the parks and says that this helps keep her physically and mentally fit. Bernadette wanted to re-iterate her thanks to the Council and looks forward to reading the Strategy when it is complete.

Chapter 5

Local Aims and objectives

Goals & Strategic Aims

1. To promote and raise awareness of Fingal County Council's Strategy for Housing Disabled People, its goals, objectives and associated action plan.
2. To promote and ensure equality of opportunity for disabled people to access a wide range of housing options, suited to their needs.
3. To support and facilitate disabled people to live independently, thereby enhancing quality of life.
4. To continue to address the housing needs of those with a physical, intellectual, mental health and sensory disability.
5. To continue to assist those with a disability who are moving from congregated settings.
6. To address the housing needs of people with a mental health disability, ensuring that those with low to medium supports needs, who are moving from mental health facilities, are provided with housing in the community, in accordance with good practice.
7. To recognise and address the needs of older people as they develop age related mobility problems.
8. To consider good practice in relation to the design and delivery of housing and related supports.
9. To improve the compilation of data, information in relation to the extent and categorisation of the housing needs of disabled people.
10. To improve the collection of details regarding the categorisation/ description of Social Housing Stock that could be suitable to meeting the specific housing needs of disabled people.
11. To continue to develop networks and frameworks to enhance effective interagency collaboration.
12. To review this Strategy after 12 months to allow for the inclusion of any revised national strategic aims, regulations legislation or new policy.

Key Actions & Implementation Plan

Strategic Aim 1

To promote and raise awareness of the Strategy

Strategic Aim: to promote and increase awareness of the Plan at local level to members of the public, relevant agencies and service providers – staff and service users.

Key Implementation and Actions:

1.1 The Steering Group- will establish a Communications Team sub group, assign responsibility for member to lead on fostering awareness and promotion. This will include encouraging other stakeholders to provide information and services in accessible format.

1.2 To consider how the members feedback to their organisation / Board / service users where practicable. Steering Group members to identify a lead person to promote the Strategy

1.3 Engagement will take place with FCC Senior Communications and Media Officer
Preparation of press release
Website, social media, staff messages will be updated
FCC will promote and advertise Strategy on its completion in conjunction with FCC's Communications & Media Team, Corporate Affairs Dept.,
The Housing Dept to work in collaboration with Corporate Affairs Dept .

1.4 Ensure that easy read version of the Strategy will be available
Ensure that an accessible version of the Strategy is available

1.5 FCC to avail of our Libraries, Community Centres to promote awareness of the Strategy.

Steering Group members to utilize their own resources to promote awareness of the Strategy. Ensure accessible versions are available on their websites

Timeframe – by 31/12/2021

Lead role: Chairperson and Administrative Co- Ordinator of the Steering Group in conjunction with FCC's Communications Team

Timeframe: Communications working group to be established by 31 August 2021.

Strategic Aim 2

To promote and ensure equality of opportunity for disabled people to access a wide range of housing options, suited to their needs

Priority Actions

2.1

FCC will promote and support the implementation Think Ahead Think Housing Campaign
This campaign encourages disabled people to apply to their local authority.
FCC supports the Think Ahead, Think Housing Campaign to help increase awareness of the importance of inclusion on the housing assessment of need (assuming eligibility criteria).
This ensures that FCC is capturing and identifying of the housing needs of disabled people in order to strategically plan to meet these needs.

2.2 Examine existing procedures between FCC, HSE and other service providers to ensure that where relevant, prospective applicants are encouraged to register for social housing.

Lead role: FCC, HSE and Steering Group members

Timeline: Ongoing

2.3 FCC to continue with the processing of applications for social housing on medical grounds and the granting of medical priority as appropriate i.e. assigning Category 1 - in accordance with Fingal's Allocations Scheme for social housing support which provides equality of opportunity for disabled people.

2.4 FCC to continue to develop best practice guidelines for staff dealing with housing applicants, to ensure that the best possible service is provided.
Assist and provide guidance regarding the completion of the Housing Application form and the New Medical Form

2.5 FCC to review and ensure that its assessment process is also in line with the National Guidelines for Housing People with a Disability. Arrange for refresher information sessions with staff on guidelines

2.6. FCC to review all relevant documentation i.e. application forms, rents, housing application forms, general information etc. in terms of accessibility.

Lead Role: Steering Group Co-Ordinator to set up meetings with Managers / Administrative Officers in relevant Departments / sections to ensure implementation of the aforementioned aims over the lifetime of the Strategy.

Time line meetings to be set up by end of Q 3 2021 -

Timeline: ensure relevant staff in Housing Dept are provided with information sessions re: National Guidelines for Housing People with Disability by 31/10/2021

2.7 FCC to continue to process applications from tenants who have a disability and are seeking adaptation or modifications to the existing tenancy.

Where this is not feasible, to offer an alternative housing option at the earliest opportunity to assist and facilitate the specific housing needs.

Lead Role: FCC Administrative Officer, Asset Management and Housing Maintenance Sections, Architects Department to meet to identify where challenges and barriers are examined and introduce more streamline procedures.

Timeline: 30 September 2021

2.8 FCC to continue to process and to offer guidance and support to private citizens who apply to obtain Housing Adaptation, Mobility Aids, and Home Improvements for Older People Grants.

To review procedures, identify challenges and recommend improvements

Lead role: FCC Administrative Officer, Housing Adaptation Grants Section.

Steering Group Co-Ordinator to meet

Timeline: 30 September 2021

2.9

Fingal County Council is cognisant of its statutory obligations and is committed to ensuring that it continues to adhere to the relevant legislation and policy documents.

Timeline: ongoing

Strategic Aim 3

To support and facilitate disabled people to live independently, thereby enhancing quality of life.

Local Authorities are responsible for the provision of housing services in accordance with Housing Acts 1966 to 2014.

The HSE is responsible for the provision of relevant health and personal services.

The National Disability Inclusion Strategy (NDIS) states that people with disabilities will be supported to live an independent life in a home of their choosing in their community.

The Steering Group supports the objective in NDIS to “support people with disabilities to live a fulfilled life and enable them to participate fully in the activities of their community”

3.1 FCC and HSE Disability Services to develop and agree protocols to ensure that the appropriate support services are aligned with the provision of social housing at time of allocation.

3.2 HSE will arrange for the provision of a Personal Assistance Service (PAS) where necessary. This is to ensure that the appropriate supports are available to assist independent living.

3.3 FCC, AHBs & HSE will review and improve / develop protocols between the relevant stakeholders to ensure a more integrated approach regarding the provision of social housing supports along with provision of necessary supports required.

Lead Roles: Fingal County Council, Approved Housing Bodies and HSE

Timelines: FCC & HSE to develop protocols to improve communication by 31/10/2021.

3.4 HSE to provide report on the numbers PAS that have been provided in conjunction with FCC & AHB social housing provision by 31/12/2021 and on a continuing annual basis.

3.5 Annual statistics to be presented to the Disability Steering Group

3.6 FCC together with the relevant State Agencies and stakeholders is committed to working together to eliminate any barriers to accessing social housing support.

Address any barriers as they emerge or are identified over the lifetime of the Strategy

Strategic Aim 4

To continue to address the housing needs of disabled people i.e. – physical, sensory, mental health and intellectual disability.

Priority Actions 4

FCC will strategically plan and deliver housing for disabled people regarding their Basis of Need and those classified as having specific housing requirements arising from their disability whether physical, sensory, intellectual or mental health.

4.1 FCC will reserve a minimum of 10% of its housing units to help meet the needs of disabled people.

4.2 FCC will continue to facilitate the delivery of a broad range of housing initiatives: Please see chapter 8 on the Housing Delivery Pipeline.

4.3 FCC to work in collaboration with AHBs in the provision of social housing to disabled people.

4.4 FCC will continue to assess and process requests for social housing for its housing applicants as well as its tenants on disability /medical grounds- applications will be referred to the Chief Medical Officer and decision on whether to grant medical priority will be made by the Medical Welfare Committee.

The introduction of the new Medical Form which was officially introduced in April 2021 in tandem with the new housing application should assist in a more streamlined process.

4.5 FCC will continue to process applications from its tenants where there is a requirement to have adaptations/ modifications carried out to the tenancy dwelling where feasible.

4.6 FCC will continue to process applications from private citizens for adaptation grants, extensions, level access showers, grab rails.

4.7 FCC will provide progress reports and annual statistics to the Steering Group by 31/12/2021

4.8 That the CAS Operational Guidelines & Delivery of CAS units aligns itself with the Assessment of Housing Needs.

Ongoing

Strategic Aim 5

To continue to assist disabled people who are moving on from congregated settings.

The Steering Group supports the phased transitioning of disabled people from congregated settings to a more socially inclusive community based living arrangement.

5.1 The HSE will continue to lead on the Implementation of the “Time to Move on from Congregated Settings” Strategy in accordance with Priority Action 4.1 of the National Strategy for Housing People with a Disability.

An effective interagency framework in line with availability of suitable housing options, and with agreed timelines is integral to the successful implementation of the Report.

5.2 HSE will continue to work in partnership with the FCC in relation to managing housing assessments and lettings processes for disabled people transitioning from congregated settings.

5.3 HSE will continue to liaise with FCC in relation to the provision of social housing for identified applicants moving from a congregated setting.
HSE will provide Care Plan for each person transitioning.

5.4 HSE to provide annual update that will report on the numbers who remain in Congregated Settings and the numbers who have been provided with alternative accommodation.

Lead Role: HSE

Timeline: ongoing and HSE will be required to provide a Report to the Steering Group on the Progress made in relation to the reduction of those living in Congregated Settings by 31/12/2021

Strategic Aim 6

To address the housing needs of people with a mental health disability, ensuring that those with low to medium supports needs, who are moving from mental health facilities, are provided with housing in the community, in accordance with good practice.

