

Dún Laoghaire-Rathdown Housing & Disability Steering Group

Strategic Plan for Housing People with a Disability

2021 – 2026



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About this plan

This is the second Strategic Plan for Housing People with a Disability in Dún Laoghaire-Rathdown (dlr). It was prepared by the Dún Laoghaire-Rathdown Housing and Disability Steering Group. In this Plan, we call ourselves as ‘We’ or the ‘Steering Group’ to make reading easier. You can see who we are on page 2. We thank all the people who helped us with this Plan.

The Plan aims to facilitate greater access for people with a disability to:

- a wide range of housing options that meet their housing needs and choices, and
- appropriate supports to enable them to live independently.

dlr currently allocates 26% of all housing to people with disabilities. However, we know that some people with disabilities face difficulties in sourcing appropriate accommodation. That is why we recommend that there is a protocol at local and national level to improve co-operation between agencies involved in this Plan.

This Plan sets out objectives and targets for meeting the needs of people with disabilities in dlr. These objectives and targets are set across all housing options and includes submissions for the National Implementation Group, who are developing the next National Housing Disability Plan. These submissions are really suggestions that we hope will contribute to the National Housing Disability Plan in 2022. They come from insights, views from our members as well as from local representative groups who were consulted through the dlr Public Participation Network.

In preparing this Plan, we were guided by:

- The Disability Act 2005
- The National Housing Strategy for People with a Disability 2015–2020 extended to 2021
- The National Implementation Framework for the National Housing Strategy for People with a Disability
- The UN Convention on the Rights of Persons with Disabilities

We also set up sub-groups of our Steering Group to make sure there was meaningful collaboration across the representative disability sectors (St Jon of Gods, HAIL, TUATH and Cheshire). We also engaged with the dlr Public Participation Network (PPN). This helped us link with local community, voluntary and environmental sectors about the housing needs of people with a disability.

We gathered the views of individuals and organisations using an online survey questionnaire on the dlr website (see Appendix 1 on page 28).

We look forward to working collaboratively with service providers in housing and the disability sectors to actively progress and improve housing options for people with disabilities over the next five years. Our website and social media channels will contain updates on the progress of the plan.

Finally, we would like to thank the National Adult Literacy Agency (NALA) for helping us to make our plan user friendly and easy to understand.

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Chapter 1 – Purpose of this plan

The purpose of this strategic Plan is to provide suitable accommodation for people with disabilities living in Dún Laoghaire-Rathdown along with the supports they need to live independently.

The categories of disability the Plan covers are:

- Sensory disability
- Mental health disability
- Physical disability
- Intellectual disability

The purpose of this plan is to look at ways of giving greater access to people with a disability to a wide range of housing options that meet their housing needs and ensuring that people with a disability have the appropriate supports to enable them to live independently. Article 19 of the UN Convention on the Rights of Persons with Disabilities addresses the rights of people with disabilities to live in the community with choices equal to others. This means making sure that:

- future housing developments take disability into account at all stages from design to delivery; and
- supports are available to enable people to live independently.

Where possible, the design of future developments in Dún Laoghaire-Rathdown will be consistent with the National Housing Strategy for People with a Disability and it will consider using Universal Design where appropriate. Universal design is the design of housing so that it can be accessed and used to the greatest extent possible by all people regardless of their age, ability or disability. This high level of design will need to be agreed and funded by the Department of Housing, Local Government and Heritage (DHLGH) with supports provided by the HSE as needed.

We want to make sure that housing is built and designed so that we can prevent costly retrofitting. This means we want new and (where possible) adapted housing to have elements such as:

- level access showers,
- reachable light switches, and
- turning circles to allow for ease of movement of wheelchair users.

This Plan will form an integral part of the Dún Laoghaire-Rathdown Housing Department's objectives over the next five years. It will provide accommodation for people with disabilities who have been assessed as having a social housing need and will use all housing delivery mechanisms we can. The housing delivery mechanisms we will use are listed on pages 17 and 18.

How we developed the Plan

The Steering Group – this group represents the dlr local authority, HSE, disability groups and housing associations, worked together to develop this Plan. We set up sub-groups to draft the content for each chapter reflecting the input from each of the four disability categories (sensory, mental health, physical, intellectual).

