

**Comhairle Contae  
Fhine Gall**  
Fingal County  
Council



# Strategic Plan

For Housing People with a Disability 2016-2021



## **Foreword**

I am pleased to present Fingal's Strategic Plan for Housing People with a Disability, the preparation of which has taken cognisance of the National Housing Strategy for People with a Disability, 2011 - 2016, and the associated National Implementation Framework, UN Convention on the Rights of Persons with Disabilities, Disability Act, 2005, Review on those living in Congregated Settings by the Health Service Executive, The Social Housing Strategy – 2020 and other various reports. The National Strategic Plan is a collation of the Local Strategic Plans prepared by each of the Housing and Disability Steering Groups (HDSGs). The plan from each HDSG is a plan in its own right and will in time form part of the Local Authorities Housing Services Delivery Plans.

The overriding objective of this Strategic Plan is to facilitate easier access for people with a disability to a wide range of housing appropriate to their needs (whether physical, sensory, mental health or intellectual disability) and in doing so, assisting people to live independently with appropriate services, enhancing their quality of life.

This document has been prepared by the Fingal Housing and Disability Steering Group (FHDSG) and aims to fulfil the requirements of the National Strategy and provide Fingal County Council with information that will help to inform and guide housing provision for people with a disability over the next five years. Figures in respect of emerging need have been provided by the FHDSG and are a snapshot in time. These figures are based on past trends and will continue to evolve. These will be reviewed and updated on an annual basis as part of the review of this Strategy and in conjunction with the Summary of Social Housing Need.

It is evident that developing partnerships such as the FHDSG have already paved the way for effective interagency collaboration which is crucial to the delivery of the Implementation Plan.

I would like to express my thanks to the members of the FHDSG for their input to the preparation of this Strategic Plan and I look forward to the on-going commitment and dedication of all stakeholders in the delivery of the Implementation Plan going forward.

**Margaret Geraghty Chairperson**

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## Glossary of Terms:

AHB	Approved Housing Body
CALF	Capital Advance Leasing Facility
CAS	Capital Assistance Scheme
CS	Congregated Setting
DHPLG	Department of Housing, Planning and Local Government
DOC	Daughters of Charity
DoH	Department of Health
FCC	Fingal County Council
FCnOg	Fingal Comhairle naOg
FHDSG	Fingal Housing and Disability Steering Group
FPPN	Fingal Public Participation Network
HAIL	Housing Association for Independent Living
HAP	Housing Assistance Payment
HIQA	Health Information & Quality Authority
HSE	Health Services Executive
ICSH	Irish Council for Social Housing
IOT	Internet of Things
IWA	Irish Wheelchair Association
Part V	Part V of the Planning & Development Act 2000 (as amended)
RAS	Rental Accommodation Scheme
RS	Rent Supplement
SLI	Social Leasing Initiative
TUSLA	Child & Family Agency
VRC	Voluntary Regulation Code for Approved Housing Bodies

## Membership of the Steering Group Committee:

### Chairperson

Margaret Geraghty,	Director of Services, Housing & Community Department, Fingal County Council,
Loretta Hennessy	Administrative Officer, Fingal County Council, Housing & Tenancy Services
Siobhan Connolly	Principal Social Worker, HSE North Dublin Mental Health Services
Dr. Gerry Cunningham	Assistant Director Development Praxis Care
Claire Feeney	Senior Executive Officer, Housing Agency
Michelle Gaynor	IWA & Community Representative
Fiona Kelty	Access and Awareness Co-ordinator National Council for the Blind Ireland
Brendan Lennon	Head of Advocacy, Deaf Hear
Hazel Mulligan	Services Manager , St. Michaels' House
Maebh Reynolds	Disability Services Manager, HSE Dublin North West Mental Health Services
Martina Smith	Chief Executive Officer, Housing Association for Integrated Living
Derek Tallant	Director of Logistics, Daughters of Charity Disability Support Service

Ms. Margaret Geraghty extends her thanks to the following former members of the Steering Group for their commitment and input into the Strategy:

Neil Bolton	Director of Property Services (former) Cluid Housing Association
Patricia Cleary	Chief Executive Officer ( former ) , H.A.I.L
Paula Kenny	Housing Development, Irish Council for Social Housing
Martin Naughton R.I.P	Disability Federation Ireland.

## CHAPTER 1:

### Background

#### National Housing Strategy for People with a Disability 2011-2016

Article 19 of the UN Convention on the Rights of Persons with Disabilities addresses the right of people with disabilities to live in the community with a choice equal to others of where and with whom to live.

The National Housing Strategy for People with a Disability 2011 – 2016 sets out the broad proposals and strategic objectives to address the housing needs and related support requirements of people with a disability.

The Implementation Plan focuses on the development of key actions from The National Strategy with responsibility assigned to appropriate stakeholders with specified timeframes.

The commitment to develop the National Strategy was set out in “Towards 2016” and the associated policy statement “Delivering Homes / Sustaining Communities”.

The Government produced a Housing Policy Statement in 2011 which supported the provision of housing to vulnerable and disadvantaged households.

This statement recognised that the same range of housing options were not readily available to those with a disability and recommended that a Strategy be prepared as a priority action.

### Purpose

The National Housing Strategy for People with a Disability, 2011 - 2016, published in 2011, and the associated National Implementation Framework are joint publications by the Department of Environment, Community and Local Government and the Department of Health. In conjunction with the “A Vision for Change” (the Government’s mental health policy) and “A Time to Move on from Congregated Settings” (the Report of the Working Group on Congregated Settings) the National Housing Strategy for People with a Disability 2011-2016 was developed as part of a coherent framework to support people with disabilities in community based living with maximum independence and choice.

## Vision

The vision of the National Strategy is to facilitate access for people with disabilities, 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.

The National Strategy (while acknowledging the challenges) expects that this vision should be achieved within the mainstream housing environment.

## Core Objective

The core goal of the National Strategy is to meet the identified housing needs of people with disabilities locally; whether they are currently living in the community and/or in a congregated setting.

According to the 2011 census figures 10.2% of the population of Fingal of 273,000 people has a disability, which is below the national average of 13%. Data from the most recent census will be assessed when it becomes available.

The Strategy also recognises the needs of older people as they develop age-related mobility problems. It aims to promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms.

The four categories of disability referred to in the National Strategy are:

- (a) Sensory disability;
- (b) Mental health disability;
- (c) Physical disability; and,
- (d) Intellectual disability;

Many of the challenges facing a person with a disability in need of social housing services are multi-dimensional and therefore require inputs and solutions from State Agencies, Government Departments, other organisations and stakeholders. Effective interagency co-operation is an essential mechanism in

meeting the housing needs and other supports needed for people with disabilities.

A robust interagency framework at national level is a pre-requisite for local action. The Department of Health and Department of Housing, Planning and Local Government (formerly the Department of Environment, Community and Local Government) are considered the two core national stakeholders.

## CHAPTER 2:

### Local Strategic Plans

The National Implementation Framework includes the following strategic aims:

- Local Authorities acting as Housing authorities will develop specific strategies to meet the identified housing needs of people with physical, intellectual, mental health and sensory disabilities locally;
- These strategies will be informed by the assessments of housing need and broader formalised consultation with relevant statutory agencies, service user groups and disability organisations;
- In line with the development of specific disability housing strategies, housing authorities will consider reserving certain proportions of housing units to meet specific identified needs within each disability strategy;

The development by Local Authorities of Local Strategic Plans for Housing People with a Disability will strengthen the capacity of the Local Disability Steering Groups and their members to advance, collectively, appropriate housing solutions for people residing in the community with a social housing need and people with disabilities living in a congregated setting.

It is intended that the development of Strategic Plans at local level form an integral part of the Housing Services Delivery Plans and will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms. These Strategic Plans will also support longer term strategic planning.