6.1 To develop more structured lines of communication between HSE Mental Health Services and FCC in order to ensure that the applicant is provided with the opportunity to avail of housing and supports services.

6.2 HSE to ensure that the relevant reports detailing progress made and estimated date of discharge are prepared in a timely manner which allows time for both HSE and FCC to plan ahead as much as possible.

Lead Role: FCC and HSE to work in collaboration

Timeline : Ongoing

6.3 To review the objectives of the Mental Health Working Sub group in order to develop strategic aims and set targets and to continue to provide progress reports to the Steering Group. New members are welcome.

Lead role: Chairperson Steering Group to co-ordinate this in conjunction with the members of the Mental Health Group.

Meeting to be scheduled September 2021.

Strategic Aim 7

To consider and address the needs of older people as they develop age related mobility problems

7.1 FCC will work in partnership with Age Friendly Ireland to consider measures set out in Government Policy document to increase the number of dwellings that are built to incorporate universal design principles to accommodate our ageing population.

Please refer to chapter 8 on Housing Delivery Pipeline

Lead role Fingal's Age Friendly Co-ordinator and FCC Architect's Dept

Timeline: on going.

7.2. To continue to provide housing to older people in accordance with the Allocation Scheme for Social Housing

Please refer to chapter 8 on Housing Delivery Pipeline which sets out details on the planned provision of social housing for older people

7.3 To continue to provide grants as follows: Housing Aid for Older People Grant (HOP), Housing Adaptation Grants (HAG) and Mobility Aids Grants (MAG).

7.4 To liaise with the Manager of the Grants Section and to request an annual report in relation to the numbers and categories of grants provided.

Strategic Aim 8

To consider good practice in relation to the design and delivery of housing.

8.1 FCC Architects Department will include as many of the Universal Design Recommendations in all new housing design as part of Fingal's Housing Construction programme.

8.2 FCC to consider proposal received from Irish Wheelchair Association that 7 % of properties are constructed as wheelchair accessible properties.

8.3 To request Review of Part M Building Regulations- please see Recommendations listed at the end of the Strategy.

Strategic Aim 9

To improve the compilation of data, information in relation to the extent and categorisation of housing needs of disabled people.

9.1 Following each housing application assessment where an applicant need arises due to a disability, FCC will update the appropriate Basis of Need on the assessment.

9.2 If there is a specific accommodation requirement arising from an applicant's disability, then these needs and requirements will be classified as such.

Lead: FCC

Timeline: ongoing

Summary of Social Housing Assessment (SSHA)

FCC is Statutorily obliged to carry out its SSHA as directed by the Minister for Housing.

9.3 FCC will promote and support the implementation Think Ahead Think Housing Campaign which will feed into Strategic Aim 2 as this facilitates identification and quantification of future housing needs, thereby allowing local authorities to plan ahead.

9.4 FCC will continue to provide statistics on an annual basis on the numbers provided with social housing on the basis of disability/ medical priority.

Strategic Aim 10

To improve the collection of details regarding the categorisation and description of social housing stock that could be suitable to meeting the needs of those with a disability.

10.1 FCC will review the systems and procedures currently in place in relation to the identification and categorisation of Council specially adapted properties

10.2 FCC will set up an Inter Department Working Group to work in partnership to develop a more streamlined and updated system. This is a considerable project and will be devised to meet achievable targets.

Lead Role FCC Asset Management Section, Housing Maintenance and Architect's Department to set up Inter Departmental Working Group

Timeline: by 30/9/2021

Achievable targets to be set by 31/12/2021 to cover the period of the Strategy

10.3 Approved Housing Bodies to explore the possibility of conducting an audit of their housing stock and to develop a register of specially adapted properties.

Lead Role: Steering Group to nominate a lead person to work as a conduit between the Irish Council for Social Housing and the various AHBs.

Strategic Aim 11

To continue to develop networks and frameworks to enhance effective interagency collaboration.

11.1 Membership of the Steering Group will be reviewed over the lifespan of the Strategy and new members invited as appropriate.

11.2 Avail of the new Communications Team to strategically create new contacts, develop networks and to strengthen existing lines of communication and partnerships.

11.3 Each participant on the Steering Group to compile a list of key relevant contacts and their roles and area of responsibility.

11.4 Where possible (subject to Health & Safety and in line with Public Health Guidelines regarding Covid19) arrange for physical/on-site visits to meet colleagues, members and service users. This would enable improved engagement with other stakeholders.

Strategic Aim 12

12.1 To review this Strategy after 12 months to allow for the inclusion of any revised National strategic aims, regulations. Legislation or new policy.

Lead role: FCC in collaboration with the Steering Group and the Housing Agency.

Timeline: Following completion of the New National Strategy for Housing Disabled People, to commence the review as directed by the Housing Agency.

Chapter 6

Fingal County Council Processes

Social Housing Assessment Process

All applications are assessed in accordance with Fingal's Allocations Scheme for social housing support adopted by Fingal County Council's elected members in June 2011

The Social Housing process informs the early identification of the basis of housing need.

With effect from 19/4/2021, the newly revised social housing application form was introduced by the Department of Housing, Local Government and Heritage.

In addition to this, the new **Medical Form** was also introduced.

All disabled people are entitled to an assessment of housing need following the submission of an application for social housing support to their local authority whether they are living in the community, living with family, living in residential /institutional care, nursing home, currently homeless or about to leave prison, treatment centre etc.

In accordance with the National Guidelines for the Assessment and Allocation Process all disabled adults who remain in the family home, due to their personal circumstances and/or support needs, including their need for adapted living conditions where the family home is unsuitable, are also entitled to have an assessment of need.

If an individual has an interest in/ ownership of a property that they cannot reasonably occupy, the local authority shall not consider them as being adequately housed. Decision on such applications, will be made on a case by case basis, following a full assessment and taking the full circumstances in to consideration.

An application for social housing support must be completed and accompanied with the required documentation. The form can be completed by an applicant with their advocate if they so choose. A disabled person that is affected by his/her housing need should in the first instance contact Fingal County Council. This may involve assistance or support from a service provider and/or advocate with the consent of the person.

If a disabled person has requested in writing, or verbally or another appropriate method (depending on the disability) wishes that their advocate or service provider act in the capacity as advocate for the applicant, then the local authority must engage as appropriate.

If an applicant wishes to have a co-correspondent, then the Co-correspondence Form must be completed.

If the applicant is seeking housing on disability / medical grounds, the new Medical Form should be completed.

Each application will be fully assessed and may be considered for a priority subject to a verification process. Requests for housing priority on Exceptional Medical/Disability grounds will be referred to the Chief Medical Officer for recommendation. Cases are also referred to our Social Workers who will prepare, where necessary a comprehensive Housing Welfare Report. This usually involves home visits. Decisions on medical priority will be made by FCC's Medical / Welfare Committee on which the CMO sits. This is in accordance with Fingal's Allocations Scheme for Social Housing Support.

Following the assessment process and where an applicant need arises due to a disability, FCC will have the appropriate Basis on Need recorded on the assessment and updated to our Database and OHMS systems. This in accordance with Regulation 23 (d) of the Housing Assessment Regulations 2011 (2) (Section 4.3. and 4.4. refer).

If there is a specific accommodation requirement arising from the applicant's disability, (e.g. specially adapted, provision of assistive technology, second bedroom to allow for overnight stays where deemed necessary to support a disabled person) then these needs and requirements will be classified having reference to the fact that the applicant has a disability in accordance with Regulation 24 (b) (iv) of the Assessment Regulations 2011.

All of the aforementioned is taken in to consideration before an offer of accommodation is made and staff in the Council will continue to assist the applicant, particularly disabled people who may need additional practical assistance regarding viewing the property etc.

Fingal County Council's Housing Welfare Section

Fingal County Council's Housing Welfare Section comprises three Social Workers who provide professional advice, support and assistance to tenants and housing applicants in respect of various housing issues by:

Assisting and supporting a person when needed in relation to their application for social housing, particularly where the person is disabled or is vulnerable.

Providing care support.

Playing a key role in the preparation of requests for housing on medical/ disability grounds.

Carrying out home visits and the preparation of Housing Welfare Officer Reports- particularly where an applicant or tenant is disabled or is vulnerable.

Social Workers participate on the Medical / Welfare Committee at which decisions are made in relation to the granting of Exceptional Medical Grounds and /or Exceptional Welfare Grounds.

Accessing external advocacy supports.

Act as a conduit between the applicant / tenant and the various sections within the Housing Department to strengthen the lines of communication regarding specific housing needs.

Providing support in relation to tenancy arrangements

Preparing referrals for tenancy support as appropriate

Housing Grants for disabled people.

The Housing Adaptation Grant Schemes are grants for private homeowners aimed at facilitating changes needed to make homes suitable for a person with either a physical, sensory, mental health or intellectual disability, in addition to enable older disabled people to remain living independently in their own home for longer and also to facilitate early return from hospital stays.

The three different grant types available are as follows:

The **Housing Adaptation Grant for people with a Disability** provides grants of up to €30,000 to assist disabled people to have necessary adaptations, repairs or improvement works carried out.

The **Housing Aid for Older** people provides grants of up to €8,000 to assist older people living in poor housing conditions to have necessary repairs or improvements carried out and

Mobility Aids Grant is available up to €6,000 to cover basic suite of works to address the mobility problems of a member of a household.

Homeless Applicants

Fingal County Council has a dedicated Team of staff assigned to dealing with homeless applicants.

Any individual or family that contacts the Council and presents as homeless is referred to one of our Homeless Officers who will carry out a comprehensive homeless assessment.

Prior to the onset of Covid19, homeless assessments were conducted primarily in person, however, this type of engagement has ceased at the moment due to the introduction of the related Public Health Guidelines requiring that homeless assessment are now completed over the phone.

The Council is cognisant of the difficult circumstances that faces homeless persons and provides them with information, guidance and support.