Help from citizens and others – we developed a survey which was hosted and promoted on the Dún Laoghaire-Rathdown (dlr) website to encourage citizen feedback and engagement to inform the Plan. In addition, the Public Participation Network (PPN) held a meeting in March 2021 to explain the Plan to the local community. A copy of the meeting notes from the information session is available on the dlr PPN website at <http://dlrppn.ie/report-on-the-meeting-housing-for-people-living-with-a-disability/>

Building on the success of the strategic plan 2016-2021

During the first strategic plan 2016-2021, dlr worked with the Steering Group and stakeholders to deliver more than one in four (26%) of all housing allocations to people with disabilities and worked to progress decongregation. We also provided a reporting mechanism to the National Housing Disability Sub-Group.

Chapter 2 – Building awareness and promoting this plan

Awareness

The survey we used to get individuals and organisations insight and feedback when developing this Plan (see Appendix 1) showed us that there was strong awareness of the provision of housing for people with a disability in Dún Laoghaire among the survey respondents. However, we still need to promote awareness of the Plan in the wider community. We as Steering Group members will raise awareness of this Plan in our own organisations as well as with service users and the wider community.

Promotion

We have also promoted the Plan through consultation and engagement with local disability and housing service providers. We will continue to use existing platforms and networks, including the Public Participation Network (PPN), to promote the Plan.

We want everyone involved in delivering housing to understand the housing needs of people with disabilities so that these can be taken into account at the earliest stage. We will provide briefing sessions for relevant dlr departments, particularly its Housing and Planning departments. The local survey on this Plan (see Appendix 1) identified a 'lack of understanding of the housing needs for people with a disability'. We will address this shortfall through the briefing sessions and staff training.

The survey also identified the lack of 'access to information and advice around supports and available options' as a barrier to people with disabilities accessing housing. It is vital that the Plan is made available to the widest possible audience, for example in libraries, community centres and other public buildings. We will also promote the Plan through the dlr website, social medial channels and the dlr Network for Older People.

Local action plan items:

- Co-ordinate briefing sessions for key stakeholders and the wider community.
- Provide training for dlr staff in disability awareness.
- Promote awareness of the Plan on the dlr website and social media channels and in public places including libraries and community centres.
- Make the Plan available in public places including libraries and community centres.

Chapter 3 – Getting the right people involved

It is important to get the right people involved in developing the Plan and making sure it works. As such, the Steering Group for this Plan worked to an agreed set of guidelines ('terms of reference') so it would work better together and also to engage others needed to make the Plan a success. These guidelines were drafted at a national level by the Housing Agency and adopted by the dlr Steering Group. The purpose of the Steering Group is to promote engagement with relevant stakeholders and secure the best possible outcomes for housing people with a disability.

In this chapter, we tell you more about us, our role as a group and each of our organisation's roles, and, finish with actions we commit to as a group and suggestions for the National Housing Disability Plan 2022.

Members of the Steering Group

The Steering Group consists of local representatives from statutory agencies, disability services and housing bodies. The chairperson is the Director of Housing in dlr. Membership is made up as follows:

Local Authority (dlr)

- Dún-Laoghaire Rathdown County Council's Director of Housing Services (Chair)
- Senior staff from the Council's Housing Department

HSE Representatives

- HSE Disability Manager
- HSE Mental Health Co-ordinator

Disability Representatives

- Representatives from each of the 4 disability categories (sensory, mental health, physical and intellectual)

Approved Housing Body (AHB) Representatives

- Representatives from up to 3 approved housing bodies, at manager level, operating in Dún Laoghaire-Rathdown

In addition, dlr representatives from relevant departments, for example, housing allocations, architects, housing development, social work and so on, may be invited to attend meetings as necessary.

Role of the dlr Steering Group

The Steering Group monitors consults with and advises dlr on how to implement the National Housing Strategy for People with Disabilities in the area. The Steering Group also monitors the plan for the delivery of social housing for people with disabilities. This includes reviewing the delivery of housing by dlr and the approved housing bodies (AHBs), and the supports provided by the HSE.

After consulting with its representative organisations, the Steering Group will develop, monitor and review local interagency protocols and promote the provision of housing to people with disabilities. Members of the Steering Group will provide information on emerging housing needs to the Housing Department of the Council. If issues cannot be resolved locally, they will be sent to the National Housing Sub-Group in the Department of Housing Local Government and Heritage (DHLGH).