### Roles and Responsibilities

The following section outlines a brief description of the principal stakeholders and their role and responsibility within this area.

## Fingal Housing & Disability Steering Group

The Terms of Reference for the Housing and Disability Steering Group, as set at national level, state that all representatives should be at a senior level and should be competent at representing the needs of the various disability groups.

The Fingal Housing and Disability Steering Group (FHDSG) is made up of local representatives from key statutory agencies and relevant disability stakeholders.

## Objectives

The objectives of the Fingal Housing and Disability Steering Group in the development of its Strategic Plan for Housing People with a Disability are summarised below under key headings:

### Demand:

- To identify the current and emerging housing needs of people within the four categories of disability identified in the Strategy: sensory, mental health, physical and intellectual disability;
- To consider reserving a proportion of housing units to help meet the needs of those with a disability;
- To facilitate the delivery of a broad range of housing initiatives to meet the demand;
- To reduce the number of those living in Congregated Settings over the next two years (HSE Corporate Plan 2015- 2017);
- To work towards the provision of dispersed housing to facilitate the integration of people who move from Congregated Settings in to the community;

### Supply:

- To ensure that the housing requirements of people with a disability are included in the planning stages of proposed housing developments /initiatives;
- To ensure that the environmental and transport needs of people with a disability are also taken in to consideration at planning stage.
- To promote the concept of Universal Design;
- To highlight the benefits of the use of technology, including the concept of the "Internet of things" in the design of housing;

- To consider the objectives of the Fingal Age Friendly Strategy and recognise and provide for the housing the needs of older people, in cases where they develop age related disability conditions that affect their housing support needs;

#### **Governance and Standards:**

- To actively advocate for the need to bring forward the introduction of standards for regulating the management and delivery of care and support services for persons with a disability living in their own homes;
- To work with HSE to ensure that the appropriate support service standards are provided to people with a tenancy where required;
- To implement the new Assisted Decision Making Capacity legislation.
- To strengthen the oversight of Approved Housing Bodies contributing to the development of statutory regulation of the AHB sector.

#### **Collaborative Approach:**

- To develop networks and facilitate engagement with Service Providers to ensure that the various categories of disability are catered for;
- To work in collaboration with the various stakeholders – i.e. statutory and voluntary agencies to obtain the best possible outcome in terms of housing provision;
- To prepare an implementation plan, incorporating actions and timeframes;
- To review this Strategic Plan on a regular basis and assess progress and targets achieved;
- To develop a communication plan across web, social media, written media and other communications platforms

#### **Individuals**

A person with a disability should have the opportunity to choose his/her place of residence, where and with whom they live on an equal basis with others<sup>1</sup>.

A personalised approach to housing and suitable supports promotes the inclusion and participation of a person with a disability in everyday life and communities.

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<sup>1</sup> [Article 19 of the UN Convention of the Rights of Persons with Disabilities](#)

A person with a disability has the same rights as any other person to access housing to create homes that enhance his/her life and support his/her inclusion in, and contribution to, society.

Key considerations include:

- Location in the person's preferred community;
- Connection to families and friends;
- Close to local amenities;
- Accessibility to public transport;
- Safety and security;
- Suitably adapted

### **Families**

In many cases families are the first assistance and support in relation to the provision of appropriate accommodation for a person with a disability. In many cases the family also becomes the advocate for the individual with their consent. Even in cases of relationship breakdown, families should always be considered for consultation on planned actions with the permission of the individual.

The challenge, however facing that family and household must be recognised and in many instances outside assistance is required, whether that is through physical adaption of a property, a move to alternative accommodation or through provision of other support services to the household.

### **Department of Housing, Planning and Local Government (DHPLG)**

The Department of Housing, Planning and Local Government (formerly the Department of Environment, Community and Local Government) has overall responsibility for developing and implementing housing policy for people with disabilities, both for those living in the community and those who will be transitioning from institutional care in the coming years. Rebuilding Ireland – Action Plan for Housing and Homelessness re-iterates the policy objectives of the National Housing Strategy for People with a disability, published jointly by the Department of Environment, Housing and Local Government and the Department of Health.

The role of the DHPLG is to provide the policy framework to enable the delivery of a range of housing options and solutions and to work with other Government

Departments, Housing authorities, Health Services Executive (HSE) and relevant agencies in supporting people with disabilities to access and maintain appropriate housing suited to their changing needs within sustainable communities.

In 2015, The Department of the Environment, Community and Local Government issued Circular 45 of 2015 to clarify its role in the funding of housing provision for people with a disability. The guidance should be read in conjunction with *Memorandum VHU 2/02 and VCH 2/08* in relation to the Capital Assistance Scheme (CAS). More specifically, this guidance is consistent with and reflects the principles outlined the *National Guidelines for the Assessment and Allocation Process for Housing Provision for People with a Disability*, which was adopted for implementation by Local Authorities from 12 November 2014 (Circular Housing 49/2014 refers). The Guidance also has general application for other funding and delivery mechanisms that supports the provision of housing for people with disabilities.

Further Approved Housing Bodies (AHBs) and Service Providers are also required to adhere to the Guiding Principles and Specific Requirements that are set out in the Circular, which was developed in consultation with the Department of Health and the HSE. AHB's are also required to engage with Housing Authorities and the HSE in developing proposals.

### **Local Authorities**

Fingal County Council acting as a Housing Authority has a key role in the provision of Social Housing supports for all eligible persons with a disability, including people living independently, with families or in other arrangements. The Council has a pivotal role to play in the strategic co-ordination of social housing provision by Approved Housing Bodies (AHBs) and other stakeholders. In many cases the housing solution for the individual also requires the support of the Health Service Executive (HSE).

### **Fingal County Council Housing Welfare Officers**

The Housing Welfare Officers are Fingal County Council's Social Work service providing professional advice and assistance to tenants and housing applicants, who may be experiencing difficulties in relation to housing and associated issues

i.e. housing/tenancy supports, rent arrears, child & family matters, needs of older and vulnerable individuals, mental health issues etc.

The Housing Welfare Officers carry out home visits, prepare reports, provide advocacy and support and liaise with other specialist agencies where appropriate. They have a key role in the preparation of reports for presentation to the Medical/Welfare Committee at which cases are adjudicated for decisions in respect of granting medical/welfare priority. The decision to grant priority is made by the Medical /Welfare Committee which is specifically convened for this purpose.

### **Approved Housing Bodies (AHBs)**

AHB's have a key role in the delivery of Social Housing Strategy and Rebuilding Ireland – Action Plan for Housing and Homelessness. Acknowledging the capacity and the proven track record of the voluntary and co-operative housing sector, AHB's are central to the Government's vision for housing provision.

AHB's role in Fingal includes:

- Working with Fingal County Council to provide housing support to those nominated from the housing waiting list and liaising with other Service Providers in relation to Service Level Agreements;
- Working on an Inter-Agency basis with Statutory and Non Statutory bodies to provide a wide range of support services in respect of the provision of housing.
- Carrying out adaptations to a property to meet the specific need of the person/household with a disability;
- Providing pre-tenancy training in cooperation with the relevant service provider;
- Fulfilling their responsibility as landlord on a day to day basis with their tenants;
- Providing representation on national and local groups to assist in the delivery of the National Housing Strategy for People with a Disability;

### **Department of Health**

The Department of Health provides the policy and legislative framework in relation to the provision of service for people with disabilities. The Department is responsible for the on-going strategic development, monitoring and evaluation of the performance of health and social services to support people

with a disability to live in the community. This includes working with other Government Departments, the HSE and relevant agencies to enhance people's health and well-being.

### **Health Service Executive (HSE)**

The HSE has the overall statutory responsibility for the management and delivery of health, care and personal social services.

In respect of disability services, the HSE has responsibility for the provision of services directly and also, to a very significant extent, by the funding of non-statutory organisations to provide such services on its behalf. The HSE aims to support each person with a disability in living as normal a life as possible, in an environment that provides opportunities for choice, personal development, fulfilling relationships and protection from exploitation and abuse.

