



***Strategic Plan for Housing Persons
with Disabilities***

2016 - 2020

**County Wexford Housing and Disability
Steering Group**

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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.

1. Purpose and Vision

The National Housing Strategy for People with a Disability 2011 - 2016, published in 2011, and the associated National Implementation Framework, which are joint publications by the Department of Environment, Community and Local Government and the Department of Health, were developed as part of a coherent framework, 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) to support people with disabilities in community based living with maximum independence and choice.

The vision of the 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.

This strategic plan has been prepared by the Wexford Housing and Disability Steering Group (Wexford HDSG). It fulfils the aims of the National Housing Strategy for People with a Disability, 2011 and will provide collaborative best practice guidance around the provision of housing for persons with a disability in Wexford.

The development of this strategic plan will strengthen the capacity of the Wexford HDSG and its 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. Interagency co-operation is a key cornerstone for good practice in the delivery of housing and other supports to people with disabilities.

The Strategy, while acknowledging the challenges, expects that this vision should be achieved within the mainstream housing environment. The core goal of the 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. 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.

While not explicitly mentioned in the Housing Strategy (for the purpose of this plan), Category (d) will be intellectual and/or Autism.

The National Implementation Framework includes the following strategic aims:

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. These strategies will form an integral part of local authority Housing Services Plans and will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms.

In line with the development of specific disability housing strategies, housing authorities will consider reserving certain proportions of units to meet specific identified needs within each disability strategy.

It is intended that the strategy will form an integral part of the Housing Services Plans and will promote and support the delivery of accommodation for people with disabilities using all appropriate housing supply mechanisms. This strategy will also support longer term strategic planning.

This document prepared by the Wexford HDSG aims to fulfil the requirements of the Strategy and provide the local authority and other housing providers with information that will help to inform and guide housing provision for people with a disability over the next number of years.

2. Housing Need

Housing need has been 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 applies equally to all people 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 an individual need for Social Housing Support is based on the individual's lack of ability to provide housing from their own means. The housing need is the type of house, size, adaptations, etc., that is required to allow them to live appropriately.

A person with a disability may have live-in supports or may need to store additional equipment and their overall accommodation needs should be recorded. Many people with a disability also incur additional costs including heating and specialised equipment or clothing.

In relation to people with a disability living in congregated settings, 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. Research has demonstrated that such institutions are not able to deliver the same quality of life for their residents as community based alternatives.

3. Roles and Responsibilities of the Disability Steering Group

Many of the challenges facing people with a disability in need of social housing services are multi-dimensional and therefore require inputs and solutions from State Agencies, Departments and other institutions. Effective interagency co-operation is an essential mechanism in meeting the housing needs and other supports needed for people with disabilities.

The following section outlines a brief description of the principal stakeholders and their role and responsibility within the area. The group involves local representatives from key statutory agencies and relevant disability stakeholders. The Terms of Reference for the Housing and Disability Steering Group are set at national level and it is stated that all representatives should be at a senior level and should be competent at representing the needs of the various disability groups.

It is important to note that a robust interagency framework at national level is a pre-requisite for local action. The Department of Health and Department of Environment, Community and Local Government are the two core National stakeholders.

3.1 Individuals

People with disabilities should have the opportunity to choose their place of residence and where and with whom they live on an equal basis with others¹.

The key considerations include:

- Location in the person's preferred community
- Connection to families and friends
- Close to local amenities
- Access to public transport
- Safe and secure
- Accessible housing with suitable adaptations

An individualised approach to housing and suitable supports promotes the inclusion and participation of a person with a disability in everyday life and the community in which they live. Access to housing adds value and status to the lives of all citizens. People with disabilities have the same rights as other citizens to access housing to create homes that enhance their lives and support their inclusion in, and contribution to, society.

3.2 Families

In many cases families are the first assistance and support in relation to the provision of appropriate accommodation for persons with a disability. In many cases the family also becomes the advocate for the individual with the consent of the individual. The challenge however facing that family and household must be recognised and in many

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

instances outside assistance is required, whether that is through physical adaption, move or whether it is through provision of support services to the household.

The well-being of all members of the household must also be considered. Even in cases of relationship breakdown, families should always be considered for consultation on planned actions with the permission of the individual.

3.3 Housing Authorities

Local Authorities acting as Housing Authorities have a key role in the provision of social housing supports for all eligible persons with a disability, including people currently living independently, or with families or in other arrangements.

Wexford Local Authority endeavours to make available to all qualified Social Housing Support applicants quality, safe, affordable and well located housing which is suited to the needs of the user. The provision, facilitation and servicing of such housing, is fundamental to the quality of life of individuals in County Wexford and is a core objective of the Local Authority. In many cases the solution for the individual will also require the support of the Health Service Executive (HSE).

Since the introduction of the National Guidelines for the Assessment and Allocation Process for Housing Provision for People with a Disability, all adults with disabilities in Wexford are entitled to apply for an assessment of housing need and shall not be deemed adequately housed when their current address is a congregated setting, institution, hospital/nursing home, community based group home, or when they, 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 current numbers on the Social Housing Support list does not entirely reflect the true need for housing by persons with a disability in the county. Therefore the Wexford HDSG recommends that a body of research is necessary to ascertain the actual demand for Social Housing Supports among persons with a disability, in the county. Furthermore, it is essential that the various disability groups operating in the county encourage the people they represent, who have not applied for Social Housing Supports, but are eligible to do so, to apply for inclusion on the Council housing list.

3.4 Health Service Executive (HSE)

The HSE is the agency tasked with responsibility for care. In some cases the HSE is the direct service provider to an individual. In addition, the HSE is the current funding agency of support services by third parties. The HSE is also one of the main drivers of the deinstitutionalisation of residents from congregated settings.

In addition, the HSE must also identify individual support costs and continue to provide funding for residents in their new housing environments. The HSE has the overall

statutory responsibility for the management and delivery of health, care and personal social services.

The HSE is committed to developing services for people with a disability in order that they are supported to participate in society and reach their full potential. The less people living in congregated settings will be used as a measurement of success over the next two years (HSE Corporate Plan 2015-2017).