Role of each the four Stakeholder Groups

Dún Laoghaire-Rathdown County Council (dlr)

dlr plays a key role in providing social housing for eligible people with a disability. This requires dlr to work in partnership with statutory and voluntary organisations.

dlr is also responsible for assessing applications for social housing and allocating properties to people with disabilities. The national social housing application form

would benefit from the addition of a category to identify the specific housing and support needs of the applicant to enable future planning.

In addition to providing social housing, dlr carries out alterations to its existing housing stock to cater for the changing needs of tenants. It also offers Housing Adaptation Grants to eligible private homeowners with a disability.

Approved Housing Bodies (AHBs)

AHBs are independent, not-for-profit organisations which provide social housing through a variety of models. These models include the:

- Capital Advanced Leasing Facility (CALF) – CALF is one of the main capital funding streams for the supply of social housing. CALF is available to approved housing bodies as part of a leasing project.
- Capital Assistance Scheme (CAS) – This Scheme is designed for the provision of rented accommodation for people with special needs such as the elderly, people with a disability, or people experiencing homelessness. The council may advance non-repayable loans to approved housing bodies to cover the cost of providing such housing.
- Leasing – different leasing schemes allow AHB's to lease housing units from private owners, through the National Asset Management Agency (NAMA) or through the CALF scheme

Currently, there are 27 AHBs providing housing and services in Dún Laoghaire-Rathdown. They work with dlr and receive nominations from the social housing waiting list.

As a member of the Steering Group, AHBs give information to the Steering Group on planned housing developments. They may also adapt properties to meet the specific needs of people with a disability.

Health Service Executive (HSE)

The HSE has overall statutory responsibility for the management and delivery of services to people with disabilities and their carers. Voluntary organisations provide community, residential and rehabilitative training services with funding from the HSE. In many cases, the housing solution for people with a disability will need the support of the HSE.

As a member of the Steering Group, the HSE offers advice on support packages and adaptations to meet specific disability needs.

Disability Sector Representatives

Membership of the Steering Group from the four disability sectors can be arranged through the Public Participation Network (PPN) **or** by identifying local service providers when people are moving on from group homes. PPN members include disability service providers, people with disabilities, family carers and carer groups.

As a member of the Steering Group, representatives from the disability sectors can give information to make sure the most appropriate housing and supports are provided for people with disabilities.

Local action plan items:

- Publish minutes of the Steering Group meetings on the dlr website.
- Provide updates on the Group's work on the dlr website and through social media channels
- Review the Plan each year.
- Communicate with stakeholders and relevant interest groups through the PPN.

National submission suggestion:

- dlr recommend adding an option to the Social Housing Support Application Form so that specific support and housing needs at the time of application can be noted. This would help in planning future services for people with disabilities.

Chapter 4 – Aims and objectives

Aims and objectives

The aim of this Plan is to identify current and emerging needs for housing people with a disability. It requires us as dlr Steering Group members to work together to align housing delivery with supports required for people with a disability.

We are aware that central to this work is appropriate planning and design in the delivery of housing. We will consider examples of best practice in housing design for people with disabilities such as the use of cluster and lifetime homes. Any proposals should reflect respondents' stated desire in the local survey for housing to be close to amenities and supports networks such as shops and public transport. (You can read what survey respondents said in Appendix 1.)

Our objective is to communicate policy changes to all relevant groups. As far as possible, we will do this using accessible formats and plain English.

Local action plan items:

- Review the information on the dlr website to make sure it is up to date, accessible and written in plain English.
- Identify ways for Steering Group members to work together to achieve the best possible outcomes for people with disabilities.
- Communicate changes to the Allocation Scheme to all housing applicants.
- Consider best practice (universal design) in housing design for people with disabilities and the experience of cluster and lifetime homes. Universal design is the design of a property so that it can be accessed and used to the greatest extent possible by people regardless of their age, size, ability or disability.

National submission suggestion:

- Provide funding for universal designed social housing.