The HSE is committed to supporting people with disabilities in their own home by direct provision or through support to non HSE agencies. All HSE funded services either provided directly or through disability provider services are resource dependent from an existing and approved budget. The HSE also identifies individual support costs and provides funding.

The supports for people in their homes are Personal Assistances and Home Support. Other services such as Day Care, Respite Services and full or part time Residential Services are also provided. A person applies to the HSE for consideration for such supports and applicants are assessed for suitability for the applied service.

Details of Housing Support packages that allow individuals to live independently in their homes are included at *Appendix 1*

### **Non-Statutory Service Providers**

The HSE is the current funding agency of support services by non-statutory service providers.

The role of service providers includes:

- Developing an overall project plan and a person centred plan;
- Providing information with regard to housing options;

- Supporting the person with regard to application for assessment of housing needs;
- Accessing external advocacy supports;
- Providing support around tenancy arrangements;
- Providing care support needs and assistance;

### **TUSLA Child & Family Agency**

TUSLA is the dedicated state agency responsible for improving the wellbeing and outcomes for children, child protection, early intervention and family support. It is committed to providing high quality services to children and families at the earliest opportunity across all levels of need.

TUSLA supports children and families with disabilities and liaises with Fingal County Council and other key stakeholders and provides information in relation to their housing needs.

When a housing need has been highlighted on medical grounds, it provides relevant reports i.e. Consultants, Social Work, Occupational Therapist.

### **Health and Information Quality Authority (HIQA)**

The Health Information & Quality Authority (HIQA) is an independent authority tasked with responsibility to promote improvement in the quality and safety of health and social care services, assess health technologies and advise on collection and sharing of health related information.

Its role is to develop standards, carry out inspections and monitor health and social care services. HIQA is responsible for carrying out its duties across public, private and voluntary services.

Since 1<sup>st</sup> November 2013 HIQA has responsibility for the regulation of designated centres for people with disabilities. HIQA is required to keep a register of these centres and it carries out regular inspections to ensure that the properties and services provided are kept to a high standard and comply with regulations made by the Department of Health.

### Recommended Actions:

- Continue to work in collaboration with the AHBs in respect of those nominated from FCC 's housing list to receive housing support.
- AHB's continue to work in partnership with the H.S.E. ( direct service provision) and non- statutory service provision to facilitate the broadest range of housing support services.
- AHB's to consider ways to use their Asset Management Strategies ( AMS ) and planned programmes to make homes more suitable for existing tenants with arising needs e.g. replacing bathrooms with shower rooms.
- Explore collaborative opportunities between developing AHBs and disability support organisation to acquire and adapt existing stock using debt finance.
- To ensure that the environmental and transport needs of people with a disability are also taken in to consideration at planning stage.

## Chapter 3:

### Social Housing Assessment Process

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

In accordance with the National Guidelines for the Assessment and Allocation Process for Housing Provision for People with a Disability, all adults with disabilities in Fingal are entitled to apply for an assessment of housing need. A person with a disability will not be deemed adequately housed when their current address is a congregated setting, institution, hospital/nursing home, community based group home, or when he/she, although an adult, 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.

The data gathering exercise currently underway as part of the 2016 triennial Housing Needs Assessment will inform the housing need of persons with a disability in the County.

### Housing Need & Support

'Housing need' is defined as the extent to which the quantity and quality of existing accommodation falls short of that required to provide each household or person in the population, irrespective of ability to pay or of particular personal preferences, with accommodation of a specified minimum standard and above. This definition equally applies to all persons with a disability.

'Social Housing Support' is broadly defined as accommodation provided, or arranged by housing authorities or approved housing bodies, for households that are unable to provide for their accommodation needs from their own resources.

The assessment of a person's need for Social Housing Support is based on the person's lack of resources to provide housing from their own means. The housing need is the type of house, size, adaptations, etc., that is required to allow the individual to live appropriately. A person with a disability may have live-in supports or may need to store additional equipment and their over

accommodation needs should be recorded. Many people with a disability also incur additional costs including heating and specialised clothing.

The approach taken to providing suitable and appropriate housing to people with disabilities seeks to ensure that agreed disability specific general requirements and known individual requirements are met in all design and procurement briefs. Where possible best-practice should ensure that the housing requirement of a person/family with a disability is included in the planning stages of a proposed housing allocation. An individual accessibility brief should be drawn up with the relevant parties, i.e. occupational therapist report to incorporate the specific housing and support needs of the individual concerned.

### **Housing Application Process**

All applications are assessed in accordance with the Fingal Allocations Scheme for Social Housing Support (adopted by Fingal County Council in June 2011).

A person with a disability that affects his/her housing need should, in the first instance, contact Fingal County Council with regards to that Housing Need. This may involve assistance or support from a service provider and/or other advocate with the consent of the person, e.g. family member, carer etc.

Generally housing need is addressed through the Housing Application process but can also be addressed through the Housing Grants Scheme

A housing application that includes all relevant documentation signed and stamped by the Inspector of Taxes is required. A checklist of the required documents/information is provided for ease of reference at *Appendix 2*.

Applications can be delivered by post, however applicants are strongly advised to submit their application in person so that staff can ascertain that the correct documentation has been received and answer any questions in respect of the application.

Once the application is assessed and approved, a letter will issue to the applicant/household confirming they qualify for Social Housing Support.

If access to housing is being requested on Medical or Welfare grounds medical evidence is required and has to be submitted to the Housing Department. A medical priority may be recommended where the Chief Medical Officer considers that the person's health will significantly deteriorate unless he/she is housed and that this will have a beneficial effect on that person.

### **Homeless Applicants**

Persons that are engaged with Homeless Services and who have a disability may also have other complex needs that need to be addressed. It is acknowledged that there is a particular difficulty in obtaining accurate figures on the number of mental health service users with housing needs including those presenting as homeless. This is perhaps due to a reluctance to attend the mental health services or lack of awareness as to the relevance of informing the Housing Department at time of completing their housing application form / homeless assessment.

It should be noted that where the existence of a disability is made known to the Local Authority, this will be recorded and taken into consideration as part of the Homeless Assessment. The primary categorisation is recorded as a Homeless Priority rather than Medical Priority.

### **Tenants of Fingal County Council**

A number of existing tenants, through disability – new or progressive or injury may require alternative accommodation due to the inadequate nature of their existing living accommodation. This can be addressed through a transfer arrangement when appropriate accommodation is available. The decision to transfer may be made as a less costly alternative to adaption works or where necessary adaption works are not feasible due to the nature of the property.

### **Housing Waiting Lists / Emerging Disability Need**

This Plan seeks to provide housing support to housing applicants and households identified through the Social Housing Support Application/Medical Welfare processes as having a disability.

The Social Housing Needs Assessment was completed in late 2016. At October 31<sup>st</sup> 2016 there were 7826 approved applicants on Fingal County Council's list for social housing support.

Included in this figure are families and individuals categorised as homeless, in addition to tenants seeking a transfer to alternative accommodation.

The breakdown in to the four Disability categories, returned by applicants as part of the Social Housing of Assessment 2016 is as follows:

Housing List	Physical	Sensory	Mental Health	Intellectual/Autism	Unspecified	Total
7826	158	40	63	55	8	329

Please note that the above figures have been compiled based on an indication from the household that there is a disability dimension to an application, which will be subject to a verification process.

However it is likely there is under-reporting currently as not all applicants inform Fingal County Council that they have a specific housing needed related to a disability. It is therefore recognised that that there will be an emerging need in this area.