All housing arrangements for people moving from congregated settings should be in ordinary neighbourhoods (dispersed housing) in the community, with individualised supports (supported living) designed to meet their individual needs and wishes.

Dispersed housing means apartments and houses of the same types and sizes as the majority of the population and scattered throughout residential neighbourhoods among the rest of the population. All those moving from congregated settings should be provided with dispersed housing in the community, where they may:

- Choose to live on their own
- Share with others who do not have a disability
- Share their home with other people with a disability (to a maximum of four people with a disability)
- Opt for long-term placement with a family

Supported living means: providing the range and type of individualised supports to enable each person to live in a home of their choice and to be included in their community. (The Time to Move On from Congregated Settings Report (HSE 2011))

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

In respect of disability services, the HSE's responsibility is fulfilled by the provision of services directly by the organisation 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 individual 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.

3.5 TUSLA –Child & Family Agency

The Child and Family Agency is committed to providing high quality services to children and families at the earliest opportunity across all levels of need. Providing help to children and families early in the stage of a difficulty can prevent situations getting worse.

3.6 Service Providers

Including HSE direct service provision and non-statutory service providers.

Responsibilities will include:

- the development of an overall project plan to include Person Centred Plans;
- provision of information with regard to housing options;
- supporting the individual with regard to application for assessment of housing needs;
- access to external advocate;
- support around tenancy arrangements;
- care support needs identified;
- assistance with the development of circle of supports etc.

Service providers must also participate in the local implementation teams, identify any obstacles / challenges to transition etc.

3.7 Approved Housing Bodies

The Approved Housing Bodies will be the main housing providers under the initiatives set out in the Housing Strategy for People with a Disability, whether it is through leasing or purchase models. As a result the AHB will become the landlord and will have the normal responsibilities that are attributed to this role. Other roles include:

- Providing representation on national and local groups to assist in the delivery of the Housing Strategy
- Accepting nominations from relevant Local Authorities
- Liaising with the Service Providers in relation to Service Level Agreements,
- Sharing information as appropriate with other stakeholders
- Ensuring necessary adaptations are carried out to ensure suitability of properties
- Providing pre-tenancy training to individuals in cooperation with the relevant service provider
- Acting in their capacity as landlord on a day to day basis with their tenants

3.8 Department of Health

The Department's role in relation to service for people with disabilities is to provide the policy and legislative framework to enable the ongoing 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.

3.9 Department of the Environment, Community and Local Government

The Department of the 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.

The Department's role 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, HSE and relevant agencies in supporting people with disabilities to access and maintain appropriate housing suited to their changing needs within sustainable communities.

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 CAS generally. 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 housing 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 (e.g. CALF and leasing).

Approved Housing Bodies (AHBs) and service providers will be 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. The AHB's and service providers will be required to engage with housing authorities and the HSE in developing proposals.

4. Demand and Supply

The lead in time to any housing procurement can be significant and it is critical that all procurement plans can take account of both current and projected housing demand. The approach taken to providing suitable and appropriate housing to people with disabilities will ensure that agreed disability specific general requirements and known individual requirements are met in all design and procurement briefs to meet both current and projected need of present and anticipated applicants.

A proportion of any projected housing procurement may be forward planned and reserved to meet the demand from people with disabilities on local Housing Lists. An accessibility brief will be agreed and set out to inform the requirements that should be part of any brief from the outset i.e. what is this project brief required to deliver in terms of accessibility for people with disabilities, general design, numbers of units, design of units, and how will this be achieved (Section 27 Disability Act).

4.1 Current demand

The current demand will be determined from various sources from which a comprehensive breakdown of need can be compiled.

An element of estimation and forecast is also required to address emerging need which probably can be quantified based on previous annual averages but not specific to location.

4.1.1 Housing Waiting Lists

People with a disability currently on social housing waiting lists, are tabled below:

Total Number of Persons on WCC Housing List Identifying with a Disability at April 2016	
Category of Disability	Total
Physical	263
Sensory	23
Mental Health	188
Intellectual	103
Unspecified	0
Total	577

4.1.2 Housing Transfer Lists

Annually a number of tenants, through disability – new or progressive or injury, require alternative accommodation due to the inadequate nature of their existing living accommodation. This can be addressed through a transfer arrangement if appropriate accommodation is available.

The decision to transfer may be made as a less costly alternative to adaptation works or where necessary adaptation works are not feasible due to the nature of the property.

Total Number of Persons on WCC Transfer List Identifying with a Disability at April 2016	
Category of Disability	Total
Physical	50
Sensory	3
Mental Health	12
Intellectual	5
Total	70

4.1.3 Homeless Persons

A number of individuals that are engaged with Homeless Services have a disability. This is particularly the case with Mental Health. However it should be noted that the existence of a disability may not be recorded as it is viewed that the person is registering as Homeless and that is the priority rather than the fact that the individual has a disability. Clients with a disability currently engaged with Homeless Services are tabled below.

Total Number of Persons on WCC Transfer List Identifying with a Disability at April 2016	
Category of Disability	Total
Physical	6
Sensory	0
Mental Health	16
Intellectual	2
Unspecified	3
Total	27

4.1.4 Emerging Disability Need

The Local Authorities can only deal with Housing Applicants and households already identified to them through the Social Housing Support Application Process. However, it is accepted that there will always be an emerging need in this area. This is forecast based on past evidenced presentations, projections from those currently in receipt of support services, those currently in receipt of care under 18 and in some cases, assumptions based on past experiences of the stakeholders involved in the compiling of the data.

The needs of individuals will vary due to time, the nature of their disability and changes in circumstances and as a result their housing needs will vary.

The figures detailed are a snapshot in time and will change.