During 2020 The Team conducted 505 homeless assessments comprising 278 and 227 single/couples households.

FCC's Homeless Team continues to work closely with the DRHE in relation to the placement of those in need of Emergency Accommodation (EA), including assisting individuals or households who may have family members who are disabled and who need EA to accommodate specific needs.

FCC Team also provides a broad range of services in partnership with Approved Housing Bodies and various State and Voluntary stakeholders to assist with looking after our most vulnerable applicants.

Households may be provided where relevant with Supported Temporary Accommodation (STA), Longterm Temporary Accommodation (LTA) and also transitional supported tenancies in one of Fingal's own family hubs, of which there are six.

Kylemore House, Swords, Co. Dublin

Seatown, Swords, Co. Dublin

Claddagh House, Kinsealy , Co. Dublin

Northwood, Santry, Dublin 9

Hansfield, Blanchardstown, Dublin 15.

Whitestown, Blanchardstown, Dublin 15

FCC also nominate homeless applicants for supported temporary accommodation to a number of Approved Housing Bodies.

Dublin Region Homeless Executive (DRHE)

The Dublin Region Homeless Executive (DRHE) operates under the aegis of Dublin City Council as the lead statutory local authority in the response to homelessness in Dublin and adopts a shared service approach across South Dublin County Council, Fingal County Council and Dún Laoghaire- Rathdown County Council.

The four Dublin Local Authorities together with the HSE, Tusla, The Irish Prison and Probation Service, Department of Social Protection , Irish Council for Social Housing, Threshold, Education Training Board and the Homeless Network constitute the membership of the Consultative Forum and the Management Group who are committed to working together to provide a range of services to address the response to homelessness in the Dublin Region.

The Homeless Action Plan Framework (2019- 2021) for Dublin was developed by the DRHE in partnership with Statutory Agencies, Service Providers and Local Communities. This Action Plan details the strategic aims and targeted timelines for its implementation over the lifetime of the Plan.

Please note that the DRHE is currently preparing for the next Homeless Action Plan Framework for Dublin 2021-2023.

Housing First

Fingal County Council is committed to the Housing First Service, which is delivered by the Peter Mc Verry Trust (PMVT) and funded by the DRHE. It supports homeless individuals into housing initially and then provides them with wrap around intensive tenancy and health supports. In the main, the housing units are provided by the Local Authorities.

Fingal County Council works in collaboration with the PMVT in helping identifying and nominating suitable applicants for this service, in addition to sourcing accommodation to meet their housing needs. Many of the housing first applicants have been accessing homeless services, rough sleeping, and may be disabled and or have medical and or addiction difficulties. The objective is to provide accommodation in the first instance and then to provide wrap around support services. Every assistance is provided to helping address the complex needs of these most vulnerable applicants, and in the context of this Strategy, those who are disabled.

Housing First - Update

28th June 2021

Information for years – 2016 to 2020

	2016	2017	2018	2019	2020	Total
Target in HF Plan	0	0	15		15	30
Achieved by FCC	1	4	8	6	5	24 (26 signed)

In addition, as of 30th June 2021, FCC is currently engaging with 9 other applicants who are potential Housing First candidates.

Housing Assistance Payment (HAP) and Homeless HAP

While applications for mainstream / standard HAP are processed by the HAP Team in Fingal County Council, the DRHE is responsible for the processing of Homeless HAP applications.

The Homeless Team works closely with the DRHE Placefinder Service and with the DRHE Housing Support Officers in assisting families source properties to avail of HHAP in order to exit homelessness. In addition, the Council's Homeless Team work in collaboration with a number of AHBs with the objective of providing help to our applicants who are residing in STA to source properties in order to avail of Homeless HAP.

Challenges/ barriers

While there are many advantages in availing of the HAP Scheme, the properties are in private ownership, it is reported anecdotally that there are limited numbers of specially adapted, wheelchair accessible, ground floor or any other type of modifications. Consequently, not all HAP properties are suitable for disabled people.

In cases such as these, FCC will liaise with the applicants with a view to having their housing applications examined and assessed and housing options to be considered on medical grounds.

Chapter 7

Current Needs

Quantifying the current need for housing

Fingal County Council's Housing Department plays a key role in the provision of social housing support for those who have qualified as approved applicants on the housing list. In addition, the Council works in collaboration with Approved Housing Bodies to accommodate those nominated from the housing list and liaises as necessary with other service providers.

Housing Authorities are statutorily required to conduct a Social Housing Needs Assessments as directed by the Minister for Housing.

Since 2016, each Housing Authority has been required to carry out its social housing assessment on an annual basis, which includes the assessment of housing need for persons with a disability categorised by Sensory, Intellectual, Mental Health and Physical Disability.

The results of which are collated, analysed and summarised in tabular format by the DHHLG.

The following is a breakdown of the details of the number of qualified applicants of FCC's housing list as at 30/6/2021:

Application Type Group	Number of Applications
Housing Applications	6072
Referrals from other Dublin LAs	3045
Transfers to alternative accommodation	4242
Grand Total	13359

The details of those who have been granted medical priority and currently categorised as such on the housing list as at 30/6/2021 are also provided:

Disability Category	Numbers
Intellectual	39
Mental Health	43
Physical	87
Sensory	6
Unspecified	135
Total	310

From 1/2/2021 to 31/5/2021 out of a total of 196 housing allocations of social housing support, 21 households with medical priority were housed. This represents approximately 10% of our lettings to medical priority applicants.

Quantifying the need for Grants for private citizens

2017-2020

	Received	Approved
Housing Adaptation Grants	831	643
Housing Aid for Older People Grant	273	247
Mobility Aids Grant	161	119
Total All Grants	1265	1009

Works Applied For

Bathroom Conversions	479
Stairlifts	321
Extensions	43
Ramps	69
Sensory Rooms	19
Rails	46
Graduated Steps	13
Heating	31
Windows & Doors	202
Painting	2
Roof Repairs	23
Gutters	3
Rewiring	10
Flooring	2
Downstairs WC	1
Attic Stairs	1
	1265

Profile of Council adapted/ modified properties

Following a review of the various files in relation to the adaptations to Council dwellings Fingal County Council has a total stock figure of 5,700 housing units across its administrative area with 881 properties with some form of adaptation including the provision of Ramps, Level Access Shower or bathroom, Bedroom, Stairlift representing a percentage figure of 15.5.% of all housing stock.

The information is recorded jointly with adaptations of the property for a medical need and for a disability not specifically only for a disability and is categorised as such.

One of the actions of the Strategy is to set up an Inter Departmental working Group between the Housing & Architects Departments to examine the possibilities of developing a more streamlined system to record and maintain a database of adapted properties.

Profile of adapted/ modified properties with Approved Housing Bodies

In order to establish what type of information was available regarding the numbers of adapted properties available with the various AHBs, contact was made with Irish Council for Social Housing. It transpired that there is no register of adapted properties and it was recommended to liaise with each individual AHB in this regard.

Following consultation with the Steering Group whilst some feedback was received, it became apparent that there is limited availability of detail regarding the availability of a register of adapted properties.

Noting that there is a significant piece of work attached to this project please see as follows: **An Action of the Steering Group: To explore the possibility of conducting an audit of adapted properties with each AHB And/ or to consider the developing of a register of adapted properties with each AHB going forward.**

Privately owned properties that have been adapted / modified

Following feedback received from the Steering Group it has been recommended that details regarding the numbers of FCC disability grants provided to private property owners including a breakdown of the types of grants provided is compiled on annual basis.

Please see Strategic Aim 7.4

Chapter 8

Housing Delivery Pipeline and Housing for Disabled People

Fingal County Council is very proactive in the delivery of social housing units and continues to provide housing solutions in accordance with national housing policy through a range of delivery mechanisms including construction, Part V, acquisitions, the leasing schemes and Housing Assistance Payment Scheme (HAP).

Each of these supply mechanisms have the capacity to provide housing to accommodate those with additional needs in the coming years. It is strategically important that all future policy and practice that is put in place for all these sources of housing supply consider the accessibility brief and ensures the delivery of the required housing to meet the need of disabled people.

Housing Delivery Pipeline

Below is a summary of our social housing construction programme. Each scheme outlines the number of units that will be provided to accommodate additional needs.

Please note that the contents relate to information that was available at time of writing 30/6/2021.

2021 & 2022 Programme

Development	No of Social Units	Comments
College St Baldoyle	4	All 4 designated social housing for additional needs
Ladyswell Mulhuddart	65	22 units designated social housing for additional needs and older people accommodation.
Wellview Infill Site	20	6 of the 4-bedrooms are for additional needs
Dun Emer, Lusk (affordable site)	12	4 No. designated social housing for additional needs
Tucketts Lane, Howth	8	4 X 1 bedroom apartments on ground floor will adapted for additional needs.
Outlands	11	All 11 apartments will be adapted for additional needs if required.
Cappaghfinn Ph3	69	16 units will be adapted for additional needs.
Churchfields Phase 2B	67	6 bungalows will be adapted for additional needs.

Katie Hunts Site, Lusk	5	3 units will be adapted for additional needs.
Leonards Garage, Lusk	10	4 units will be adapted for additional needs.
Dun Emer Lusk (Tuath site)	31	All 31 units will be designated for older people accommodation.
Garristown	6	All 6 units will be designated for older people accommodation.

Fingal County Council has an ambitious construction programme in place to deliver both social housing schemes and develop larger landbanks to delivery mixed tenure housing.

The Council is currently at pre-planning design stage on two large landbanks in the county which will deliver mixed tenure housing via affordable purchase, cost rental and social housing.

Ballymastone, Donabate

This project will deliver approximately 1,200 mixed tenure dwellings. 238 of these homes will be social housing. Approximately 10% of these houses will be suitable to accommodate older or disabled people.

Church Fields, Dublin 15.