The needs of a person with a disability will also vary due to time, the nature of their disability and changes in circumstances. Children with a disability as they become adult may also require additional housing support. One of the objectives of this strategic plan is to identify emerging need across all age levels

This Plan also recognises that "there are limitations in existing data in relation to the living arrangements of people with a mental health disability." The lack of data on housing need among people with a mental health disability has arisen due to a number of factors which include lack of knowledge among mental health service users and their family members about how to apply for social housing and hesitancy about disclosing a mental health disability to local authority officials.

A review by the members of the Fingal Housing & Disability Steering Group Committee indicates that there are persons with a disability with an existing or emerging need for social housing support.

The following are numbers compiled by the FHDSG in this regard:

<b>Category of people to be quantified</b>	<b>Number of people</b>
In care under 18 years	13
Emergency Need	51
Early Intervention e.g. children under 5 with disability or teenagers in foster care	10 families
Attending Day Services with a future need	195
In residential care	4
Living in Community/Group Homes but not on housing list	105
Inappropriately living in a Nursing Home	15
Mental Health Hostels/wards etc.	94
<b>Total</b>	<b>487</b>

The above figures have been provided by the FHDSG, they are a snapshot in time, and are based on past trends. It is accepted that there will always be an emerging need as an individual's circumstances may continually change and accordingly their housing need will also vary. These figures will continue to evolve and they will be reviewed and updated on an annual basis as part of the review of the Strategy and in conjunction with the Summary of Social Housing Need.

## Owner Occupiers

It is well documented, the number of people living longer continues to rise and this trend is expected to continue into the future. With the increasing number of older people in Fingal developing age-related mobility problems, it can be expected that adaptation of current homes will be required and the demand for grants will increase. Fingal County Council receives approximately 250 Housing Adaptation Grants on annual basis. Details of the various Grants available are provided on Appendix 3

### Recommended Actions:

- Review and amend the Allocations Scheme for Social Housing Support (adopted by the Council June 2011) to take account of the objectives of Disability Strategy noting that this is a reserved function and therefore must be formally approved by the elected members of Fingal County Council.
- Review of procedures, processes and data systems in relation to the housing application process, to ensure that accurate data is available in relation to applicants with a disability.
- Improve the format of the Housing Application Form to make it more user friendly and available through accessible sources.
- To continue to develop best practice guidelines for staff dealing with housing applicants to ensure that the best possible service is provided.
- To improve upon protocols for staff dealing with various agencies ( both statutory and non- statutory ) to facilitate efficient processing of applications, particularly where there is a medical dimension.
- Following the completion of the Fingal Social Housing Assessment 2016, the data collated will be included as an amended appendix to this Strategic Plan and will give a more comprehensive indication of requirements that can inform the actions of this plan.
- Seek to ensure future housing needs assessments accurately reflect the housing needs of vulnerable groups including persons with a disability and accurately reflect within the assessment process additional support

requirements, so that the social housing delivered matches the profile of the need.

- Improve liaison structures and promote a case management approach between FCC and the H.S.E to ascertain the housing needs of those who present as homeless, particularly in relation to their medical needs.
- To liaise the Dublin Region Homeless Executive to examine the process of referral to one night Emergency Accommodation, particularly in respect of vulnerable clients e.g. those who may have been discharged from acute psychiatric hospital.
- Develop and implement a communication campaign in relation to the Fingal Strategic Plan for Housing People with a Disability 2016-2021 aimed at all stakeholders and across all media platforms;
- In order to provide for future housing need requirements related to disability, identify any additional requirements in the Housing Assessment process to ensure that emerging need is noted on an on-going basis;
- Provide tenants of Fingal that have or acquire a disability with assistance and support including adaptation works / transfer to a suitable property to meet their housing support needs;
- Provide information and assistance with applications to owner occupiers seeking mobility and adaptation grants in order to progress adaptation funding in a timely manner;

## Chapter 4

### Housing Supply Mechanisms

The challenge in this Strategic Plan is to provide housing support for a person with a disability through the mainstream housing environment being cognisant of the broader picture of housing supply mechanisms.

Set out below is a brief description of the current supply mechanisms that are available to meet the housing support needs of a person with a disability in Fingal.

### Fingal Housing Stock

Fingal County Council has a stock of 4,600 properties in its ownership excluding RAS and long term leased properties. Approximately 158 of these have had adaptations carried out to them – breakdown as follows: 54 extensions constructed, 61 adaptations carried out and 43 purpose built. An exercise is being carried out at present to ascertain the number of those properties that have had adaptations carried out to them.

### Fingal Construction Programme

Fingal will endeavour to meet its targets under the Rebuilding Ireland - Action Plan for Housing and Homelessness and to construct new homes in accordance with universal design principles. The principles underpinning universal design are integration within the local community, ease of approach entry and circulation, ease of use, understanding and management and flexibility/adaptability at minimum cost.

### 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% social housing in new residential developments as the primary aim which, will maximise the opportunity for the delivery of social housing units and secure the principle of integrated mixed tenure developments.

Local authorities will work 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 by the developer to social housing units. The option now of long term leasing arrangements with developers also offers a flexible mechanism for local authorities to deliver under Part V.

### **Social Leasing Initiative**

Private rented accommodation may be leased by the Local Authority for the period 5-20 years and allocated to applicants qualified for Social Housing Support.

### **Rental Accommodation Scheme (RAS)**

Under this scheme the local authority enters an agreement with the landlord for a minimum of 5 years in return for nomination rights to the tenancy. To qualify for the Rental Accommodation Scheme the recipient must be in receipt of rent supplement payment for a minimum of 18 months.

### **Housing Assistance Payment (HAP)**

It is anticipated this scheme will be introduced in Fingal during 2017. Under the scheme people with a long-term housing need will transition from rent supplement to the HAP Scheme. Two of the main objective of HAP is to facilitate the movement of long term rent supplements (RS) and those with a long term housing need to HAP in order to:

- Provide better integrated and more streamlined service for households seeking support from the state and to give local authorities greater flexibility to provide assistance to those in need of housing support;
- Facilitate removal of barriers to return to work for persons who are reliant on rent supplement for their long term housing needs under a progressive graduated differential rates system;

### **Private Rented/ Rent Supplement (RS)**

Many individuals or families will meet their housing need in the private rented sector with the assistance of rent supplement, funded by the Department of Social Protection.

Rent supplement is paid to people living in private rented accommodation who cannot provide for the cost of their accommodation from their own resources. The amount of rent supplement provided is calculated to ensure that income after paying rent does not fall below a minimum level.

## Disability and Mobility Grants (Owner Occupied Property)

The **Housing Adaptation Grant Scheme** seeks to assist people with a disability and older people to remain in their own home and communities for as long as possible. The adaption of property due to disability in owner occupier properties may be met through the Disability Grants Scheme which provides for Housing Adaptation and Mobility Aids Grants. Details of the Disability Grants Scheme are available from Fingal County Council's Housing Department and on the Fingal website at [fingal.ie/housing/](http://fingal.ie/housing/)

## Provision by Approved Housing Bodies and Voluntary Agencies

Approved Housing Bodies are one of the main housing providers under the initiatives set out in the Housing Strategy for People with a Disability, whether it is through leasing, purchase or other housing provision models. AHBs have a significant role in the provision of Social Housing Support to people from all sections of the community.

AHB's are increasing the delivery social housing funded through a mixture of public and private finance. AHBs access private finance to fund some of their development/purchases and they also receive funding from the Department of Housing, Planning and Local Government and Local Authorities under various schemes.

Recognising the need for strong regulatory oversight of the AHB sector, the DHPLG has established an interim Regulation Office to oversee a Voluntary Regulation Code (VRC), as well as to advise on the development of a statutory framework.

*'Strong financial oversight is essential to achieving this investment, as it builds the confidence of both public and private funders to invest in the sector'* (Local Government Audit Service, Report No. 29).

Fingal County Council and the FHDSG are committed to working with the AHB sector in Fingal in this regard.