Forecast of Emerging Disability Need based on those currently in receipt of support services in County Wexford: November 2016	
Source	Forecast of Presenting Numbers
People in Care (Foster or other under 18)	62
Emergency presentations Physical	2
Early intervention services	0
People in services with a future need	63
Residential Care waiting lists	31
Unsuitable existing homes due to	10
Individuals placed in Nursing Homes inappropriately	2
Individuals living in Mental Health Hostels	34
Mental Health Acute Wards or Residential Units	25
Mental Health residential waiting lists	1
Unspecified	0
Total	230

4.1.5 Owner Occupied Stock

Requirements for adaptation or alternative accommodation due to disability arise in Owner Occupier properties. From a housing authority perspective, this can be seen in the number of applications made annually for either Housing Adaptation Grants or Mobility Aids Grants.

The table below outlines the number of applications made annually under these schemes for the last three years, from which the assumptions for the number of predicted applications over the coming years are contained in the second table.

Owner Occupied Stock: Grant Applications to accommodate a person with a disability in a privately owned property						
	2012	2013	2014	2015	2016	2017
Housing Adaption Grants	66	47	33	29	24	27
Small Works	45	33	22	22	12	15
Major Works	21	14	11	7	12	12
Mobility Aids Grants	143	65	54	103	142	160
Total	209	112	87	132	166	187

Owner Occupied Stock: Forecast of Grant Applications to accommodate a person with a disability in a privately owned property			
	2018	2019	2020
Housing Adaption Grants	30	33	36
Small Works	17	18	20
Major Works	13	15	16
Mobility Aids Grants	165	170	175
Total	195	203	211

4.1.6 Congregated Settings

There are a number of Congregated Settings in most counties. The table below identifies the number of people per Service Provider that remain in each facility at the 31st of August 2015. The number that it is known are on the Local Authority Housing List is also provided to ensure that there is not double counting of individuals already included in 4.1.1 above.

Persons in Congregated Settings in County Wexford at 31st August 2016			
Service Provider	No of Individuals currently in CS	No of Individuals to Transition by 2019	On Housing List
HSE Florence House	10	10	10
HSE Summerhill	11	11	11
HSE Dawn House	10	10	10
Total	31	31	31

4.1.7 Mental Health

The Housing Strategy for People with a Disability 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 hesitancy about disclosing a mental health disability to local authority officials and a lack of knowledge among mental health service users and their family members about how to apply for social housing supports.

In addition, the housing strategy recognises that "there has been some concern that some housing authorities might not always consider people with a mental health disability currently residing in HSE community residences, family homes or hospitals as a priority for housing as they might be perceived as being appropriately housed."

These factors, among others, have led to a traditional under-reporting of housing need among people with a mental health disability which now needs to be rectified for the purposes of the 5-year Strategic Plans. The aforementioned group has been catered for in the Emerging Need section 4.1.4 above.

The table below lists the number of bed spaces that are currently available in Low and Medium HSE owned mental Health residences. One of the deliverables in the Housing Strategy is that these properties would be transferred to the Local Authority or to an Approved Housing Body.

It is reasonable to assume that bed space listed in the table below is taken up by an individual. It should also be noted while each of these individuals has an identified housing need this need may be met in their current accommodation if that accommodation is transferred to the Local Authority or Approved Housing Body and the individual is given a tenancy to the property.

Bed Space Availability in Low / Medium HSE Owned Mental Health Residences – November 2016		
Area	No of Properties	Number of Beds
Wexford	13	53

4.1.8 Total Disability Need

Arising from Paragraph 4.1.1 to 4.1.7, it is evident that there is a significant disability housing need in the county. The type of properties that are required will be difficult to determine as a forensic assessment of the individuals or their specific needs has not been carried out. However the table below summarises the basic disability needs within the county.

Disability Housing Need in County Wexford at November 2016	
	Total
Physical#	319
Sensory#	26
Mental Health#	216
Intellectual#	110
Unspecified#	3
Congregated Settings	21*
Mental Health Property Transfer**	59
Emerging Need	230
Total	984

Total need across each Disability Category from tables 4.1.1. - 4.1.3

*This figure is the existing need minus the number known to be on a Local Authority Housing List

**Please note some residents may opt to stay in existing accommodation resulting in a reduced need

4.1.9 Assumptions

The data gathering exercise that was undertaken for the completion of this Plan has not been to the level of a Housing Needs Assessment. The data gathering exercise included the use of the knowledge of the people that are party to the completion of the plan and their wider networks.

In compiling the total disability need in the county a number of assumptions have been made:

- That all persons in need of social housing services have been made known to the Wexford HDSG
- Total number of users is a percentage of users on total estimated need
- Projection figures for MAGs and HAPs are based on figures for 2015

5. Delivery and Supply Mechanisms

The development of this Strategic Plan for Housing Persons with Disabilities is taking place against a background of successive years of retrenchment on the social housing budget, which has seen the Exchequer funding fall from over €1.7bn in 2008 to some €597m in 2014.

The model for social housing delivery also changed considerably from 2008 to 2013 from a position where capital housing expenditure supplying built or acquired units by the local authorities (including through Part V) and Approved Housing Bodies was the main vehicle of social housing supply to where leasing, P&A agreements and RAS had become the main vehicles of supply.

Currently, there are three main providers of social housing accommodation; Local Authorities, Approved Housing Bodies and sourcing social housing supports through the Private Rented Sector. There are widely acknowledged pressures on all three channels of social housing provision (NESC2014).

Local Authorities have not been able to add to their stock, significantly in the period to the end of 2014, due to reductions in central Government funding. Approved Housing Bodies have traditionally occupied a small but strategically important role in providing specialised housing services. There has been limited update of new revenue based financing arrangements and the sector as currently structured and funded, requires considerable capacity building to undertake large-scale investment and development. In addition, housing options that are reliant on the private sector such as RAS, HAP and leasing are under pressure as some landlords seek higher rents. This issue is further exacerbated by the difficulty in identifying new supply. Rent supplement households face similar issues.²

The challenge to the delivery of housing for people with disabilities through the mainstream housing environment needs to be cognisant of this broader picture of the delivery and supply mechanisms. However, the Social Housing Strategy 2020: Support, Supply and Reform recently announced commitment to supplying 35,000 additional social housing units at a cost of €3.8 billion over the next 6 years, meeting the housing needs of some 75,000 households through local authority provision via private rented sector – using Housing Assistance Payment and the Rental Accommodation Scheme.