This project will deliver approximately 1,000 mixed tenure dwellings. It is proposed that 300 of these homes will be social housing. Approximately 10% of the accommodation proposed will be suitable to accommodate older or disabled people.

Map of Churchfields Dublin 15



There are two sites in Fingal which the Land Development Agency are developing.

The Council is working closely with the Land Development Agency (LDA) to bring forward land banks located in Fingal to unlock their potential to deliver mixed tenure housing.

Site 1 is Hacketstown, Skerries, Co Dublin

This site is expected to deliver over 300 mixed tenure dwellings. Between 10%-20% for social. The exact percentage is to be agreed with the LDA. Approximately 10% of the social accommodation proposed will be suitable to accommodate older or disabled people.



Site 2 is Castlelands, Balbriggan, Co Dublin

This site is expected to deliver approximately 800 mixed tenure dwellings. Between 10%-20% will be for social. The exact percentage is to be agreed with the LDA. About 10% of the social accommodation proposed will be suitable to accommodate older or disabled people.

MIXED TENURE SITES

The Council is currently at pre-planning design stage on schemes that will deliver mixed tenure housing via affordable purchase, cost rental and social housing.

Church Fields, Dublin 15

- Deliver approximately 1,000 mixed tenure dwellings;
- Initial 300 dwellings at design/pre-planning stage

- Construction of the new link road to commence on site in coming months
- Design of the linear park is underway

Hackettstown Lands, Skerries

The Council is working closely with the Land Development Agency (LDA) to bring forward land banks located in Fingal to unlock their potential to deliver mixed tenure housing.

- The LDA propose road infrastructure upgrade which is funded through the Serviced Sites Fund.
- Plan to deliver 344 housing units of mainly affordable/cost rental and dwellings available for affordable purchase. Housing will also be provided for families in need of social housing.

Social Housing Delivery

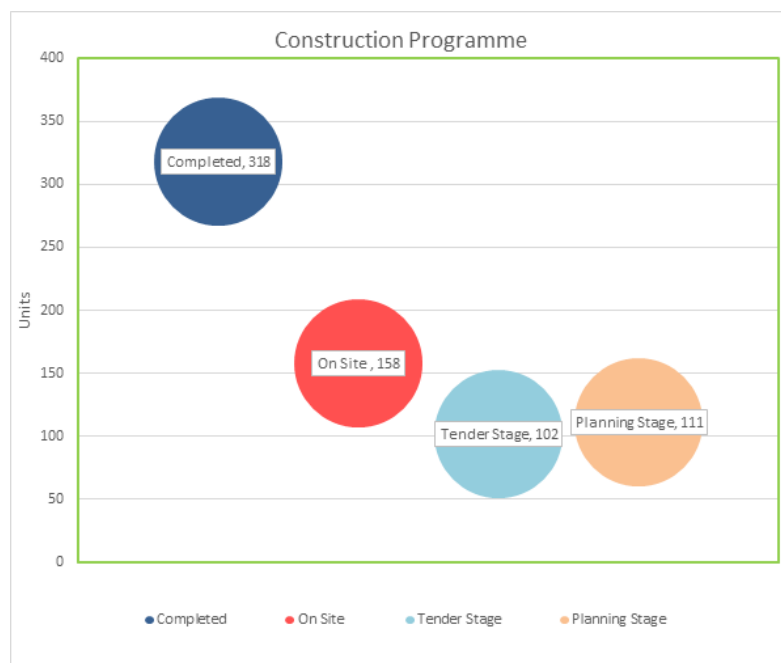
The delivery of social housing is continuing across the county despite the Covid-19 restrictions that were in place earlier in the year. The Department of Housing, Local Government and Heritage have set the 2021 social housing delivery targets for Fingal via build and leasing as follows;

2021 Delivery Targets

Delivery Mechanism	Target
Build	431
Leasing	130

Construction Programme

Fingal County Council has completed 318 housing units across the County in a number of schemes. Approximately 10% will be suitable to meeting the housing needs of disabled people.



On Site

Church Road, Dublin 15 - Cluid Housing	65
College St. Baldoyle - Cluid Housing	4
Wellview Cul de Sacs, Wellview, D15	20
Cappagh, Dublin 11	69

Tendering Stage

Tucketts Lane, Howth	8
Outlands, Swords, Co Dublin	11
Church Fields Phase 2B, Mulhuddart, D15	67
Church Road, Lusk	5
Former Leonards Garage, Lusk	10
Infill Site adjacent to 169 Clonsilla Road, D15	1

Planning Stage

Garristown – North and East Housing Association	6
Kilhedge Lane - Tuath Housing	31
Mayeston, Dublin 11	74

Fingal County Council has completed a number of construction projects providing purpose built properties to meet specific housing needs of individuals. The Council design the property to match the specific requirements of the individual, working closely with and guided by the person and their OT.



Four-bedroom bungalows at Rolestown, Co. Dublin suitable for Disabled people.



Four-bedroom house at Rivermeade Co Dublin with a downstairs bedroom and bathroom



2 one-bedroom houses at Pinewood, Balbriggan specially adapted for disabled people.



Two bedroom specially adapted houses at Rathbeale Road, Swords.



Four-bedroom houses at Avondale, Dublin 15 with downstairs bedroom bedroom and bathroom



Seventeen new social homes completed in June 2021 under the Capital Advance Leasing Facility with Tuath Housing and Fingal County Council at Bellingsmore, Hollywoodrath, Dublin 15.

It is proposed to deliver 99 housing units with an Approved Housing Body in Millars Glen Swords over the next 12 months.

Acquisitions by Fingal County Council

Since 2016 to date approximately 430 accommodation units were purchased by Fingal County Council.

Accommodation for older people

The construction of new homes specifically for older people is a priority under Pillar 2 of the Rebuilding Ireland Action Plan. Older persons have specific housing requirements such as being in proximity to their family and social networks and the need for access to public and other essential services, recreation and amenities.

The Council in partnership with FOLD Housing have delivered 31 homes specifically to accommodate older people at Abelard Square, located in the Phoenix Park Racecourse. These homes were acquired under the Part V process from the developer and were allocated to older persons nominated by Fingal County Council.

Residents and management in the new-build development have a suite of automated and monitored energy and wellness services, controllable via a smartphone app. The new wellness suite of services includes motion and connected health monitoring - allowing loved ones and carers to either communicate in real time with the resident or be notified of changes in their routine if required. The wellness suite learns usual behaviours within a living space and then recognises changes which in turn triggers agreed alerts. This means if there is any issue with the tenant falling or collapsing FOLD will receive an alert and can make contact to arrange immediate assistance.

At the centre of the suite is a wellness cam which allows family members and carers to virtually drop in on residents via voice and video to see if they are well. This plug-and-play technology is about peace of mind for families, and people in charge of residents. Similarly, connected health devices such as blood pressure or diabetes monitors link with the hub, allowing nominated people, including medical professionals, to view a dashboard of current stats.

The properties are adapted to meet the changing needs of the residents. The smart zone system allows residents to age in place and can help to ease the transition to old age by avoiding unnecessary visits to the emergency departments or costly nursing home care, many older people want to remain in their homes and expect to live their days out in their current residence. Technological advances installed in these apartments at Abelard will benefit the residents and allows FOLD Housing to provide personal centred housing solutions.

The Housing Department is committed to delivering accommodation suitable for older people across the county. We are currently working in partnership with Tuath Housing to design a development which will deliver 31 homes specifically designed to accommodate older people on a Council owned site at Kilhedge Lane, Lusk.

Capital Assistance Scheme

The Capital Assistance Scheme (CAS) is a funding scheme provided by the Department of Housing, Heritage & Local Government, administered by Local Authorities and availed of by Approved Housing Bodies for the

provision of accommodation for people with specific categories of need. Capital funding can be approved for the acquisition or construction of housing accommodation made available to certain priority groups e.g. disabled, elderly, homeless people.

Below is a table outlining Fingal CAS delivery from 2017 - 2020

2017		2018		2019		2020	
Construction	Acquired	Construction	Acquired	Construction	Acquired	Construction	Acquired
9	28	14	27	0	31	0	30

Approved Housing Bodies can submit proposals to Fingal County Council at any time.

CAS is administered by the local authority who may advance funding of up to 100% of eligible project costs to AHBs, that funding is then recouped to local authority by the Department.

The CAS Scheme provides the opportunity for AHBs to work on a collaborative basis with local authorities, to develop proposals which meet the local demand for specific needs e.g. the provision of CAS units that supports disabled people to move from congregated settings into community-based living.

The main challenge is the approval process for CAS construction. Currently, if an AHB wants to build homes under CAS, they must follow a four stage 75-week approval process. A more streamlined single-stage CAS construction approval process would be more beneficial. This could mirror the Departments single-stage approval process for schemes under €6m that only LA's can use.

In relation to disability and those transitioning from congregated settings, there are significant process steps that must be complied with to receive full approval from the Dept for the acquisition and refurbishment of a house under CAS. A cap on refurbishment costs might be more practical, and the AHB could fund the balance of the refurbishment costs themselves.

Also, Circular 45/2015 outlines that only accommodation for four individuals plus a career is compulsory. The circular also states that campus-style housing, clustering or grouping of housing for people with disabilities, including mental health difficulties, will not be eligible for CAS funding. According to the AHB's this condition is not always practical on the ground when moving clients.

Sourcing suitable bungalow type accommodation for AHB's to purchase suitable for disabled people is not always feasible as there is a limited supply. Particularly in high-density urban towns like Swords, Blanchardstown, Balbriggan etc.

Adapting a universal design into a number of new CAS build units is an option rather than building units specific to OT reports. Also, under voids and the retrofit programme, perhaps a universal design could be included.

Feedback received from the Steering Group is that the CAS process can be lengthy and prescriptive.