Chapter 5 – Current and emerging need

Current need

As of May 2021, there were 4,205 applications on the dlr Social Housing list. Of these, 456 (11%) are households with a disability. Table 1 gives a breakdown of people applying according to the category of their disability. Table 2 shows the number of bedrooms needed by category of disability.

Table 1: Households with a Disability on Social Housing List (May 2021)

Category of disability	Housing Waiting List	Total
Physical	107 (Standard List) 38 (Seniors List)	145
Intellectual	129 (Standard List) 5 (Seniors List)	134
Mental Health	113 (Standard List) 19 (Seniors List)	132
Sensory	44 (Standard List) 1 (Seniors List)	45
Total:	393 (Standard List) 63 (Seniors List)	456

You can see that there is a need for housing for all categories of disability though there are relatively fewer people on the waiting list for housing units for people with a sensory disability.

Table 2: Households with a disability by bedroom size need:

Category of Disability	Total	1 Bed	2 Bed	3 Bed	4 Bed
Physical	145	102	28	15	0
Intellectual	134	124	4	5	1
Mental Health	132	98	18	14	2
Sensory	45	16	14	15	0
Total:	456	340	64	49	3

About three-quarters (74%) of people with a disability on our social housing list need 1-bed accommodation.

Of the 340 one bed applicants, 37 (11%) need supported living. This need has been confirmed with their support services.

Local Authority Housing Stock

Table 3: Local Authority Properties by Bed Size

Local Authority Stock	Total	1 Bed	2 Bed	3 Bed	4 Bed
	4,808	1,066	1,281	2,262	199

There are currently 4,840 units of housing of Local Authority stock in dlr. About half are 3 or 4 bed houses.

Table 4: Approved Housing Body properties in dlr

Housing Category	Total	1 Bed	2 Bed	3 Bed	4 Bed	Size not recorded
Capital Advance Leasing Facility (CALF)	321	70	183	19	0	49
Capital Assistance Scheme (CAS)	496	16	10	6	5	459
Capital Loan and Subsidy Scheme (CLSS)	364	1	5	1	0	364
Total:	1,181	87	198	26	5	872

In total, there are 1,181 approved housing body properties in dlr in three categories. These categories are explained in the appendix on page 28.

Adapted or supported housing stock

Table 5: Local Authority Adapted Properties by bed size

dlr Stock	Total	1 Bed	2 Bed	3 Bed	4 Bed
	775	298	157	348	64

In total 16% (775) of our total housing units are adapted or supported properties. Just over half are 3- or 4-bed properties.

Emerging need

The HSE has identified 131 people who will turn 18 over the next 5 years and may want to apply for social housing support. This indicates an emerging need and their housing and support needs will need to be considered in future delivery planning.

Local action plan items:

- Update the register (list) of adapted properties in Council and AHB homes on a yearly basis.
- Meet with the HSE to match housing delivery planning with identified housing need.
- Include emerging identified need in future housing delivery.

Chapter 6 – Housing supply

dlr provides social housing support through:

- Property owned by dlr
- Property owned by Approved Housing Bodies (AHBs)
- Property leased (rented) by dlr
- Rental schemes with supported payments through dlr such as the Housing Assistance Payment (HAP) and Rental Accommodation Scheme (RAS)

Housing delivery – and what this means for people with a disability

Construction – new homes for people with a disability

dlr will take into account the needs of people with disabilities in its own build programme. It will also continue to deliver adapted homes to specific households. In addition, it will try to make one in ten (10%) of homes in new build developments suitable for people with a disability.

dlr are working with the Land Development Agency (LDA) to deliver 597 new homes at Shanganagh in Shankill, Co. Dublin. Sixty of these homes (10%) are designed to Universal Design Standards. This means that 10% of the development will be suitable for people with a disability.

Law (Part V (5)) – social housing in all new developments

Part V of the Planning and Development Acts 2015 (as amended) requires developers to provide 10% social housing in all new developments. dlr will try to make sure that some of this social housing is suitable for people with disabilities. dlr will also continue to work with AHBs in Part V negotiations and pre-planning stages to examine the possibility of adapting housing units to meet the needs of people with disabilities.

Leasing and acquisition opportunities

dlr and AHBs will liaise directly with private developers to source potential properties and will work with developers to provide adapted units. This may mean that the Council or an AHB will have to lease (rent) or acquire (buy) housing units from housing developers.