5.1 Local Authority Stock

An individual must apply to the Local Authority for Social Housing Support in order to be considered for housing and there are a number of criteria that need to be met including income limits, being unable to provide housing from their own means and being considered as being inadequately housed in their current accommodation.

² Social Housing Strategy 2020

Currently there are 4,231 Local Authority rented properties in the county of Wexford. Between 2011 and 2016, 304 of these units were adapted to meet the needs of persons with a disability who were existing tenants of the Local Authority.

The suspension of the Local Authority Housing Construction Plan in recent years has had a significant impact on the availability of social housing for approved housing applicants.

In addition, the Affordable Housing Scheme, which provided housing at a subsidised rate to purchasers, has also been suspended. Increase in rents in the private sector and issues with mortgage repayments, has resulted in people who would normally be in a position to address their own housing need, having to apply for social housing. Evidence of this can be seen in the increase of the Social Housing Support List in Wexford from 2101 in 2013 to 4012 in 2016.

The new Housing Strategy 2015 – 2020 has provided a return to the capital construction programme and along with the revised terms of the Part V provision the Council will have access to a greater level of accommodation specifically for approved Social Housing Applicants.

5.2 Approved Housing Body Stock

Approved Housing Bodies have become a major player in the provision of Social Housing Support to people from all sections of the community.

Nationwide there are approximately 520 Approved Housing Bodies of varying types and sizes. The sector provides over 30,000 homes across the country. The housing provision of these also differs. Some approved housing bodies deal primarily with general housing provision while others have a more specialised role. This includes the following type of accommodation:

- General housing
- Older person accommodation
- Housing for people with disabilities
- Homeless accommodation

The normal allocation pathway towards a tenancy with an Approved Housing Body is from nomination from the Local Authority Social Housing Support List. However, there are instances where the AHB will allocate a property from their own housing list.

Approved Housing Bodies provide accommodation through:

- New build
- Purchases
- Leasing

While Approved Housing Bodies access private finance to fund some of their development/purchases, they also receive the following funding from the State through the Local Authorities from the:

- Capital Assistance Scheme

- Capital Advance Leasing Facility
- Payment and Availability Agreements

A.H.B Units in County Wexford

<i>Approved Housing Body Units Owned in County Wexford</i>	<i>Number Owned</i>
Society St. Vincent De Paul, Thomas Street	27
St. Aidan's Day Care, Gorey	19
Grantstown Vol Housing Assoc. Ltd	24
Wexford Community Workshop, New Ross	30
Society St. Vincent De Paul, Gorey	24
New Dawn Housing Association Ltd	17
Slinua Housing Association Ltd	3
Respond Voluntary Housing Association, New Ross	38
Respond Voluntary Housing Association, Wexford	67
Respond Voluntary Housing Association, Enniscorthy	10
Tagoat Community Housing Assoc Ltd	10
Wexford Mental Health Assoc Ltd, Gorey	13
Wexford Mental Health Assoc Ltd, Oylegate	8
Camphill Communities of Ireland, Duffcarrig	13
Camphill Communities of Ireland, Ballymoney	5
Kilanerin Sheltered Housing, Gorey	6
Cumann Tithiochta Soisialta an Bhreacadh Nua Teo, Wexford	14
Pilgrim House Community, Gorey	10
Senior Citizens Concern Ltd, Ramsgrange	10
Enniscorthy Community Housing Ltd., Enniscorthy	27
Co-Operative Housing Ireland, Gorey	38
NABCO Approved Housing Body, Enniscorthy	1
Cluid Housing Association, Enniscorthy	28
Cluid Housing Association, Gorey (MTR)	1
Total	462

<i>Approved Housing Body Units Leased in County Wexford</i>	<i>Number Leased</i>
Cluid Housing Association, Enniscorthy	29
Cluid Housing Association, Gorey	20
Co-operative Housing, Ireland – Enniscorthy	18
Co-operative Housing, Ireland – Gorey	6
STEER, Adamstown, New Ross	11
Total	84

5.3 Private Rented Accommodation / Rent Allowance

There are 2,253 households in the County living in private rented accommodation and in receipt of Rent Allowance, which is funded by the Department of Social Protection.

Rent allowance is paid to people living in private rented accommodation who cannot provide for the cost of their accommodation from their own resources. One of the qualifying criteria for eligibility for rent supplement is that they are approved for social housing supports with the Local Authority.

The amount of rent allowance provided is calculated to ensure that income after paying rent does not fall below a minimum level. However, with maximum rent allowance limits in place together with increases in private rented accommodation prices, households eligible for rent allowance have found it increasingly difficult to secure private rented tenancies. This is compounded by the fact that some Landlords will not take on tenancies where the household receives rent allowance, as they can command higher rental prices from the private sector.

Rent Allowance was initially introduced as a short-term solution to peoples housing needs, unfortunately it has become a de facto social housing support with over 80,000 households in Ireland in receipt of Rent Allowance. The introduction of the Housing Assistance Payment Scheme should see a dramatic reduction in the number of persons receiving rent supplement, which should allow the scheme to operate as was initially intended, i.e. for those only in need of short term support.

5.4 Housing Assistance Payment

A new Housing Assistance Payment (HAP) is being introduced for people who have a long-term housing need and who qualify for social housing support. It will be administered by housing authorities and will eventually replace long-term Rent Supplement. The HAP scheme was introduced in Wexford in December 2016.

5.5 Social Leasing / Rental Accommodation Scheme

These options are available to all people who qualify for social housing supports, including those moving from congregated settings and those residing in the community requiring housing on disability / medical grounds.

Due to current economic and financial conditions it is unlikely that there will be any prospect of large scale capital investment in provision of standard local authority units. The social housing support options through Social Leasing Models and Housing Assistance Payments will be the main delivery mechanism.