Capital Advanced Leasing Facility CALF

The Capital Advanced Leasing Facility (CALF) is a National Scheme which provides the opportunity for Approved Housing Bodies to access repayable funding to finance the acquisition, construction or

refurbishment of units that will be made available for social housing. A capital advance in the form of a loan of up to 30% can be made available and additional financial support is provided through the payment and availability arrangement.

This initiative is an example of how AHBs can work in collaboration with local authorities, the Housing Finance Agency (HFA), private lenders and developers to increase the supply of housing supply.

Part V

Part V is the legal mechanism under the Planning and Development Acts whereby developers are obliged to comply with the provisions of the Act and reach agreement with the local authority to provide social housing. The amendments to Part V under the Urban Regeneration and Housing Act 2015 sees the focus on delivering 10% housing in new residential developments as the primary aim which should maximise the opportunity for the delivery of social housing units and work towards the integrated mixed tenure developments

Consideration of Part V units in relation to the efficient delivery of appropriately located Part V on site, having regard to the housing strategy takes into account.

The existing need and the likely future need for social housing

The need to ensure that mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as maybe determined and including the special requirements of elderly people and disabled people, and the need to counteract undue segregation in housing between persons of different social backgrounds.

It is recognised that there may be occasional cases where a development is being delivered over several phases and many years and our need for particular unit types are in demand, Fingal County Council may accept a number of units together if it would mean early delivery and it may be prudent to have the units adjacent to each other for management purposes, but this will only be done in exceptional circumstances.

Fingal County Council works in partnership with Approved Housing Bodies in delivering under Part V with early pre planning consultation allowing for the possibility of adaptation or modification works carried out by the developer for social housing.

Long Term Leasing

The option of long-term leasing arrangements with developers also provides the opportunity for Fingal County Council to deliver under Part V.

Chapter 9

Supports & Social Care

Housing Needs of Disabled People

Fingal recognises that disabled people have a right to live in the community, with choices equal to others, and of their right to full inclusion and participation in the community (Disability Act 2005). It also recognises that to achieve this, it is essential that housing organisations work collaboratively with statutory and voluntary health providers to meet the needs of disabled people. This is in line with UNCRPD (2006) and Sharing the Vision (2020)

For the purpose of this section, it will look at the four types of disability defined by the Disability Act 2005 separately, it will focus on the specific needs of each area, identify who needs support, the type of support required and how organisations can work together to achieve this. It will also look at areas of good practice where possible.

Mental Health

Who needs support?

People with severe and enduring mental illness in HSE Community Residencies (CR) where the current accommodation is no longer appropriate to their needs.

People living in HSE Mental Health and Intellectual Disability Services (MHID) where their current accommodation is no longer appropriate to their needs.

People who have complex or severe and enduring mental illness that are living in unsuitable or unstable accommodation which is significantly impacting on their ability to recover.

People in Community Residences.

The types of support required

Housing opportunities and tenancy support for people who are long term residents of HSE Community Residencies.

Tenancy support for people who are moving from HSE Community Residencies into independent living, in line with their Support Plan.

Collaborative working is required to ensure people have the opportunity to avail of secure tenancies with agreed support packages from HSE Mental Health Services. Both independent and shared housing options should be explored with people, in line with their Support Plan. Tenancy support services should be made available to assist people make this transition, working with their families, informal supports, housing services, social services and medical providers where appropriate.

Strategic Aim 6 refers.

New Residents:

HSE Services should support people entering into HSE Residences who do not have secure accommodation to return to, to complete a Social Housing Needs Assessment, including the completion of the medical Forms.

Ideally, a report should be prepared for FCC detailing progress made by the person and an estimated date of discharge. This allows for the local authority to work in conjunction with HSE Services and plan as much ahead as possible.

Residents who are Long Term in HSE Residences.

HSE Services and FCC to work together to provide tenancy options for people who are long term residents and who still require a high level of support.

FCC HSE and Approved Housing Bodies can work in collaboration to plan and help achieve the best possible outcomes.

Examples of good practice

Independent living options

Slán Abhaile Project in Dublin North City.

Mental Health Residents in Long Term HSE Residences

People living in Mental Health and Intellectual Disability Services (MHID) where their current accommodation is no longer appropriate to their needs

Types of support:

Housing opportunities and tenancy support for people who are long term residents and need a lower level of care e.g. shared housing in the community.

Housing opportunities and tenancy support for people who require independent housing options.

Collaborative working is required to ensure people have secure tenancies with agreed support packages from HSE MHID Services and HSE Disability Services.

Strategic Aim 6 refers.

FCC works with several Approved Housing Bodies (AHB), including HAIL whose primary objective it to assist in the provision of housing and associated supports to those with Mental Health difficulties.

People who have complex or severe and enduring mental illness that are living in unsuitable or unstable accommodation which is significantly impacting on their ability to recover.

Examples of these include living in the family home where it is no longer appropriate, living in homeless accommodation, delayed discharge in hospital settings due to the lack of appropriate housing options, living in unsuitable private rented accommodation.

Types of support:

Secure tenancies and access to tenancy support to assist people with their move and/or to assist them link in with their new communities if appropriate.

Examples of good practice

HAIL (Housing Association for Integrated Living) was founded in 1985 as a not for profit Approved Housing Body. Its mission is to provide housing and individually tailored services to support people, primarily with mental health difficulties, to integrate and live independent lives in the community. Its vision is to be the provider of choice for housing and support for people with mental health difficulties, enabling them to achieve and sustain independent living in the community by having secure, quality, affordable accommodation with appropriate support services tailored to their needs.

HAIL currently owns and manages over 400 units of accommodation in the Greater Dublin area and provides services to support people with mental health difficulties to integrate and live independent lives in their community. It is funded by HSE, Dublin Regional Homeless Executive and Slainte Care.

Slán Abhaile

Slán Abhaile is a collaborative project between HAIL, HSE Dublin North City Mental Health Services, Fingal County and Dublin City Councils. This successful service was one of the first of its kind in Ireland, established in 2011. It has provided support with housing applications, independent living options and tenancy support for people who were in long stay in HSE Community Residences for over 80 people. An external evaluation of this project was conducted in 2018, and found that the project enabled a significant improvement in people's quality of life.

In 2021 the project is being expanded to work with 13 local community mental health teams in HSE CHO9 in addition to three rehabilitation teams and the Usher's Island Team for the homeless.

Slán Abhaile provides both practical help such as setting up utilities, making connections with Community Welfare Officers, form filling, helping to establish a daily routine in relation to daily activities e.g. shopping, cooking and cleaning sourcing white goods and furniture, setting up rent payments, direct debits as well as providing emotional support to counter social isolation. The reported impact on the lives of their clients are as follows:

- Feeling more hopeful
- Having choice and a life of one's choosing
- Feeling an increase in self confidence
- Feeling improved self- esteem
- Feeling good about self and place
- Coping better with life and life's experiences
- Being more in control
- Engaging in meaningful activity
- Feeling safe and secure
- Being engaged
- Feeling a sense of independence

- Without this support many clients would struggle, relapses would increase with hospital admissions and tenancies would break down.
- Regional Visiting Support Service

HAIL Regional Service provides a crisis intervention service to clients not living in HAIL accommodation to maintain their tenancies or with support to move into a new tenancy. Support is provided for up to 9 months.

FCC avails of this service on an ongoing basis and regularly makes referrals for vulnerable applicants.

Peer Support

HAIL has developed an innovative peer support service which provides one to one and group support to people with mental health difficulties living in the community. The support is based on shared lived experience and supplements the support offered by HAIL staff. Clients living independently often face social isolation and can find it hard to access community services. Peer support crucially enables people to meet with others who have gone through similar experiences. Peer support volunteers are in an advanced stage of their recovery and the positive example they demonstrate provides a powerful example to others.

Prison in Reach Court Liaison Service (PICLS)

The PICCLS service works in partnership with forensic mental health services to support people with mental health difficulties who are being released from Cloverhill Remand Prison to source emergency accommodation and appropriate support services. The service provides post- release support to clients to connect to community mental health, addiction and other supports to enable as smooth as possible to transition back into the community.

Due to the current homeless crisis, PICLS clients are often released into temporary hostel accommodation often without on- site staff supports which is unsuitable to the needs of these vulnerable clients.

FCC liaises with Prison Re- Settlement Officers to ensure that homeless assessments are conducted with the applicant.

Challenges;

In some cases there is short notice and the availability of emergency accommodation with appropriate on site supports for those who are most vulnerable can be limited.

FCC liaises directly with DRHE and every assistance is provided to source suitable supported emergency accommodation i.e. Supported Temporary Accommodation (STA).

FCC is committed to continue to work in liaison with DRHE to provide housing options

Service improvement with FCC and the Aishlin Centre

The Aislinn Centre is an approved centre in the Dublin North County. It is a purpose- built facility in the grounds of Beaumont Hospital. It provides for the acute in patient needs of the Dublin North Mental Health Services (NDMHS). There are twelve multi- disciplinary teams (MDTs) that work with the Centre. It also has an inpatient social worker assigned to work with the general adult ward.

Fingal County Council is the local authority accessed mainly by the mental health service in the Aishlin Centre.

Service users who are identified as having a housing need are referred to the inpatient Social Worker. Their housing need is often on the basis of family breakdown, unable to manage in their current home without additional support, or the loss of private rented accommodation.

One of the first steps taken by the Social Worker is to ensure that the service user is registered for social housing support with FCC and if relevant assist them to register as homeless.

Challenge – barriers to the system

Lines of communication could be improved up on between FCC and HSE to discuss the cases of people who had severe and complex mental health illness and those facing homelessness.

The conducting of homeless assessments prior to 2020 required the person to attend in person to FCC homeless section. People in the acute unit needed to get permission to leave, to attend the office to present as homeless. This was often difficult for both the service user and staff as the service user was often still experiencing distressing symptoms relating to their diagnosis.

This issue was raised at a meeting of the Disability Steering Group and it was agreed to set up a separate working group to examine and come up with solutions to improve outcomes.