Housing Assistance Payment (HAP)

dlr will make a monthly payment to a private landlord towards rent for a tenant who has sourced the property themselves. We know there are challenges for people with disabilities when trying to find a home in the private market that meets their needs.

Planned Housing Delivery

dlr are planning to deliver 359 housing units by the end of 2021. 12% or 42 of these units will be available for people with disabilities. All of the 42 will be newly-built units.

Table 6: Houses expected to be available for people with disabilities by end of 2021

Projected Total Delivery 2021		
Delivery Stream	Total Number	Adapted/Accessible
Council Build	96	26
AHB Build	184	16
Local Authority Part V	29	0
AHB Part V	8	0
Total Build	317	42
Total Acquisitions (bought units)	10	0
Total Leasing	32	0
Projected Total Delivery 2021	359	42

This projected delivery will be updated every year as part of a review of the Plan.

The national target set for dlr in terms of total housing delivery by the end of 2021 was set at 404 new builds and 114 leased (rent) units.

2021 DLR Targets set by DHLGH	
Build	404
Lease	114

Progress to note

Saint John of Gods Housing Association (SJoG HA)

SJoG HA is developing a Community House in Glenageary containing four housing units. There is also a Community House under development at Obelisk Walk, Blackrock, which will also have four units for people with disabilities.

HAIL

The Housing Association for Integrated Living (HAIL) plans to increase its housing stock by up to 55% nationally by 2024. HAIL are working in partnership with the HSE on transferring people with mental health diagnoses from mental health facilities to community housing through the National Housing Transfer Project. 61% of HAIL's growth in 2021 is expected to be from HSE stock transfers Properties range from 2-4 units and all require upgrade works which will be funded through the CAS scheme.

Tuath Housing

Tuath Housing is developing three sites in Dún Laoghaire-Rathdown with a total of 107 units, all at construction stage. Tuath is also offering support on a further 216 units across three other sites. One of these sites on the Enniskerry Road, has 18 ground floor units that will have wet rooms, making them suitable for some people with disabilities.

Cheshire Ireland

Cheshire Ireland has no plans to develop new housing units for people with disabilities. Instead, they will work with us on the Steering Group to make sure suitable housing is provided for their service users, by working with the Council and AHBs.

Local action plan items:

- dlr and the approved housing bodies (AHBs) will review housing delivery and report to the dlr Steering Group each quarter.
- dlr will negotiate with private developers to provide accessible units through Part V of the Planning and Development Acts and standard and leasing programmes such as the enhanced long-term leases. Enhanced long term leases, gives the Council the opportunity to lease properties from institutional developers and investors in a manner that achieves the best outcome for all parties.
- dlr will aim to deliver 10% of new social homes to people with a disability.

National submission suggestions:

- dlr recommend that a percentage of all new developments should include housing for people with disabilities.
- Units should be designed to Universal Design Standards and provide for the lifetime needs of the household. This means that the homes can be adapted as the needs of the household changes. The delivery of these homes should be in addition to the Part V requirements.

Chapter 7 – Supports and social care

Current government policy separates the funding for support services from the funding for housing for people with disabilities. However, both funding streams must be aligned so that people with disabilities can live independently.

In practice, individual cases are managed locally. The Steering Group is the forum (group) through which any general issues can be raised. Operational issues include lack of adequate housing or support packages for a particular group of people. The support needs for someone with a disability should be identified at an early stage so that when a property becomes available, the support package is also available. This will require long-term planning in relation to housing provision.

Commitment to live in community-based setting

The HSE and service providers must commit to supporting people with disabilities to live in the community, either in a residential setting or at home, for as long as possible. The care and support needs of people can change over time and funding, resources and hours of support may need to be adjusted. This will allow people to live in their own home for longer, rather than move to a nursing home or a residential setting and is in line with the HSE policy 'Time to Move on from Congregated Settings 2011'.

Good practice to note

There are several examples of good practice in Dún Laoghaire-Rathdown. One of these involves Cheshire Ireland who have supported people with physical and neurological disabilities to move from a group setting to a home of their own with supports so that they could live a good life in the community.