Long-term social leasing (10 years) and Short-term leasing (4 years) and eligibility is based on a long-term housing need assessment. Wexford Local Authority makes allocations to approved social housing support applicants for both long and short term leasing in accordance with the Scheme of Allocations. This is an option for low income

earners who would not qualify for Rent Allowance but are struggling to make ends meet while trying to pay Private Rented Accommodation.

5.6 Owner Occupied

This category of households is the largest in the county and their only recourse in the case of provision for a disability need is through the grants scheme, operated by the Local Authority.

6. Potential Supply

Each of the supply mechanisms listed above has been analysed to examine the potential of each to provide housing in the coming years. It is important that we are realistic with any policy that is put in place in forecasting that it is done to try to meet the needs of people with disability under each scheme.

6.1 Local Authority Stock

Housing Authorities maintain a stock of units including Disability specific accommodation. Where specific new builds are required, the current delivery mechanism for social stock is through the Part V process. This process requires developers to commit to providing social units within any developments being constructed. The Housing Authority will maintain a list of applicants in this category, including completed Occupational Therapist Reports outlining their specific needs. Wexford Local Authority has a panel of Occupational Therapists in place who undertake assessments at the request of the Housing Section in cases of applications from persons with a Disability, in order to identify their specific housing needs.

In every Part V discussion with developers the Housing Authority will require an element of disability specific accommodation. Such accommodation will also be designated as units that will always be retained in the stock of the housing authorities for future use for similar applicants. Wexford Local Authority will ensure that 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units which are accessible.

In order to minimise future adaption works, the Housing Authority in other new build cases will utilise Universal Design models where feasible.

6.1.1 Local Authority Stock Policy

- a) Where a vacancy arises in an adapted or disability designed dwelling, the subsequent allocation will be taken from the current housing disability priority list in accordance with the Scheme of Allocations
- b) Every Part V Agreement must address an element of identified Disability Need
- c) The principal of Universal Design will be incorporated into all new builds
- d) Any new allocation to a Disability Unit which has specific Disability Adaption's will not be made available for acquisition by tenant, in order to preserve a future use

- e) The Housing Authority will work with transfer applicants to find the most appropriate solution for their needs, which may include an extension, adaptation or a move to more suitable property
- f) Where any significant adaptation is made to a tenant's dwelling, that dwelling will again be designated as a unit not available for acquisition by a tenant, in order to preserve a future use

6.2 Approved Housing Body Stock

Approved Housing Bodies maintain a stock of units including disability specific accommodation. At the time of allocation of these units, as a rule the AHB will seek nominations from the Local Authority from their Social Housing Supports List.

6.2.1 Approved Housing Body Stock Policy

- a) Where a vacancy arises in a Capital Assistance Scheme (CAS) funded project, the subsequent allocation will be taken from the current housing list
- b) Approved Housing Bodies will continue to develop Capital Assistance Scheme (CAS) proposals in conjunction with Local Authorities who will have identified the need
- c) The principle of Universal Design will be incorporated into all new builds, such accommodation will also be designated as units that will always be retained in the stock of the AHB for future use for similar applicants
- d) The AHB will always consider a transfer option to a more suitable property before committing to adapting the existing property

6.3 Private Rented Sector

The Housing and Disability Steering Groups urge engagement with the private rented sector to include information sessions to raise awareness of the benefits of people with a disability as tenants.

6.4 Housing Assistance Payment

HAP is being introduced to replace Rent Supplement for people with a long-term housing need, though Rent Supplement will continue to be available for people who need short-term support to pay their rent.

As Rent Supplement is generally not payable to people in full-time employment, it can be a disincentive to taking up work. However, people on HAP will be able to take up full-time employment.

Unless private landlords are financially incentivised to provide for the needs of the disabled person, with subsequent re-instatement, it would appear unlikely that they would be willing to carry out any adaptations necessary to accommodate a person with a disability in their private rented accommodation.

6.4.1 Social Leasing / Rental Accommodation Scheme

In terms of the provision of disabled accommodation through social leasing unless there are financial incentives towards adaptations and subsequent re-instatement, it is unlikely that social leasing will be a viable option.

6.5.1 Social Leasing / Rental Accommodation Scheme

- a) In any Multiple Leasing Model being considered, a disability element shall be requested to be included
- b) It will be recognised that this model may be best suited to those in the Mental Health or Sensory cohort

6.5 Owner Occupied

6.6.1 Owner Occupier Policy

- a) It is recommended that Universal Design should be encouraged in all future design and builds
- b) It is recommended that the existing grants schemes continue

7. Support Services Initiatives

All HSE funded services either directly provided or through disability provider services are resource dependent and can only be provided from the existing and approved budget.

The Health Services Executive (HSE) is committed to supporting people with disabilities in their own home by direct provision or through support to non HSE agencies in the area of disability. Individuals must apply to the HSE for consideration for such supports. 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 but must also be applied for and applicants will be assessed for suitability for the applied service.

7.1 and 7.2 below are Housing Support packages that allow individuals to live independently in their homes.

7.1 Personal Assistance

Personal Assistance Services provides people with the opportunity to exercise control and choice in their lives. In so doing it enables people 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.

7.2 Home Support

The Home Support scheme is a direct support scheme, operated by the HSE. It aims to help people who need 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 individual 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 PCT Services available in the Community such as public health nurses; home care attendants, home

helps, day care, respite care, and various PCT therapies including physiotherapy and occupational therapy and social work services if indicated.

7.3 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 are 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.

HSE Community Mental Health Services in Wexford

- Summerhill, Wexford
- Maryville, New Ross
- Carn House, Enniscorthy
- Tara House, Gorey

New Directions is the new policy to Adult day services, which envisages that supports available in local communities will be accessible to people with disabilities. This will give people with disabilities the widest possible choices and options about how they will live their lives and how and where they spend their time. It places a premium on making sure that being part of one's local community is a real option. It recognizes that people with profound and severe disabilities may need specialised support throughout their lives.

The guiding principle is that as far as is practicable, that supports will be tailored to individual 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 individual supports, 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.

7.4 Respite Services

Respite services offers support to disabled people by providing temporary supervised accommodation. 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.