Mental Health Housing Sub Group of Fingal's Disability Steering Group

The Mental Health Working sub group was established and several meetings have taken place. In addition, there are improved lines of communication with the staff in the homeless section.

The current membership of this group includes senior official in FCC, HSE Mental Health Services and Approved Bodies. This group has met over the past 12 months and has provided an opportunity to focus on specific mental health related issues. It has allowed for improved communication and pathways in the Aishlin Centre.

Outcomes:

Communication with FCC and the Aishlin Centre improved.

Procedures were developed to ensure that FCC received the required paperwork needed from the staff at the Aishlin Centre to facilitate the conducting of a homeless assessment without physical presentation. This was escalated due to the Covid19 pandemic.

People were placed in more appropriate accommodation.

This group could be further utilized to ensure housing targets are met secure housing options are provided to people who are currently long stay residents of mental health institutions, and that there are reduced delayed discharges in approved mental health centres.

Strategic Aim 6 refers

Meeting the needs of people with an Intellectual Disability

Who needs support?

People with an intellectual disability and or autism who are living in private rented accommodation where the current accommodation is not appropriate to their needs.

Adult children living in the family home with parents or other family members who are not able to continue to support the person.

Adult children living in the family home with parents who are reluctant to place their names on the housing list.

People who are residing in a congregated setting/ residential setting, the accommodation of which is no longer appropriate to their needs.

Local Authority and Approved Housing Body tenants who are living in a property that is no longer appropriate to their needs.

The National Ability Supports System (NAAS) Annual Report 2020 was recently published by the Health Research Board (HRB)

This Report includes information on 36,649 people who use or still need a disability service in Ireland now records information on the needs of people with Autism and Development delay.

Types of support

Secure tenancies and access to tenancy support to assist people with their move and/or to assist them link in with their new communities if appropriate.

The types of housing requirements include e.g. an additional bedroom, sensory space, secure front and back gardens.

Availability and provision of appropriate supports.

Where appropriate, encourage those who need to apply for social for social housing support. **Think ahead campaign.**

Assist with the filling out of the social housing application form and ensuring that the medical form is submitted to FCC.

Local Authority / Approved Housing Body Tenants can apply, where appropriate for a transfer to alternative accommodation.

Local Authority/AHB tenants can apply for modifications to be carried out to the property where feasible.

Private Citizens may apply for an adaptation grant e.g. extension, Level Access Shower, stairlift

Meeting the needs of those with a Sensory Disability

Who needs support?

People with visual impairment who are living in private rented accommodation or social housing that no longer meets their specific needs.

People with hearing impairment who are living in private rented accommodation or social housing that no longer meets their specific needs

People who are residing in either private or social housing that could be made suitable with certain modifications carried out.

People that are living in accommodation that suits, however, the public realm is not easily accessible.

Types of support needed

FCC and other stakeholders need to improve on the provision of accessible information about housing options, various application forms, housing needs assessments, rent statements and related documentation, and relevant supports in the first instance to persons with visual and or hearing impairment and other disabilities in accessible formats and technologies as appropriate.

Whilst the Council's website has the capacity to be read via screen readable technologies and audible assistive technologies, there are many documents and application forms that are only partially accessible or not accessible at all. E.g., they are either in PDF format or images that are not readable.

Secure tenancies that suit the needs of those who have a visual or hearing impairment.

The provision of "reasonable accommodation" in accordance with Article 2 UN CRPD which means necessary and appropriate modification and adjustments not imposing a disproportionate or undue burden, where needed in a particular case, to ensure that disabled people have the enjoyment or exercise on an equal basis with others.

Properties that are designed and constructed in accordance with Universal Design standards. This means the design of housing, as well as programmes and services, products environments that are usable by all people to the greatest extent possible, without the need for adaptation or specialised design. Universal Design shall not exclude assistive devices for particular groups of persons with disabilities where this is needed as set out in UNCRPD.

FCC assist in this regard through the suite of various grants available for private house owners as well as for its tenants.

FCC continues to process requests from applicants who seek to be housed on medical grounds. Medical documentation via the completion of the new Medical Form should be completed and submitted.

FCC will assist any applicant who requires guidance and support in relation to this process.

Where there is a requirement to purpose build a property for an applicant, FCC Architects Dept work in collaboration with the Housing Dept to construct a property to meet the housing needs in this regard. The Architect's Dept. will design and incorporate assistive technology in accordance with the Occupational Report required specifications.

Please see chapter on Universal Design.

Meeting the needs of those with a Physical Disability

Who needs support:

People living in private rented accommodation that does not meet their housing needs.

If they are not already on the housing list, they should submit an application to FCC for social housing support. They should also submit a completed Medical Form and Occupational Report which will be examined and assessed as part of the process to be considered for Medical Priority.

Social housing tenants (FCC and AHB) with a physical disability and require a transfer to alternative accommodation that is suitable to meeting their needs.

Similarly, social housing tenants should submit an application seeking a transfer to alternative accommodation in the first instance. Tenants will also need to submit a completed Medical Form which should be accompanied by an Occupational Report which will detail specifications with regard to required adaptation.

Social Housing Tenants can apply to have adaptation or modification works carried out to the Council dwelling in which they are residing. Ramps

The types of work may include the provision of a Level Access Shower, downstairs WC, extension, stairlift, ramps etc.

The Housing Dept., works in collaboration with the Architect's Dept., in relation to these types of works and has been successful in carrying out adaptations or modifications to make the accommodation suitable to meeting their needs.

Challenges: There can be delays waiting on the submission of Occupational Reports.

With regard to the provision of adaptation works to Council properties, there may be times when it is not feasible to construct an extension and, in these cases, FCC will provide alternative accommodation.

Disabled People who are living in privately owned accommodation that does not or no longer meets their housing needs and where the owner has no means of adapting the property, FCC will consider the provision of social housing where there are exceptional circumstances in this regard. Each case will be examined and assessed on a case by case basis taking cognisance of the submitted documentation as requested by FCC.

Congregated Settings

“A Time to move on from Congregated Settings” is a report that was published by the HSE in 2011. At that time it was found that there were over 3,000 people with a disability in Ireland living in congregated settings, many of whom were living isolated lives, segregated from the community, family and relatives. Many also experienced institutional living conditions. The average annual payment per person by the HSE was E106,000 (report from working group 2011)

The Report proposed a new model of accommodation and supports in the community. And that there should be no new admissions in to congregated settings.

In 2011 a seven-year timeframe was planned for the full implementation of the recommendations.

A person moving from a congregated setting or anyone with a disability may

- Decide to live on their own
- Share with others who do not have a disability
- Share with others who have a disability (to a maximum of 4 people and in agreement with each other)
- Live with their own family or choose to live in a longterm placement with another family.

A holistic approach is taken in that people are encouraged and supported in accessing their own GP, local primary care, home help where needed, and availing of local services, hairdressers that otherwise would have provided on site in the congregated setting. In addition, people are encouraged to engage with supported employment and ETB training courses.

Review of Policy Implementation 2012-2017 was drafted to provide an overview of the progress made in transitioning people from congregated settings to community based living in line with the Time to Move on policy document.

HSE Disability Capital Programme

The Dept. of Health allocated E100million on a National basis across the various Community Health Organisations (CHO) for 6 years 2016- 2021 to the HSE for the provision of new homes to support the transitioning from congregated settings to living in the community. The latest official HSE Report 2019 confirmed E40m has already been allocated. The remaining funding has been agreed between the CHO areas and the service providers and will be allocated on a phased basis from 2019- 2022.

FCC works closely with colleagues from the HSE with regard to the provision of mainstream social housing where this is appropriate. A senior official from CHO 9 participates on Fingal’s Steering Group and we will continue to work together to assist in the sourcing properties as well as processing CAS funding applications as requested.

Chapter 10

Universal Design

The Irish Centre for Excellence in Universal Design (CEUD) is dedicated to enabling the design of environments that can be accessed, understood and used regardless of a person's age, size, ability or disability. The CEUD is part of the National Disability Authority and is dedicated to the principle of universal access, enabling people in Ireland to participate in a society that takes account of human difference and to interact with their environment to the best of their ability.

Universal design is based on 7 key principles:

- 1: Equitable Use
- 2: Flexibility in Use
- 3: Simple and Intuitive Use
- 4: Perceptible Information
- 5: Tolerance for Error
- 6: Low Physical Effort
- 7: Size and Space for Approach and Use

The CEUD has published a set of Universal Design Guidelines for Homes in Ireland to raising awareness about the benefits of Universally Designed homes and the potential opportunity to address some of the global challenges society faces by future-proofing homes.

The Design Guidelines are not overly prescriptive, but provide a flexible framework for designers to apply the guidelines creatively to all new home types through incremental steps described as UD Homes and UD Homes plus. The Home Design Guidelines are informed by research, a literature review of national and international best practice and guidance and a consultation process with key stakeholders.

Universal Design Home Design builds upon social and technological advancements in Ireland and internationally. The consultation process with stakeholders that informs these guidelines highlighted a need for better quality housing design for everyone in Ireland for the future.

All new housing designed by Fingal County Council Architect's Department and their consultants include as many of the UD recommendations as possible. Unfortunately, the minimum floor areas as set out in the Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities (DHPLG 2018) as well as the Fingal Development Plan 2017-2023 does not allow for full implementation of all the UD guidelines, in particular relating to circulation space and bathroom sizes.

Part M of the Building regulations also does not include for full UD standards unless the proposals are accompanied by an OT report.

In determining the brief for Social Housing schemes and in order to gain funding approval the DHHLG requires Occupational Therapists reports to support the need for any additional specifications including increased room areas over and above the minimum standards included in the 'Quality Housing for Sustainable Communities Guidelines' and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.' In some cases, the medical circumstance may have changed for the intended user (from medical priority list) and a specific housing needs may impact of on delivery.