In Fingal, AHBs provide housing through new build, acquisitions and leasing and provide housing support services to families, older people, homeless

households and people with disabilities. The local authority nominates the applicant for AHB provided accommodation from the social housing list. The Capital Assistance Scheme and the Capital Advance Leasing Facility are two sources of housing provision by the AHB sector in collaboration with the Local Authority.

### **Capital Assistance Scheme, (CAS ) & Capital Advance Leasing Facility ( CALF)**

The CAS scheme has traditionally served as the main source of housing provision for people with specific categories of need. Capital funding for the acquisition or construction of housing accommodation can be used to cater for the priority groups under the scheme (with the majority of schemes offering 100% nomination rights to the Housing Authority).

The Scheme allows Approved Housing Bodies to work with local authorities to deliver a responsive and flexible system of housing supports capable of taking into account the diversity of housing needs of this target group. To enhance the range of housing supports under the scheme, Approved Housing Bodies and Local Authorities are now being asked to develop proposals that will support people with disabilities to move out of congregated settings into community based living.

### **CALF**

Approved Housing Bodies have access to repayable funding through the Capital Advance Leasing Facility. The initiative allows approved housing bodies to access private or HFA funding to finance the acquisition, construction or refurbishment of units that will be made available for social housing. A small capital advance in the form of a loan of up to 30% is made available with additional financial support being provided through a payment and availability arrangement. The Scheme enables AHB's to work collaboratively with local authorities, private lenders and developers to increase social housing supply.

*Some examples of service provision and initiatives in Fingal are included below for information purposes.*

**Housing Association for Integrated Living (HAIL)** is a Voluntary Housing Association with properties throughout the greater Dublin area. HAIL provide housing and support for people with mental health difficulties enabling them to achieve and sustain independent living in the community having secure, quality, affordable accommodation with appropriate support services suited to their needs.

**National Council for the Blind Ireland (NCBI)** is providing advice on a case-by-case basis in relation to the housing needs of people with impaired vision. While a standard well-designed house or apartment will meet the needs of a visually impaired person consideration needs to be given to measures that will assist in the finding of the house such as the installation of a tactile cue outside the hard-to-find house.

**Irish Wheelchair Association (IWA)** provides a range of services to people with a disability and limited mobility in their own homes and communities. It provides advocacy support and practical assistance to people with restricted mobility, championing greater independence, choice to enhance quality of life for people with a disability.

**Daughters of Charity** are a disability support service providing supports to persons with an intellectual disability. Funded by the H.S.E., the Daughters of Charity operates autonomously in relation to the delivery of daily services. It offers a comprehensive range of services that are person centred, such as early intervention supports and multi-disciplinary teams, education centres, communal residential services, day centres, respite and home support services.

**Prosper Fingal's** purpose is to support each individual to live the life they choose in the same way and place as everybody else. It supports those with disabilities to participate in society. It has a variety of different services and supports and it works with disability organisations/advocacy groups, Fingal County Council, the Education Training Board (formerly VEC) Central Government and the HSE.

**Praxis Care** focuses on providing individualised packages of support to people with mental health problems or intellectual disability

**Fingal Comhairle na nOg ( FCnOg)** was established in 2002 and it is the Nationally recognised structure that enables children and young people to have a voice in local decision making ( National Strategy on Children and Young People’s Participation in Decision making ). It is important that the view of its members are sought and considered in the development of any relevant policies or services.

**Fingal Public Participation Network (FPPN)** is the local Public Participation Network and is Fingal’s new framework for public engagement. The FPPN brings together all groups and organisations working on a community and voluntary basis and provides an opportunity to participate in policy development. The network will enable residents of Fingal and community organisations to influence plans and policies for the future development of the County.

#### **Recommended Actions:**

- Seek to deliver housing stock through the various supply mechanisms in order to meet the target that no less than 5% of social housing stock will be reserved to meet the needs of applicants with a disability on the Fingal Housing Waiting List;
- Review Fingal’s Housing Allocations Scheme to provide for persons with a disability transitioning from institutional care/congregated settings;
- Ensure, through an in-depth assessment process that all necessary adaptations and supports specific to the needs of the individual
- Support good governance in the AHB sector and contribute to the development of statutory regulation of the AHB sector. This will support and enable AHB’s in Fingal to play the most active role possible in housing delivery.
- Carry out review of existing housing stock in liaison with the Architects Department to ascertain the number of dwellings that have been adapted.
- To seek the view of Fingal Comhairle na nOg ( FCnOg) members in respect of the development of the Strategic Plan where appropriate.
- To consult with the Fingal Public Participation Network (FPPN) and to seek its input in to the development of the Strategic Plan where relevant.

## Chapter 5

### Design Principals and Technology

It is fundamental to the provision of appropriate housing for people with disabilities that the guidance of Occupational Therapists is sought in all aspects of the design and implementation of housing adaptations or enhancements.

It is equally important that such guidance is sought prior to any new housing builds, so that design and technology requirements can be incorporated at the beginning of the process, rather than being retrofitted at a later date.

### Universal Design

'Universal Design' refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by a person, regardless of their age, size, ability or disability.<sup>2</sup>

Universal design places human diversity at the heart of the design process so that buildings and environments can be designed to meet the needs of all users.

It therefore covers all persons regardless of their age or size and those who have any particular physical, sensory, mental health or intellectual ability or disability.

The Disability Act 2005 refers to Universal Design as an approach to building homes that meets the broad spectrum of housing needs for those living with a disability.

It is about achieving good design so that people can access, use, and understand the environment to the greatest extent and in the most independent and natural manner possible, without the need for adaptations or specialised solutions'.<sup>3</sup>

One of the actions of this Strategic Plan is to promote the concept of Universal Design in the provision of social housing. The adoption of Universal Design as an approach will result in long-term cost savings through the avoidance of retrofit and adaptation costs. Therefore, Universal Design is considered to be the minimum specification for some or all of new build and newly acquired housing.

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<sup>2</sup> Synopsis of the Disability Act, 2005, cited in Building for Everyone: A Universal Design Approach, Planning and Policy (9), 2013, NDA: Dublin

<sup>3</sup> Building for Everyone: A Universal Design Approach, Planning and Policy (9), 2013, NDA: Dublin

Guidance is available from a number of sources:-

- The Department of the Environment provides design guidance in the document 'Quality Housing for Sustainable Communities'.
- The National Disability Authority is an independent state body that provides advice on disability policy and best practice to the government and public sector promoting Universal Design in Ireland. It has issued a number of guidelines for Universal Design.
- <http://universaldesign.ie>

### Use of Technology

There have been major developments on assisted living technologies that enable a person with a disability to carry out daily tasks with more ease, thereby supporting the person to stay in their homes longer and to live more independent lives while having the security of the assistance of the technology.

A recent report from Trimble Field Service Management around the main trends for mobile working in 2015<sup>4</sup> noted the following developments:

Some of the technologies that can be considered for use are:

- Remote Monitoring Systems;
- Fall Prevention/Detection Systems;
- Person Alarm Systems;
- Environment Control Systems including access, lighting, heat, ventilation smoke alarms, carbon monoxide alarms;
- Sensory alerts for fire alarm entry systems;

### The Internet of Things (IoT)

The Internet of things is the network of physical devices found in buildings/homes for example, that have been embedded with software and sensors to enable the transmission and exchange of data. For example, the installation of reactive smoke detectors that will call the fire services in an emergency could save lives as well as reduce the associated cost of carrying out fire damage repair works to a property. The IoT has the potential to revolutionise the provision of housing and housing supports. For example the installation of smarter appliances and energy efficient technologies can support

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<sup>4</sup> <http://www.housing-technology.com/editors-notes-mobile-trends-2015/>

safer and more comfortable housing and assist with the provision of age and disability quality life improvements generally.

Another action of this Strategic Plan is to explore possible opportunities in relation to the advancements of new technology including the Internet of Things (IoT) in the provision of social housing.