Providers of Respite Services in County Wexford
Ard Aoibhinn Services, An Bhreachadh Nua, Wexford
St. Aidans Day Care, Gorey, Wexford
Co. Wexford Community Workshop, Ltd., Enniscorthy, Wexford

7.5 Residential 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.

Residential Services: Wexford Mental Health Services, RehabTeam, Wexford	
Address	No of Beds
1 Springhill, Enniscorthy	4
2 Springhill, Enniscorthy	5
3 Springhill, Enniscorthy	5
82 Moran Park, Enniscorthy	3
2 Brownswood, Enniscorthy	3
Coolnaboy, Oylegate	3

Residential Services: Ard Aoibhinn Services, An Bhreachadh Nua, Wexford	
Address	No of Beds
Coolcotts, Wexford	14
Clonhaston Park, Enniscorthy	5

Residential Services: Co. Wexford Community Workshop, Enniscorthy	
Address	No of Beds
Loyola House Enniscorthy	4
Eden House, Enniscorthy	6
Bellfield Hostel, Enniscorthy	12
Beech Haven, Enniscorthy	9

Residential Services: St. Aidans Day Care Centre, Gorey	
Address	No of Beds
Woodlands, Millands, Gorey	5
Crossroads, Millands, Gorey	5
Abbey View, Gorey	5
Esmonde Gardens, Gorey	5

Residential Services: Summerhill House, Enniscorthy	
Address	No of Beds
Summerhill, Enniscorthy	12

Residential Services: Camphill Community, Duffcarig, Gorey	
Address	No of Beds
Camphill, Duffcarrig, Gorey	13
Camphill, Ballymoney, Gorey	9

Residential Services: Wexford Residential Intellectual Disability Services	
Address	No of Beds
Dawn House, Belvedere Rd, Wexford	10
Florence House, Daphne View, Enniscorthy	10
Summerhill House, Summerhill, Enniscorthy	10
Rivendell, Crossabeg, Wexford	8
Radharc Nua, Tombrack, Ferns	5
Teach Saoirse, Oulart, Wexford	5

8. Local Initiatives/Projects

Wexford Local Authority

Wexford Local Authority, as part of the National Disability Strategy Implementation Group, has published an update to the Wexford Local Authority Disability Strategy Implementation Plan. The document outlines Actions arising out of Public Consultation Events and operates a goal driven Strategic Plan under the Disability Act 2005.

Wexford Local Authority is recognised as a model county for accessibility, winning the Council of the Year 2016 in the 2016 Community & Council Awards. This award is a highly prestigious award which recognises a local authority that has gone above and beyond for the people of the community.

Wexford Local Authority's winning submission highlighted the extensive and innovative work being done by the Local Authority in integrating access and accessibility issues into every aspect of the Local Authority's services in the most accessible, sustainable and inclusive manner possible. It recognises the result of a focussed seven-year programme by the Local Authority to bring accessibility to the fore, with the introduction of innovative initiatives such as Beach Wheelchairs, promotion of accessible gardens, parks and community spaces. It also introduced the Browsealoud initiative, a web based app which greatly improves accessibility to the Council's website for those with varying degrees of learning abilities, language differences and literacy skills.

Bosheen Project: This project by Wexford Local Authority involved demolishing a rundown estate in New Ross and the development of 16 new, visually attractive and foremost accessible housing units supporting integration of communities and a vibrancy of diversity in the area. The Local Authority Access Officer worked closely with the Local Authority construction team on this project which developed housing units for persons with a disability.

Tenancy Sustainment Worker: Wexford Local Authority and Focus Ireland have worked collaboratively in bringing a Tenancy Sustainment Worker to Wexford. This service operates out of the Local Authority, and provides a Focus Ireland employee that works directly with Local Authority tenants and PR tenants in sustaining their existing tenancies. The protected workload allows the TSS worker the time to work closely with the tenant, and to support them in working towards maintaining their tenancy.

Housing Led Focus Ireland Worker: Wexford Local Authority and Focus Ireland have again worked together in the provision of a Housing Led worker for Wexford County. The Housing Led worker is based in the Local Authority and is involved with persons who are deemed to be in need of support and assistance around day to day living.

The Housing Led worker has a protected workload which allows them the necessary time to work closely with their client.

Access to Social Housing Support: persons in need of support in enquiring about or making a social housing support application can avail of a one to one service with a Housing Officer in Wexford Local Authority. Housing clinics in each of the four districts in Wexford: New Ross, Gorey, Enniscorthy and Wexford are held weekly to facilitate persons meeting and discussion their support options. This allows the applicant and / or their advocate face to face time with the Housing Officer to assist with application forms as well as advice and information around Social Housing Supports.

Education

The Saoirse Training Centre, St. Aidan's Day Care Centre, Wexford is a fully accredited centre for persons with a disability that offers OCR vocational qualifications recognised by Oxford / Cambridge RSA examiners and Sheltered Occupational Services.

The training centre is located in the centre of Gorey which affords greater involvement in the community for the participants. Courses available at the centre lead to greater independence, occupational and social interaction and person autonomy.

The Enniscorthy Community Workshop has been delivering Training Programmes in Wexford since 1986. The courses are designed to equip trainees with specific skills which will improve their prospects of getting employment and offer modules around: Personal development, independent living skills, self advocacy, social literacy and communication.

Their Rehabilitative Training programme focuses on the development of an individual's core life skills, social skills and basic work skills. The aim of the programme is to equip trainees with the skills required to increase their level of independence in everyday life thus enabling them to achieve an improved quality of life and a greater level of participation in mainstream society.

9. Challenges

There are a number of challenges that will have to be addressed in order to achieve the vision of Housing Strategy for People with a Disability but we must approach the task in a positive manner. We must strive to give hope to people of real choice in how they live their lives while managing expectation.

The supply of housing is a common challenge that is faced by all individuals, young and old, trying to source appropriate accommodation whether it is through social housing support, the private rental market or private home ownership. However, for some people with a disability where their income is limited or there is a requirement to have the property adapted, the challenge is even bigger.