Ideally, if we could work towards a model that DHHLG would fund whereby a certain percentage of units on our sites (based on the local medical priority need) and were designed as generic house types to cater to a range of needs at early design stage and preplanning, it would streamline the process and create greater flexibility for allocations. More bespoke elements that may be required by the end user could be added pretender stage, thereby allocating the units closer to end delivery.

The recent Draft Design Manual for Quality Housing prepared for Consultation by DH:GH has an emphasis on Duplex Housing and Walk-up Apartments with no lifts. This is driven by higher density requirements for Sustainable Development. This model has accessibility issues associated with it. In the social housing context, this will mean that ground floor dwellings will need to become available in sufficient numbers to deal with the need which arises.

Age Friendly Ireland is hoping to achieve minimum percentages of Universally Designed homes in Development Plans (Up to 30%) however it appears that in promoting the proliferation of Duplexes and Walk-up Apartments, there is a divergence between the aspirations of the manual and the aims of AFI, and also universal access in terms of providing adequate amounts of general housing which continues to be reasonably accessible throughout all stages of life and for people with disabilities.

- General / mainstream housing should be as universally designed as possible so that it can cope with the housing need for people with disabilities.

There should be less focus on 'specialist' housing for people with disabilities which in itself can increase segregation/discrimination.

- The reality is that most people may experience some form of disability in their lifetime – E.g.
 - Age-related reduced mobility
 - An accident which reduces mobility
 - A sickness which reduces mobility
 - Mental health issues
 - Dementia / Alzheimer's / Etc
 - Other cognitive disorders
 - Etc

In this context housing should be designed in such a way that it supports people's dignity when they may already be going through an already difficult time.

Housing Options for Our Ageing Population

- This is a Government Policy Document which notes :

'Action 4.6 - In partnership with industry, introduce measures to ensure that over a five year period delivery is increased to ensure that 30% of all new dwellings are built to incorporate universal design principles to accommodate our ageing population.'

- Age Friendly Ireland is encouraging Local Authorities to include the requirement for 30% of all new housing to incorporate UD Principles in any new Development Plans which are being drafted.

Fingal's Age Friendly Co-ordinator liaises with the Architects Dept., in this regard.

Regular meetings with senior officials in the Planning Dept are also held to consider how much the new Development Plans will reflect this AFI proposals.

- Housing which is designed to UD Principles is equally relevant to people with disabilities as it is to our ageing population and really to all people at varying stages of their life and with varying degrees of mobility or cognitive ability etc –
- **Duplex Housing and Walk-Up Apartments**
- There appears to be a significant move towards Duplex Housing and Walk-up Apartments (Without lifts) which is the middle ground between standard housing (What we have been used to) and taller apartment blocks (With lifts).

This is driven by higher density requirements for Sustainable Development and will likely become one of the most dominant dwelling types across Ireland.

- This type of development is becoming more widespread – e.g. recent development in Holywell, Swords.

The DHHLG is actively encouraging this form of housing in recent Design Guidelines issued to all Local Authorities.

- This model has significant accessibility issues associated with it.

It is not accessible or 'visit-able' (A building regulation term) by people on wheelchairs or other people with significantly reduced mobility.

- Even if minimum percentages of Universally Designed homes (Up to 30%) become a reality, the proliferation of Duplexes and Walk-up Apartments may significantly reduce the proportion of general housing which is reasonably accessible or 'visit-able'.

This may also undermine the advances which were made in recent decades in Part M of the Building Regulations which aimed to make the vast majority of new 'visit-able' by people with disabilities.

Age Friendly

The role of Age Friendly Programme Manager in Fingal County Council is to ensure that the future proofing, infrastructure and key services do not become outdated or outmoded soon and that they are friendly and accessible on many different levels, to all ages and groups, whether in an urban or rural setting within Fingal administrative area. This comprises of the following: -

- To oversee the Fingal Age Friendly Strategy 2018-2023 and manage the implementation of the action plan that underpins the strategy of priorities and actions focussed on promoting Age Friendly initiatives.

The Fingal Age Friendly County Strategy 2018 – 2023: [Age Friendly Strategy Straitéis Aoisbhá Fhine Gall 2018 - 2023](#)

- Administrative support to Age Friendly Fingal Alliance is a high-level strategic partnership that brings together representatives of older people in Fingal with voluntary, community, academic, state agencies and private sectors. The Alliance Fingal oversee the realisation of the goals and actions of the Age Friendly strategy and supports the work of the Older People’s Council.
- Manage and oversee the Older People’s Council which brings together leaders of community groups and activity groups together, to provide information, to increase co-operation between the various community groups working on behalf of the older people, and to improve the communications between the older people and the wider community.

Age Friendly Fingal examines the following areas for older people living in the County: -

1. Housing
2. Mobility & Transportation
3. Public Realm/Outdoor Environments
4. Education/Digital Technology
5. Respect & Social Inclusion
6. Community Support & Health Services
7. Social Participation
8. Communication & Information

Age Friendly Fingal Guide 2021 is being delivered across the county to members of our older population click it online [here](#).

If you design for the young you exclude the old, but if you design for the old you include EVERYONE!

Glenn Millar, Director of Educations and Research, Canadian Urban Development Institute.

Age Friendly Healthy Home Programme

A Local Coordinator has recently been assigned to work with Fingal County Council for the Age Friendly Healthy Homes Programme.

The programme is funded from by the Dept of Health through Sláinte Care .

The objective is to support older people in Fingal to age in place and remain living safely and healthily in their own home for as long as possible.

The role will involve building relationships with staff/management in a variety of settings-HSE, Local Authority, C&V sector, Gardai etc. and develop referral pathways.

In addition, a population and area profile for the region will be developed .

The Co-ordinator will work closely with the other 8 Local Coordinators (South Dublin, Dublin City Centre, Westmeath, Longford, Tipperary, Limerick, Galway and Cork) to establish trends/gaps in service and develop the programme nationally.

The target is to support 4,500 people over the time of the project.

The Regional Programme Manager of Age Friendly Ireland

The Regional Programme Manager has a close working relationship with the Fingal County Council's Age Friendly Programme Manager in addition to the other LA Mangers supporting the Implementation of the Age Friendly programme in each of the participating County and City areas.

Responsibilities /Duties:

- Support the National Programme Manager in the development and implementation of a national strategy and work plan for the programme by supporting a regional structure.
- Support the development of the programme nationally in collaboration with other Regional Development Managers and the National Programme Manager
- Support a team-based framework of Age Friendly Programme Managers across the local government sector with a specific focus on supporting adjoining county/city Age Friendly programmes within a specified region.
- Represent the National Age Friendly Ireland Programme, at regional level, by attending at least one local Age Friendly Alliance meeting per year in the neighbouring local authority programme areas in the specific region providing a catalyst to the National Programme and updating the local alliances on key strategic developments at national level particularly in the context of national policy.
- Support the effective delivery of specific initiatives that need to be further extended or replicated across all participating age friendly programme areas
- Support the local Programme Manager, in the specific region, in building effective alliances and constructive working relationships with local government, HSE and other programme stakeholders to support and build capacity for the implementation of the programme.

- Support the local Programme Manager in the specific region, in a coordinated approach to the development (and where relevant the implementation) of the participating Age Friendly City and County Alliances, Older People’s Councils and Age-friendly strategies and action plans.
- Support the Age Friendly Housing Technical Specialists and Age Friendly Healthy Housing coordinator in each area.
- Review the programme at Regional level and support the development and application of Guidance Documents and relevant Programme Indicators based on the gathering of available evidence nationally and best international practice.
- Support continuous improvement in the quality and long-term operation and management of the Age Friendly Programme through the design and development of appropriate reporting templates and operational materials to further ensure effective implementation and mainstreaming.
- Support the development of systems and processes to ensure appropriate data is available to inform effective decision making and drive continuous quality improvement.
- Coordinate the research and dissemination of effective practices and initiatives adopted across the network of county/city programmes.
- Support the work of a small number of relevant expert working groups at national level when requested
- Support regional opportunities for local programmes to work jointly on programmes across a number of age friendly programme areas particularly in the context of health initiatives, transportation, planning and other initiatives
- Participate in team meetings in the national shared service office to monitor progress and effective implementation and input to the overall delivery of the Age Friendly Ireland Programme
- Take the lead role in co-ordinating the Implementation a limited number of specific projects / pilot initiatives under individual Age-friendly City/County Strategies
- Support the Chief Officer at regional level by providing a network and support structure to produce deliverables in partnership with our national stakeholder organisations (ICPOP, AN GARDA SIOCHANA, SAFEGUARDING, FALLS AND BONE HEALTH, HAPAI, HOUSING AGENCY, CEUD, DEPARTMENTS, UNDERSTAND TOGETHER/DEMENTIA, NGO SECTOR)
- Support to the local authority Age Friendly Housing Advisors in the region.
- Support for the collection of data on housing with regard to Age Friendly Housing provision, rightsizing, and the overall implementation of the ‘Housing for our Ageing Population’ policy statement
- Support the establishment of Interdepartmental Teams within each local authority in the region
- Advise and support local Age Friendly Programme Managers on the development of local annual reports, and assist with strategy preparation and monitoring
- Support the objectives of the Programme for Government 2020 ‘Our Shared Future’ particularly with regard to health care and housing provision for the ageing population

Chapter 11

Challenges, Risks & Opportunities

Feedback received from the Steering Group, Service Users, FCC staff and other stakeholders regarding the challenges, barriers and risks that can impact on the delivery of an efficient service to our citizens as well as the opportunities that could ameliorate these are vital to include in this Strategy