Cheshire Ireland worked with Respond Housing Association to provide an adapted property and supports for three people with disabilities, funded through the Capital Assistance Scheme which provided these people with rented accommodation. The partnership between Respond, Cheshire Ireland, the HSE and dlr was an excellent example of good practice that the Steering Group hopes to copy.

Discussions about new opportunities

dlr is holding discussions with the Land Development Agency, Saint John of Gods Housing Association and the HSE to explore opportunities to provide community homes with supports for people with disabilities in Dundrum.

Under the National Mental Health Transfer Project, HAIL is working with the HSE, local authorities and the Housing Agency to transfer HSE owned properties to HAIL to allow people with mental health issues to live in the community and be supported by HAIL. HAIL also operates a Regional Mental Health Visiting Support Service, which provides practical support to help people live independently and sustain their tenancies.

In the context of this Plan, pilot schemes should not focus solely on property types and allocation but should explore new ways to improve how a person with a disability can apply for housing, how they are allocated housing, and how housing and supports and social or care supports are provided in tandem.'

Local action plan items:

- Develop procedures to help dlr and the HSE work together to plan for the social/care and housing needs of applicants with a disability. This will allow for more effective allocation of properties to people with disabilities.
- Test initiatives to identify ways to improve the application, allocation and delivery of both housing supports and social/care supports.

National submission suggestions:

- Identify available lands and ways to transfer lands and buildings from other public agencies to meet the demand for non-standard housing.
- Develop a national protocol to standardise the assessment of social/care supports needed to enable independent living.

Chapter 8 – Challenges, risks and opportunities

This chapter presents the challenges, risk and opportunities for our Plan.

Providing homes to people with disabilities brings many challenges. However, these can be best addressed if each member of the Steering Group is committed to the delivery of the Plan.

Challenges:

To address all categories of disability

We need to be inclusive. As such, we must represent all four 4 pillars of disability (sensory, mental health, physical and intellectual).

Hard to find suitable properties

While not peculiar to dlr, high house prices and limited supply make it difficult for dlr to source and acquire property in Dún Laoghaire-Rathdown which is suitable to the needs of people with disabilities.

Doing a thorough assessment

The initial housing assessment must capture the accommodation and support needs of people with disabilities.

Housing needs assessments must accurately reflect the accommodation and support needs of people with disabilities, including those in institutional care, so that social housing delivery matches the need profile.

The individual needs of each person with a disability must be identified at an early stage so they can be factored into design as it may not be possible to adapt the property later.

Agency collaboration

Moving people with disabilities from congregated (group) housing to community living (if they choose this) requires close collaboration between the HSE and dlr on a case-by-case basis.

Getting funding from schemes

Accessing funding, including through the CALF and CAS schemes, can be challenging.

Difficulty meeting specific needs

It may be difficult to meet the specific accommodation needs, for example property adaptations, of some applicants.

Getting minor adaptations made in time

Making sure minor adaptations are made and equipment supplied could lessen the impact of the long lead time needed for major adaptations.

Finding accommodation close to services

Properties for people with disabilities must be located close to their support networks and essential services.

Education and Training

Ensuring appropriate education, training, communication, promotion and awareness between and on behalf of members of the Steering Group in relation to its work.

Risks:

Finding appropriate housing

Sourcing adequate housing that is lifetime or that can be adapted to comply with Universal Design is a risk to the targets we have set for this plan.

Continued assessment that does not capture detail of supports needed

We recommended earlier in this plan that the support needs of people with a disability need to be captured earlier on in the housing assessment process. This would allow the council and disability support services to plan for the correct type of housing for people with a disability.

Opportunities:

To get dedicated funding for Universal Design housing

We have said earlier in this plan that we need to look at housing that is universally designed. The development of the next National Housing Disability Plan is the opportune time to look at dedicated funding for universal housing for people with a disability.

To set a national set target for housing for people with disabilities in each county

Setting local targets would take into account issues such as housing need and the housing market in counties. Setting realistic targets based on local factors would make targets more achievable for all.

To capture the assessment of housing need more precisely on the housing form

Consideration should be given to adding to the Social Housing Application Form so that specific housing and support needs are identified at the time of application. This would give the Council a chance to plan for the housing needs of people with a disability

Chapter 9 – Review and reporting

Communicating and reporting on the actions outlined in this Plan is important for both the council and service providers to help keep stakeholders informed and engaged with the Plan.