Many of the challenges facing people with a disability in need of social housing supports are multi-dimensional and therefore require inputs and solutions from various state bodies and other organisations working together to facilitate integrated and timely responses to the housing needs of people with a disability.

Effective interagency cooperation is essential and developing a partnership such as the Wexford Housing and Disability Steering Group is the first step in an effort to provide a collaborative approach. The response is not the sole responsibility of one individual, group or statutory body and it poses significant challenges to all stakeholders.

This is particularly the case for people transitioning from a congregated setting where the stakeholders who must work most closely together with the person with the disability at local level, are the Housing Authority, Service Provider and the HSE.

Many people with disabilities feel they do not have a right to live independently, or may be concerned, that they will not have adequate supports. For many people with disabilities who have lived in congregated services or with their families for long periods of time, there is often a fear associated with moving into one's own home in the community. Similarly, an individual's family or friends can also be anxious and fearful and unintentionally be a block to independent living, preferring to keep the disabled family member living at home where there is a support base.

It is vital therefore that appropriate care and support services are put in place that can enable the individual to live as independent a life as is possible. The support of an individual's family and friends are invaluable throughout the process.

A significant challenge in terms of the Plan generally is, that not only is it essential to maintain the social housing waiting list up to date, due to the nature and the extent of the disabilities 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.

There exists a high degree of consensus about what the good things in life are. To mention only a few major examples, they include home and family; friendship; being accorded dignity, respect, acceptance; a sense of belonging; an education, and the development and exercise of one's capacities; a voice in the affairs of one's community and society; opportunities to participate; a decent material standard of living; and at least a normative place to live; and opportunities for work and self-support

Where individuals are able to access some vital components of the 'good life' such as appropriate housing suitable to their needs, the development of one's capacities and opportunities to participate in society more generally long term sustainable, integrated communities can be created.

The challenges faced in the provision of housing for people with a Disability are outlined as follows and grouped under the following headings:

- Funding
- Housing Supply
- Housing Priority
- Support Services
- Data/Lack of Data
- Congregated Settings

Funding

1. 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. Funding requirements for the deinstitutionalisation programme will have to be continually reviewed at a national basis.
2. As referenced within the Social Housing Strategy, initial experience with the National Housing Strategy for people with a Disability suggests that concerns about costs of adaptation or the impact of adaptations in the property is limiting delivery, particularly in relation to leased and social housing units for people with a disability. The development of a national funding stream for such adaptation to houses for those in leased and social housing units needs to be developed as a matter of urgency.
3. The continued availability of funding, both capital and revenue is a challenge for the Strategic Plan. A need exists within the wider community (not solely in the area of congregated settings) for long term solutions in relation to housing but also in relation to provision of care as care needs increase or become more complex over

time. It is vital that adequate supports are available to enable people 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 ongoing basis. It is essential that local authorities continue to have sufficient funding to enable works to take place in individual's homes both from the point of view of tenants of the local authority but also for tenants of other social housing and private housing.

4. It is critical that adequate funding is provided nationally to deliver appropriate housing solutions for people with disabilities arising over the period to 2019 as part of the National Strategy and to meet on-going commitments thereafter. This is particularly important in light of existing pressures on local authority housing waiting lists.
5. There is significant uncertainty around whose responsibility the funding of adaptations lies with when an individual is moving from a congregated setting into a new home

Housing Supply

1. Accommodation will have to be matched to the individuals taking up residence as the concept of "a home for life" will have to take into account likely changes of need over time.

Housing Priority

1. The manner in which housing support is assessed must ensure that housing is allocated for people with a disability in accordance with the appropriate priority in the Housing Allocation Scheme. The housing needs assessment must continue to ensure that vulnerable groups such as people with disabilities are accurately reflected within the assessment process in light of their additional support requirements, so that the social housing delivered matches the profile of the need.

Supports Services

1. It must also be noted that in a number of cases even if the most appropriate property was identified they would not be able to avail of the opportunity due to the lack of support to live independently.
2. Training in independent living skills should be made available in order to support anyone who wishes to avail of social housing.
3. Persons Centred Plans – Quality person centred plans are essential to maintain tenancies.
4. Individuals relocating to community settings must have medical and support facilities and local services within a reasonable distance for access. This will mean that accommodation will have to be located in and around towns.

5. It is vital that adequate supports are available to enable people to live as independently as is 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.
6. The provision of high quality, effective and self-directed living supports to individuals.
7. As people move from congregated services into the community, opportunities exist to improve the provision of community-based supports, through continuous learning. It is clear that in order for an individual's support services to be effective, they must be driven by the individual themselves, directly (where that is possible).
8. Under the UN Convention on the Rights of Persons with Disabilities (UNCRPD) (Article 12) every person has the right to be presumed to have legal capacity (i.e. the capacity to enter into legally binding contracts). The only derogation from this principle is where it can be established that the person doesn't have legal capacity. This presumption is further outlined in the draft Assisted Decision Making Capacity legislation in the guiding principles.
9. Therefore, if a service provider or a landlord presumes a person's legal capacity, as they cannot show to the contrary that the individual doesn't have capacity, there are real issues around non-registration as a designated centre, if HIQA later disagrees and believes that the person's tenancy agreement is not 'lawful' and/or meaningful.

Data / Lack of Data

1. Lack of a detailed analysis of housing lists to develop a clearer understanding of housing need for people with disabilities, including those in institutional care needs to be developed
2. Data cannot at this stage be considered as a true reflection of need as duplication may arise across databases, people who register for social housing may not always declare that they have a disability and not all persons in supported accommodation are on the social housing list.
3. The Council recognises that a key challenge is the updating of its Housing Waiting List where it is considered to understate the level of accommodation or social housing supports required for people with a disability. Therefore, a body of research must be undertaken to identify the real demand for accommodation and services for people with a disability and the recording of same.
4. A significant challenge in terms of the Plan generally is, that not only is it essential to maintain the social housing waiting list up to date, due to the nature and the

extent of the disabilities experienced by many clients, their needs can change significantly over a short period of time.