Guidance is available from a number of sources:-

- [www.assistireland.ie](http://www.assistireland.ie)
- [www.nest.com/ie](http://www.nest.com/ie)
- [www.ncbi.ie](http://www.ncbi.ie)
- [www.deafhear.ie](http://www.deafhear.ie)

**Recommended Action:**

- Seek to ensure that universal design principles and advancements in assisted living technology are incorporated into the provision of housing and housing support for persons with a disability.

## Chapter 6: Challenges in Implementation

There are a number of challenges that will have to be addressed by this plan in order to achieve the vision of the National Housing Strategy for People with a Disability.

### Demand

- Identifying the current and emerging housing and support needs of people with a disability as identified by this Strategic Plan;
- Facilitating the delivery of a broad range of housing supports to meet the demand;
- Reducing the number of those living in congregated settings and providing the level of supports needed to move on from congregated settings over the lifetime of the Strategic Plan;
- Reserving a percentage of social housing stock for allocation to a person/family with a disability

### Supply

- Sourcing appropriate accommodation irrespective of age or ability through social housing, approved housing bodies, the private rental market or private home ownership and other supply mechanisms;
- On-going need for continued availability of funding (capital and revenue) and funding mechanisms to have a property adapted to meet the needs of the person/household with a disability;
- Ensuring that the housing requirements of people with a disability are included in the planning stages of proposed housing developments/initiatives.
- Ensuring that environmental, access and transport requirements of people with a disability are also taken in to consideration at planning stage.
- Promoting the concept of universal design and new technologies in the delivery of social housing

## Governance and Standards

- Actively advocating for the need to bring forward regulation for the management and delivery of care and support services for persons with a disability living in their own home;
- Ensuring compliance with HIQA standards where housing is deemed to be a Designated Centre.
- Working with the HSE to ensure that appropriate support services are provided;
- Overcoming the issue of a person's capacity that may arise in specific cases.

## Cross Agency Collaboration

- Ensuring that effective interagency cooperation and collaboration is prioritised through developing partnerships and the work of the FHDSG;
- Meeting the multi-dimensional needs of a person/household with a disability through cross agency support responsive those specific needs.;
- Ensuring that appropriate support services are provided (where necessary) to enable a person to live independently;
- Reviewing this Strategic Plan on and on-going basis and assessing progress made on the actions of this plan;

A more comprehensive summary of some of these key issues is set out below and form part of the recommendations contained in the Implementation Plan for the Fingal Housing & Disability Steering Group.

## **Funding**

As part of the National Disability Strategy and to meet on-going commitments thereafter, it is critical that adequate funding is provided nationally to deliver appropriate housing solutions for people with disabilities.

The continued availability of funding, both capital and revenue is a challenge. The need exists for long term solutions in relation to housing support but also

in relation to provision of care support as needs increase or become more complex over time.

It is vital that adequate supports are available to enable a person with a disability to live as independently as possible in the community. An integrated relationship between the care provider and the housing authority is crucial to address these challenges on an on-going basis.

There can be confusion around the funding of adaptations in circumstances when a person does not have the resources to fund adaptation costs to a property themselves. If the person is an owner occupier and the property needs adaptations, he/she may be eligible for grant funding through their local authority (e.g. Housing Adaptation Grants Scheme for People with Disability & Older People). However if a person is moving from another setting, such as a congregated setting, and a property needs adaptations he/she is often looking to their service provider, the landlord, the local authority and/or various Government Departments to access funding.

A funding stream for home adaptations such as the Housing Adaptations Grant for People with a Disability & Older People and the Mobility Aids Grant will need to be readily available, possibly on a multi-annual basis.

In addition funding needs to be ring fenced to provide for personal supports to ensure the transition from home/residential care is adequate to meet the needs of a person availing of independent living and continued funding is required to maintain initiatives to sustain tenancies. It is recognised that where there is a high percentage of deprivation, there can be significant cost implications related to the provision of support services. Policy and funding for staff resourcing must be in place to support initiatives.

Also, funding implications associated with regulatory standards need to be factored into any overall funding model that is developed.

## Housing Demand

Ensuring that the Social Housing Assessment process and applications for housing support are up to date is an on-going challenge in terms of this Strategic Plan is.

Issues that arise are:

- Lack of general awareness to the benefits of a person divulging his/her disability as not to do so may result in a lack of proper planning for the person's own needs;
- Ensuring that the sharing of information is in line with good practice under the Data Protection Act;
- Analysing the housing list in order to develop a clearer understanding of housing need for people with disabilities, including those in institutional care;

Due to the nature and the extent of the disability experienced by many clients, their needs can change significantly over a short period of time. There is therefore a need for recognition of this fact by all agencies coupled with the associated need for a degree of flexibility in responding to such changing circumstances.

## Housing Supply

Currently within the Housing market constraints on supply may impact of the ability to meet targets set and deliver appropriate housing options that meet the standards as set out in the Development Plan.

Delays in the approval processes can also result in loss of supply. Clear agreements as to who is responsible for the management and maintenance of the various aspects of a property is also necessary as the lack of such agreements may impact on partnership initiatives with Approved Housing Bodies and other voluntary service providers.

Any accommodation setting for a person with a disability should avoid an over concentration of social housing for a particular category. While a guideline indicates that there should be no more than 10 units of accommodation provided within a cluster for persons with a similar disability, this may not

always be practical in a rural area thereby often necessitating often 3-4 community group homes located together.

There are significant costs associated not only with the direct provision of the accommodation but likewise there are significant resource implications in terms of the provision of care support and transfer costs to day centres if a number of smaller clusters are dispersed across a wide rural area.

### **Congregated Settings:**

The HSE strongly supports the transition of individuals currently residing in a congregated type setting, to more socially inclusive community integrated services and is fully committed to ensuring that persons with a disability will be actively and effectively supported to live inclusive lives at the heart of their family, community and society.

In the context of the implementation of the Report “Time to Move on from Congregated Settings”, there are a number of challenges that require on-going commitment and liaison between local service providers to facilitate the integration of residents in to the community.

In relation to a person with a disability living in a congregated setting, ‘deinstitutionalisation’ refers to the move away from housing people with disabilities in residential institutions, where all services were generally provided on site, to community based settings. Large residential institutions, while maximising the pooling of support services, segregate residents from the community and from normal social life. The Fingal Housing & Disability Steering Group recognises that such institutions are not always able to deliver the same quality of life for their residents as community based alternatives.

It is strongly recommended that all housing arrangements for people moving from congregated settings are ideally in the community in ordinary neighbourhoods (dispersed housing), with individualised supports (supported living) designed to meet their individual needs and wishes.

As a person moves from congregated services into their own homes there are often funding challenges in trying to maintain the congregated service to ensure

that people who may still be living there have appropriate support, care and services available to them but also ensuring that the services are also available to those living in their new homes in the community.

There is significant uncertainty around whose responsibility the funding of adaptations lies with when a person is moving from a congregated setting into a new home. Whilst funding streams such as the Capital Assistance Scheme may provide funding for this, other funding models don't. This is creating barriers for people who wish to move into homes of their own.

During the transition process there can often be funding deficits that should remedy themselves once the congregated service closes. However, in the interim service providers are often trying to provide services in circumstances where no resources are available.

It is also recognised that those moving from Congregated Settings will continue to require the provision of the relevant support services to address their needs.

The transitioning process for those under the deinstitutionalising programme necessitates a multi-agency approach, in line with individual choice, the development of person centred care plans and the availability of suitable housing options.

### **Inter-agency Collaboration and Support Services**

In order for a person's support services to be effective, they must be driven by the person themselves directly (where possible). However it is recognised that in a number of cases even if the most appropriate property has been identified a person may not be able to avail of the opportunity due to the lack of support to live independently. If there is a lack of the provision of high quality, effective and self-directed living supports to a person a person with a disability moving into the community, the opportunity for that person to live independently may be lost.