Challenges Barriers	Opportunities
<p>FCC Housing Dept., to review how it communicates effectively with applicants and citizens.</p> <p>Not all housing application forms are easily accessible i.e. screen readable</p>	<p>It is proposed that a new Communications working group (sub group of the Steering Group) will be established</p> <p>Review accessibility of all application forms and other relevant documents and reports.</p>
<p>Communication & Information Barriers to accessing services and finding the relevant staff member to deal with queries.</p>	<p>FCC operates a first point of contact customer service model in order to provide a high-quality service for customers. In early 2020, Customer Care Unit (CCU) was further enhanced – it has a total of 23 Customer Service Agents. FCC frontline staff. Staff in the housing Dept continue to liaise directly with applicants on a daily basis. Avail of the new Communications Team (sub group) to provide and share contact details, develop networks and strengthen working relationships.</p>
<p>To improve methods of communication and dialogue with policy and decision makers, and sharing information</p>	<p>Steering Group will set up a Communications Team which will Increase Networks Sharing of information</p>
<p>To develop a more cohesive and active commitment to the dual process of social housing and supports. A broader commitment to addressing education and accessible information needs in respect of access to entitlements e.g. housing, financial assistance, social supports.</p>	<p>Strengthen lines of communication between Statutory Bodies and continue with the engagement with Advocacy Groups and Service providers.</p> <p>Avail of the expertise and knowledge of the Steering Group members in addition to the expertise and knowledge of the FCC Community Division Age Friendly Programme- Integration Officer</p>

<p>Use of Language and Disability Terminology The Steering Group recognizes that language is a powerful and evocative tool used in communications.</p> <p>Change use of medical model which tends to focus on the idea that people are disabled by impairments or differences to the Social Model.</p> <p>Social Model - disability is caused by the way society is organised. It is based on concepts of rights, dignity, and equality.</p>	<p>The Steering Group supports the social model of disability language and has used the term “Disabled People in this Strategy.</p>
<p>Language Barriers where English is not first language. FCC is one of the most diverse Local Authorities and many disabled people may need assistance in submitting applications for housing and or grants.</p>	<p>FCC staff will provide advice, guidance, support and practical assistance in relation to their enquiry. The Recite accessibility tool has been installed on FCC’s website www.fingal.ie and among its features; Is a translation service which easily translates, on demand, web content in to over 100 languages, including 35 text to speech voices.</p> <p>FCC is currently researching the establishment of an interpreter framework so we can have access to interpreter services in a wide range of languages when required.</p>
<p>The Housing Application had been perceived as lengthy and difficult to complete.</p>	<p>New Housing Application introduced with effect from 19/4/2021 and New Medical Form available online Easy read format available and in plain language Co-correspondent Form available FCC housing staff continue to support, advise and assist applicants with the completion of the application form.</p>

<p>Adaptation to Council properties is not always feasible. Tenants may not wish to transfer to alternative accommodation.</p>	<p>FCC to review process the Housing Adaptation process Delivery Pipeline provides broad options for alternative housing.</p>
<p>To improve co-ordination between FCC and HSE re provision of housing and the provision of Personal Assistance Service (PAS) Personal Assistance Supports (PAS)</p>	<p>FCC and HSE to engage and review.</p>
<p>Housing choice for disabled persons can be limited by their specific accommodation needs.</p> <p>Limited availability of accessible units means this can affect disabled persons disproportionately.</p>	<p>FCC Delivery Pipeline provides for provision of housing for disability. FCC will liaise with the applicants with a view to having their housing applications examined and assessed and housing options to be considered on medical grounds. FCC will consider IWA proposal to deliver 7% of wheelchair accessible properties.</p>
<p>That there can be challenges in meeting the housing needs of homeless individuals and households who are disabled.</p>	<p>FCC to continue to liaise with DRHE in relation to the provision of homeless services. Homeless applicants can complete the Medical Form and apply for housing on medical priority grounds. FCC will continue to assist and support homeless applicants who are disabled.</p>
<p>Some properties are accessible however, the location may not be accessible which can lead to isolation.</p>	<p>The Housing Department to continue to consider options for applicants and tenants to apply for alternative accommodation. The benefits of future and sustainable planning will be considered the Council's New Development Plan</p>
<p>Congregated settings Challenge that some institutional practices could manifest in the community settings.</p> <p>Difficulties if a shared living arrangement breakdown</p> <p>Dispersed living can pose challenges of integrating in communities and maintaining social contacts and access to support services and advocates.</p>	<p>HSE is proactive in the setting up of appropriate services and supports.</p> <p>Review of care plans</p>

<p>Reliance on the private sector has limitations for persons with a disability Challenges/ barriers: While there are many advantages in availing of the HAP Scheme, the properties are in private ownership, accordingly there can be limited numbers of specially adapted, wheelchair accessible, ground floor or any other type of modifications available.</p>	<p>Disabled people can apply for housing on medical grounds. Where Medical Priority is granted, their application is prioritised for an offer of suitable accommodation.</p>
<p>The recent Draft Design Manual for Quality Housing prepared for Consultation by DHLGH has an emphasis on Duplex Housing and Walk-up Apartments with no lifts. This is driven by higher density requirements for Sustainable Development. This model has accessibility issues associated with it. In the social housing context, this will mean that ground floor dwellings will need to become available in sufficient numbers to deal with the need which arises.</p>	<p>Avail of opportunities to raise at senior level within the Council and /or Housing Sub Group and or DHLGH as appropriate</p>
<p>Age Friendly Ireland hoping to achieve minimum percentages of Universally Designed homes in Development Plans (Up to 30%) however it appears that in promoting the proliferation of Duplexes and Walk-up Apartments, there is a divergence between the aspirations of the manual and the aims of AFI, and also universal access in terms of providing adequate amounts of general housing which continues to be reasonably accessible throughout all stages of life and for people with disabilities.</p>	<p>Avail of opportunities to raise at senior level within the Council and /or Housing Sub Group and or DHLGH as appropriate</p>
<p>To develop a register of specially adapted properties across FCC and all AHBs. Definition and /or categorizing of specially adapted properties differ between LAs and AHBs</p>	<p>Strategic Aim chapter 7</p>
<p>Planning Process Broader view could be taken when planning housing for disabled people based on current and future needs.</p>	<p>Universal Design Age Friendly Programme Greater use of Assistive Technology</p>

<p>Feedback from the Steering Group that the CAS application process can be lengthy and prescriptive.</p>	<p>Information session to be arranged on CAS for the Steering Group.</p>
<p>Part V To avoid clustering of units being allocated to disability or other groups. Feedback from Steering Group is that in some developments Part V is accommodated in one block, or area within the development and that this doesn't achieve integration within the development.</p>	<p>There may be occasional cases where a development is being delivered over several phases and many years and our need for particular unit types are in demand, Fingal County Council may accept a number of units together if it would mean early delivery and it may be prudent to have the units adjacent to each other for management purposes, but this will only be done in exceptional circumstances. Fingal County Council works in partnership with Approved Housing Bodies in delivering under Part V with early pre planning consultation allowing for the possibility of adaptation or modification works carried out by the developer for social housing.</p>

Recommendations:

That the following is raised for discussion and consideration by the Housing Agency / Housing Sub Group and for the attention of the Department of Housing, Local Government and Heritage as appropriate.

Use of Language and Disability Terminology

The Steering Group recognizes that language is a powerful and evocative tool used in communications.

1 The Steering Group supports the social model of disability language and has used the term “Disabled People” in this Strategy. It recommends that the Social Model of Disability Language & Terminology is incorporated into the new National Strategy currently being drafted.

2. The Steering Group recommends that a review of the categorisation of the four different types of disability is carried out and requests that the definition of these categories, in particular Sensory and Intellectual Disability is reviewed.

3 CAS has been operating for over 30 years. The Steering Group would be supportive of a decision to carry out a National review of the Scheme and its operations, particularly in respect of AHBs who apply for funding under the disability category.

That the following matter is raised with Senior Management within the Council for discussion and for consideration by the Housing Agency/ Sub Group as required:

4 That there are challenges in aligning the implementation of Universal Design objectives and Design Manual for Quality Housing prepared for Consultation by Department where there is an emphasis on Duplex and Walk-up Apartments.

5 Part M of the Building regulations does not include for full UD standards unless the proposals are accompanied by an OT report. Consider a review of Part M. Consideration to be given to developing a model whereby a percentage of units are designed as generic house types to cater for a range of needs at early design stage and preplanning. This could streamline the process and create greater flexibility.

Glossary of Terms

AFI	Age Friendly Ireland
AHB	Approved Housing Body
CALF	Capital Advance Leasing Facility
CAS	Capital Assistance Scheme
CS	Congregated Settings
CHO	Community Health Organisation
DHLGH	Department of Housing, Local Government & Heritage
DOH	Department of Health
DCEDIY	Department of Children, Equality, Disability, Integration & Youth.
DRHE	Dublin Region Homeless Executive
DCC	Dublin City Council
DLR	Dun Laoghaire Rathdown County Council
DPO	Disabled Persons Organisation
DOC	Daughters of Charity
DNMHS	Dublin North Mental Health Service
EA	Emergency Accommodation
FCC	Fingal County Council
FPPN	Fingal Public Participation Network
HAIL	Housing Association for Independent Living
HAP	Housing Assistance Payment
HF	Housing First
HHAP	Homeless Assistance Payment
HIQA	Health Information & Quality Authority
HSE	Health Service Executive
ICSH	Irish Council for Social Housing
ILMI	Independent Living Movement Ireland
IWA	Irish Wheelchair Association
LDA	Land Development Agency
LTA	Long term Temporary Accommodation
MDT	Multi-Disciplinary Teams
NSHPWD	National Strategy for Housing People with a Disability
Part V	Part V Planning & Development Act 2000 (amended)
PICLS	Prison in Reach Liaison Service
RS	Rent Supplement
SDCC	South Dublin County Council
STA	Supported Temporary Accommodation
TUSLA	Child & Family Agency
UD	Universal Design
UNCRPD	United Nations Convention on the Rights of Persons with Disabilities
VVI	Voice of Vision Impairment