Congregated Settings

1. It has also to be recognised that within the grouping of service users currently in congregated settings there is a cohort who are considered medically fragile and their needs will continue to fall within the care provider.
2. 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.

10. Opportunities

10.1 High quality, effective and self-directed living supports to individuals

As people move from congregated services into the community opportunities exist to improve the provision of community based supports through continuous learning. It is clear that in order for an individual's support services to be effective they must be driven by the individual themselves directly (where that is possible).

People will have opportunities when they move into their new communities to embark on the kind of life they wish to lead, a good life from their point of view. Social Role Valorisation theory gives some guidance as to what that could mean for an individual:

There exists a high degree of consensus about what the good things in life are. To mention only a few major examples, they include home and family; friendship; being accorded dignity, respect, acceptance; a sense of belonging; an education, and the development and exercise of one's capacities; a voice in the affairs of one's community and society; opportunities to participate; a decent material standard of living; and at least normative place to live; and opportunities for work and self-support³

Where individuals are able to access some vital components of the 'good life' such as appropriate housing suitable for their needs, the development of one's capacities and opportunities to participate in society more generally long term sustainable, integrated communities can be created.

10.2 Use of Technology

There have been major advances on assisted living technologies that allow people to stay in their homes longer and to live more independent lives while having the security of the assistance of the technology. Some of the technologies that could be considered for use are:

- Remote Monitoring Systems
- Fall Prevention/Detection Systems
- Person Alarm Systems
- Living Environment Controls including access, lighting, heat

A recent report from Trimble Field Service Management around the main trends for mobile working in 2015⁴ noted the following:

- Robust and flexible platforms: housing providers are looking to mobile solution providers to deliver platforms across the organisation as the foundation for innovation. IT suppliers therefore have to be ready to add, extend and integrate

³Osburn, J (1998) entitled *An Overview of Social Role Valorisation Theory*, <http://www.socialrolevalorization.com/articles/overview-of-srv-theory.html>.

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

technologies as needed, giving housing providers the ability to adapt and innovate. These platforms need to be cloud-based and flexible so that they see fit.

- **More security:** As the Internet of Things (IoT) becomes more pervasive, there will be greater demand for advanced security applications. Security involves not only safeguarding network entry but also ensuring that every mobile device is fortified. That means equipping every tablet, smart phone and laptop with updated security tools and protocols, and educating users on the importance of adhering to security policies.
- **Embedded analytics:** Deploying mobile solutions with sophisticated analytics tools will enable managers to improve operations, service quality and overall performance with real-time visibility into their business using data gathered from smarter mobile apps and equipment sensors.
- **Greater integration:** As telematics and workforce management solutions become more integrated with mobile devices, the opportunities to increase efficiency and productivity are growing exponentially. Mobile apps can provide critical information such as daily tasks, rent and arrears information, tenant histories and the location of workers with specific skills in order to make better decisions, recruit help from other workers and complete more 'first-time fixes'.
- **The Internet of Everything:** By 2020, Gartner predicts that 26-billion devices, other than smart phones, tablets and computers, will be connected via the Internet of Things. Connecting IoT-enabled equipment with workers' mobile devices and back-office systems in real time will therefore become a necessity in order to provide diagnostics and performance metrics as well as to track patterns and trends for long-term planning.
- **Enhanced network reliability:** As housing providers adopt mobile solutions to improve their operations, they no longer can ignore the underlying IT infrastructure. Hybrid clouds, virtualised servers and scalable, high-capacity storage give e-networks the agility they need to stay flexible, efficient and productive; neglecting these areas can impact performance, impede productivity and escalate IT costs.
- **Evolving workforces:** According to Aberdeen Group, approximately 20 per cent of the current workforce is under 30 and have grown up fully connected. Almost two-thirds of the top performing field service organisations have incorporated a bring your own device (BYOD) strategy as a result of a more tech-savvy workforce, and 43 per cent are more likely to give staff access to social media and collaborative tools to facilitate knowledge transfer.

Complementing the strategic view outlined above, there have been major advances in assisted living technologies that allow people to stay in their homes longer and to live

more independent lives, while having the security of the assistance of the technology. Some of the technologies that could usefully be incorporated into future housing builds and planning approvals include:

- Remote Monitoring Systems
- Fall Prevention / Detection Systems
- Person Alarm Systems
- Environment Controls Systems including access, lighting, heat, ventilation, smoke alarms, CO alarms, etc

10.3 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 all people, regardless of their age, size, ability or disability.’⁵

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. 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’.⁶ 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 will be considered as a minimum specification for some or all of new build and newly acquired housing. Issues for consideration will include minimum size of housing units, the appropriate percentage of units to be universally designed, and requirements for appropriate design of other buildings, services and external spaces.

⁵Synopsis of the Disability Act, 2005, cited in Building for Everyone: A Universal Design Approach, Planning and Policy (9), 2013, NDA: Dublin

⁶ Building for Everyone: A Universal Design Approach, Planning and Policy (9), 2013, NDA: Dublin

11. Delivery Targets

Acquisitions	5% - 10% with estimated increase to 20% by 2020 of properties purchased will be reserved for people with a disability who are qualified for Social Housing Support.
New Builds	5% - 10% with estimated increase to 20% by 2020 of new builds will be reserved for people with a disability who are qualified for Social Housing Support. Principal of Universal Design incorporated into new builds
Vacant	5% - 10% with estimated increase to 20% by 2020 of vacant stock will reserved for people with a disability who are qualified for Social Housing Support, however this will be governed by suitability of stock.
Part V	In every Part V discussion with developers the Housing Authority will require an element of disability specific accommodation. Such accommodation will also be designated as units that will always be retained in the stock of the housing authorities for future use for similar applicants. Wexford Local Authority will ensure that 20% of dwellings in all new housing estates of five dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Principal of Universal Design incorporated into new builds
RAS/HAP/Leasing	5% - 10% with estimated increase to 20% by 2020 reserved for people with a disability who are qualified for Social Housing Support.
Comments	Development of Grants Scheme for Owner Occupiers to include smart technology Training on Disability Awareness for Staff