An integrated relationship between the care provider and the housing authority is crucial, to address these challenges, on an on-going basis.

It is vital that adequate supports are available to enable a person to live as independently as is possible, in the community. A person must have

opportunities when he/she moves into his/her new communities to embark on the kind of life he/she wishes to lead, a good life from their own point of view.

## Chapter 7

### Summary and Conclusions

It is intended that the Fingal Strategic Plan for Housing Persons with a Disability will form an integral part of the Fingal Housing Service Delivery Plan and will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms. This Strategic Plan will also support longer term strategic planning.

The Fingal Housing and Disability Steering Group is committed to working collaboratively with our strategic partners to develop appropriate structure, systems and processes to support the implementation of this Plan;

This includes supporting and facilitating access for a person with a disability to the appropriate range of housing supports and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living. The Steering Group will also comply with any Ministerial directive, circular, guidance in relation to the provision of housing and housing support to people with a disability on the Fingal Housing List.

The FHDSG will also advocate for policy change on issues related to the housing of people with a disability and for the development of a funding stream to prioritise funding for personal supports for people with a disability transitioning to independent living;

Set out below is a summary of the recommended actions contained in the Fingal Strategic Plan for Housing People with Disability 2016-2021.

These actions form the basis of an implementation plan and will serve to be a measure so that progress can be assessed and any impediments addressed during the lifetime of this Strategic Plan.

### Recommended Actions:

- Review procedures, processes and data systems in relation to the housing application process, to ensure that accurate data is available in relation to applicants with a disability.
- Following the completion of the Fingal Social Housing Assessment 2016, collate the data and include as an amended appendix to this Strategic Plan to provide a more comprehensive indication of requirements that can inform the actions of this plan.
- Seek to ensure future housing needs assessments accurately reflect the housing needs of vulnerable groups including persons with a disability and accurately reflect within the assessment process additional support requirements so that the social housing delivered matches the profile of the need.
- Review and amend the Allocations Scheme for Social Housing Support (adopted by the Council June 2011) to take account of the objectives of Disability Strategy noting that this is a reserved function and therefore must be formally approved by the elected members of Fingal County Council.
- Review Fingal's Housing Allocations Scheme to provide for persons with a disability transitioning from institutional care/congregated settings;
- Improve the format of the Housing Application Form to make it more user friendly and available through accessible sources.
- To continue to develop best practice guidelines for staff dealing with housing applicants to ensure that the best possible service is provided.
- To improve upon protocols for staff dealing with various agencies ( both statutory and non- statutory ) to facilitate efficient processing of applications, particularly where there is a medical dimension.
- Improve liaison structures and promote a case management approach between FCC and the H.S.E. to ascertain the housing needs of those who present as homeless, particularly in relation to their medical needs.
- To liaise the Dublin Region Homeless Executive to examine the process of referral to one night Emergency Accommodation, particularly in respect of vulnerable clients e.g. those who may have been discharged from acute psychiatric hospital.

- Develop and implement a communication campaign in relation to the Fingal Strategic Plan for Housing People with a Disability 2016-2021 aimed at all stakeholders and across all media platforms;
- Seek to deliver housing stock through the various supply mechanisms in order to meet the target that no less than 5% of social housing stock will be reserved to meet the needs of applicants with a disability on the Fingal Housing Waiting List;
- Ensure through an in-depth assessment process that all necessary adaptations and supports specific to the needs of the individual are in place prior to a person with a disability taking up a tenancy of their home;
- Support good governance in the AHB sector and contribute to the development of statutory regulation of the AHB sector. This will support and enable AHB's in Fingal to play the most active role possible in housing delivery.
- Continue to work in collaboration with the AHBs in respect of those nominated from FCC 's housing list to receive housing support.
- AHB's continue to work in partnership with the H.S.E. ( direct service provision) and non- statutory service provision to facilitate the broadest range of housing support services.
- AHB's to consider ways to use their Asset Management Strategies ( AMS ) and planned programmes to make homes more suitable for existing tenants with arising needs e.g. replacing bathrooms with shower rooms.
- Explore collaborative opportunities between developing AHBs and disability support organisation to acquire and adapt existing stock using debt finance.
- Provide tenants of Fingal that have or acquire a disability with assistance and support including adaptation works / transfer to a suitable property to meet their housing support needs;
- Provide information and assistance with applications to owner occupiers seeking mobility and adaptation grants in order to progress adaptation funding in a timely manner;
- Ensure that the housing requirements of people with a disability are included in the planning stages of proposed housing developments/initiatives.
- Ensure that environmental, access and transport requirements of people with a disability are also taken in to consideration at planning stage.

- Provide for future housing need requirements related to disability, by identifying any additional requirements in the Housing Assessment process to ensure that emerging need is noted on an on-going basis;
- Seek to ensure that universal design principles and advancements in assisted living technology are incorporated into the provision of housing and housing support for persons with a disability.
- Carry out review of existing housing stock in liaison with the Architects Department to ascertain the number of dwellings that have been adapted.
- Actively advocate for the need to bring forward regulation for the management and delivery of care and support services for persons with a disability living in their own home;
- Ensure compliance with HIQA standards where housing is deemed to be a Designated Centre.
- Working with the HSE to ensure that appropriate support services are provided;
- Overcome the issue of a person's capacity that may arise in specific cases.
- Review this Strategic Plan on an on-going basis and assessing progress made on the actions of this plan;

The FHDSG currently meets on a monthly basis to fulfil the objectives set out in the Fingal Strategic Plan for Housing People with a Disability. The FHDSG will continue to meet as required to oversee the implementation of the recommended actions.

Oversight of this plan is also in place under the Fingal Housing Strategic Policy Committee (SPC) with a mid-year and end of year to be provided. All the members of the FHDSG commit to work in partnership and to ensure that relevant information is communicated within and between their representative organisations to achieve the best possible outcomes in terms of meeting the housing support requirements of people with a disability in Fingal.

## Appendix 1 – Housing and Home Care Support (HSE)

### Personal Assistance

Personal Assistance Services provides a person with the opportunity to exercise control and choice in their lives. In so doing it enables a person with disabilities to be active participants within their families, communities and society. Personal assistance supports the disabled person by the provision of direct individual one to one support.

The provision of personal assistance is based on needs assessment and approval for funding by the supporting voluntary agency or the HSE. Applications for personal assistance can be made through the supporting disability organisation or directly to the local HSE.

### Home Support

The Home Support scheme is a direct support scheme, operated by the HSE. It aims to help a person who needs medium to high caring support to continue to live at home independently. Home support works by the provision of a number of hours of direct care per day to help the disabled person in their daily living tasks.

The provision of home support is based on a care needs assessment. This is resource dependent and approval for funding is required from HSE prior to any support being put in place. This service is based on a care needs assessment carried out by a number of disciplines in the community. Generally, the service is carried out by non HSE providers. Applications for home support can be made through the public health nursing service.

Each Home Support package aims to meet the needs of the person within the available resources as far as is reasonably practicable, by providing personal care hours to the person in their own home. This support compliments the Primary Care Team (PCT) services available in the Community such as public health nurses; home care attendants, home help, day care, respite care, and various PCT therapies including physiotherapy and occupational therapy and social work services if indicated.

## Day Services

Day Services provide a range of social and rehabilitative services for disabled people by offering an opportunity to have a meaningful day, develop personal, work and independent living skills and offering occasions to interact with the local community. Day Services include centres that provide day activation, such as recreational, sport and leisure facilities, supported work placements and specialized clinic facilities that provide a combination of medical and rehabilitation services.

The provision of day services is based on an individual needs assessment and approval for funding by the supporting voluntary agency or the HSE. Applications for day services can be made through the supporting disability organisation or directly to the local HSE.