Meetings

The quarterly meetings of the Steering Group will report to members and stakeholders on progress on the actions in this Plan. The meetings are also an opportunity for stakeholders and members to give an update in relation to their areas of housing provision for people with disabilities. dlr will provide updates on:

- Allocations of housing units
- Capital Assistance Scheme (CAS) applications (for rented accommodation)
- Planned Housing Delivery (see chapter 6)
- Alterations to dlr's housing stock to suit the needs of people with disabilities

Review

This Plan will be submitted to the Housing Agency in June 2021 to inform the drafting of a National Strategic Plan for People with a Disability.

In addition to updates given at the Steering Group meetings, they will also review this local Plan. When the National Strategic Plan 2022 is published, we as dlr Steering Group will consider any relevant actions from the National Plan.

The Steering Group will review this Plan each year. The reviews will identify the progress of performance against targets and highlight areas for improvement.

Final note – we thank all who have helped us with this Plan and we would appreciate your support to help us implement it.

Appendix 1

Survey – insights from citizens and others used to develop this Plan

In preparing this Strategic Plan, the Steering Group wanted to learn the views of key people and organisations in relation to housing people with a disability. As such, it decided to use an online survey to gather views from:

- Persons with disabilities
- Family members of persons with disabilities
- People who care for someone with a disability
- The general public

The Steering Group used Citizen Space, an online consultation hub, to host the survey. The consultation ran from 7-21 April 2021.

The voice of the lived experience was well represented in the survey feedback as:

- 11% of respondents were people with disabilities,
- 26% of respondents cared for a person with a disability, and
- 26% were a family member of a person with a disability.

Insights from the survey

- Half of the respondents were aware of the Plan.
- Two thirds of respondents (67%) knew there were different housing options for people with a disability. Over a quarter (28%) were unaware.
- The two best known housing options were housing from the local authority and housing adaptation grants for people with a disability.
- When we asked respondents to rate the most important thing in relation to housing people with a disability the most important factor they identified was accessibility to service.
- When we asked respondents what type of housing they wanted to see being delivered for people with a disability the most popular types were missed

developments for both able bodied and disabled people, adaptable housing and accessible housing.

- When we asked respondents what barriers they consider need to be overcome in the provision of housing for people with a disability, Lack of lifetime homes was the top barrier. These are homes that can change to meet the needs of the person living there over their lifetime.

We also asked the following questions in the survey

What can be done better in the provision of housing for people with a disability?

The most common answers to this question were:

- 'being creative with housing design' , so that housing can adapt with the tenant's needs (This theme was addressed earlier in the strategic plan.),
- community housing and mixed developments, and
- clearer communication, in particular making sure that forms are easy to understand. (This was also cited earlier in the strategic plan as a local action plan item.)

What can be done to improve communication in relation to housing services for people with a disability?

The most common answers to this question were:

- awareness-raising initiatives
- communication with developers at planning stage, and
- a dedicated space on the dlr housing webpage for housing people with disabilities.

Appendix 2

Abbreviations

AHB – Approved Housing Body

CALF - CALF is one of the main capital funding streams for the supply of social housing. CALF is available to approved housing bodies as part of a leasing project and must be for a term of between 10 and 30 years.

CAS – This Scheme is designed for the provision of rented accommodation for people with special needs such as the elderly, people with a disability, or people experiencing homelessness. The council may advance non-repayable loans to approved housing bodies to cover the cost of providing such housing.

CLSS – The Capital Loan and Subsidy Scheme (CLSS) provided capital funding to Approved Housing Bodies in order to construct dwellings for social housing through mortgage finance to AHBs by way of loans from Local Authorities. This scheme was discontinued in 2009 for new approvals.

DHLGH – Department of Housing Local Government and Heritage

dlr – Dún Laoghaire-Rathdown County Council

HAIL – Housing Association for Integrated Living

HAP – Housing Assistance Payment

HSE – Health Service Executive

LDA – Local Development Authority

NAMA – National Asset Management Agency

Part V – Part V [5] of the Planning and Development Acts 2015 (as amended) requires developers to provide 10% social housing in all new developments

PPN – Public Participation Network

RAS – Rental Accommodation Scheme

SJoG – Saint John of Gods