*'New Directions'* is the new policy for adult day services, which envisages that supports available in local communities will be accessible to individuals with disabilities. This will give a person with a disability the widest possible choices and options about how he/she lives their life and how and where he/she spends their time. It places a premium on making sure that being part of one's local community is a real option. It recognizes that persons with profound and severe disabilities may need specialised support throughout their lives.

The guiding principle is that, as far as is practicable, supports will be tailored to an individual's need and will be flexible, responsive and person centred. Having choices and doing interesting and useful things in one's time, learning new skills, meeting people and enjoying their company are normal aspirations for all people, including people with disabilities. Adult day services have in the past been organised as segregated services, separate from local communities and offering limited options, choices and experiences. New Directions sets about moving from group to personalised support, from segregated to inclusive, to support each client to access local community services through their individual personal plan.

*New Directions* is being implemented by a National Implementation Team which will support local Community Health Organisations, local area implementation groups, that are in the process of being established.

## Respite Services

Residential Services, both full and part time are provided by direct provision of the HSE or through non HSE agencies in the area of disability. The provision of residential services is based on a needs assessment and approval for funding by the supporting voluntary agency or the HSE. Applications for residential services can be made through the supporting disability organisation or directly to the local HSE.

Respite services offers support to a disabled person by providing temporary supervised accommodation usually within a residential setting. This supervised accommodation offers support to families and to the disabled person. Such support helps to maintain the independence for a person with a disability by encouraging interaction with their peers and offering a transition to independent living.

The provision of respite services is based on a needs assessment and approval for funding by the supporting voluntary agency or the HSE. Applications for respite services can be made through the supporting disability organisation or directly to the local HSE.

## Appendix 2 – Housing Application Process – Checklist

If a person/household wishes to be considered for social housing, the official Application for Social Housing Support form must be completed.

Applicants are encouraged to submit their application in person. Staff in the Housing Department can then check that all the relevant information has been attached and that each section of the form has been fully completed.

This also provides an opportunity for the applicant to discuss any questions they may have in relation to their housing application.

The first Section of the application form provides advice on how to complete the form and also sets out a checklist of documents required.

All household members over 18 years must submit the following:

Photographic evidence e.g. current driver's licence/passport

HA2A form ( to be certified by the Inspector of Taxes )

Income details i.e. P60, copies of recent Wage/Salary payments/Receipts from Dept. of Social Protection.

Child Benefit

Maintenance Payments

Birth Certificate

If applicable-

Current Rent Allowance Receipt

Lease or Rent Book with landlord details

Copy of Custody/Overnight Access documentation i.e. Court Order or Affidavit from Solicitor.

If applying for housing support due to medical condition applications must be accompanied by a Consultant's Report - in some cases a comprehensive letter from a Doctor will suffice. The nature of the medical condition /disability should be specified.

An Occupational Therapist's Report should also be submitted if there specific accommodation requirements.

If an applicant or a member of the household has ever been convicted of a crime, or has charges pending with the Gardai, then details must be given.

Please note that if false or misleading information is knowingly provided, then the application may be deferred.

### Appendix 3 Housing Adaptation Grants Need

There are approximately 250 Housing Adaptation Grants applications submitted to Fingal County Council on an annual basis. The following sets out information about the various types of grant assistance.

#### 1. Housing Adaptation Grant Scheme for People with a Disability "HAGS"

The Housing Adaptation Grant for People with a Disability is available to assist in the carrying out of works which are reasonably necessary for the purposes of rendering a house more suitable for the accommodation of a person with a disability who has an enduring physical, sensory, mental health or intellectual impairment. The types of works allowable under the scheme include the provision of access ramps, downstairs toilet facilities, stair-lifts, accessible showers, adaptations to facilitate wheelchair access, extensions, and any other works which are reasonably necessary for the purposes of rendering a house more suitable for the accommodation of a person with a disability.

##### ➤ Application Checklist

- Fully completed application form (HGD1);
- Completed G.P. Medical report (HGD2);
- Completed Tax Form (HGD3);
- Evidence of Household Income from all sources;

- 2 written itemised quotations detailing the cost of the proposed works. (If the application is for a bedroom/bathroom extension it is essential to provide a separate cost for structural works and a separate cost for the supply and fit of sanitary ware. Tiling of the floor and shower area only will be considered under the Scheme.
  
- For bedroom/bathroom extensions only, plans/drawings must be provided of the existing layout and proposed works, these do not have to be of architectural standard).
  
- Documentary evidence of how the balance of funds of the proposed works is to be covered.

➤ Qualifying Income levels of support

The level of grant aid available shall be determined on the basis of gross household income and shall be between 30% - 100% of the approved cost of the works. The table below sets out the level of grant available based on an assessment of household income.

Gross maximum household

income p.a.	% of costs available	Maximum Grant available
Up to €30,000	100%	€10,500
€30,001 - €34,000	90%	€9,450
€34,001 - €38,000	80%	€8,400
€38,001 - €42,000	70%	€7,350
€42,001 - €46,000	60%	€6,300
€46,001 - €50,000	50%	€5,250
€50,001 - €54,000	40%	€4,200
€54,001 - €65,000	30%	€3,150
In excess of €65,000	No grant is payable	No grant is payable

## 2. Housing Aid for Older People Scheme "HOPS"

The Scheme of Housing Aid for Older People is available to assist older people living in poor housing conditions to have necessary repairs or improvements carried out. The types of works grant aided under the scheme include structural repairs or improvements, re-wiring, repairs to/replacement of windows and doors, the provision of heating, water and sanitary services, cleaning, painting and drylining.

### ➤ Application Checklist

- Fully completed application form (HGD1);
- Completed G.P. Medical report (HGD2);
- Completed Tax Form (HGD3);
- Evidence of Household Income from all sources;
- 2 written itemised quotations detailing the cost of the proposed works. (If the application is for a bedroom/bathroom extension it is essential to provide a separate cost for structural works and a separate cost for the supply and fit of sanitary ware. Tiling of the floor and shower area only will be considered under the Scheme.
- For bedroom/bathroom extensions only, please provide plans/drawings of the existing layout and proposed works, these do not have to be of architectural standard).
- Documentary evidence of how you propose to cover the balance of funds of the proposed works.

➤ Qualifying Income levels of support

The level of grant aid available shall be determined on the basis of gross household income and shall be between 30% - 95% of the approved cost of the works. The table below sets out the level of grant available based on an assessment of household income.

Gross Maximum Household Income p.a.	% of Costs available	Maximum Grant Available For houses erected for more than 12 months	Maximum Grant available for houses erected for less than 12 months
€	%	€	€
Up to €30,000	95%	30,000	14,500
€30,001 - €34,000	90%	27,000	13,050
€34,001 - €38,000	80%	24,000	11,600
€38,001 - €42,000	70%	21,000	10,150
€42,001 - €46,000	60%	18,000	8,700
€46,001 - €50,000	50%	15,000	7,250
€50,001 - €54,000	40%	12,000	5,800
€54,001 - €65,000	30%	9,000	4,350
In excess of €65,000	No grant is payable		

### 3. Mobility Aids Grant Scheme "MAGS"

The Mobility Aids Housing Grant is available to cover a basic suite of works to address mobility problems, primarily, but not exclusively, associated with ageing. The works grant aided under the scheme include:

- Grab-rails;
- Access ramps;
- Level access showers;
- Stair-lifts; and
- Other minor works deemed necessary to facilitate the mobility needs of a member of a household

➤ Application Checklist:

- Fully completed application form (MAG 1);
  
- Completed G.P. Medical report (MAG 2);
  
- Completed Tax Form (MAG 3);
  
- Evidence of Household Income from all sources;
  
- 1 written itemised quotation detailing the cost of the proposed works.

➤ Qualifying levels of support

The effective maximum grant is €6,000 or 100% the cost of the works, whichever is the lesser. The grant is available to households whose gross annual household income does not exceed €30,000.