



Comhairle Contae Thiobraid Árann
Tipperary County Council

Housing Local Strategic Plan for People with a Disability 2022 – 2027



Chapter 1 Purpose of the Local Strategic Plan (LSP) & Overview of Disability Community

1.0 Introduction: Tipperary County Council is required to prepare a Local Disability Strategic Plan to cover the period 2022 to 2027.

The Plan is to align with and inform the National Housing Strategy for People with a Disability (NHSPWD) and with the principles of the Convention on the Rights of Persons with Disabilities (CRPD). The preparation of the local plan will be coordinated and led by the Housing and Disability Steering Group, which is a working group of relevant service providers, including HSE, AHB's and service users chaired by the Council to oversee the delivery of disability services within the county of Tipperary.¹

The National Strategy aims to facilitate access and provide a framework for people with a disability to the appropriate range of housing and related support services delivered in an integrated manner, which promotes equality of opportunity, individual choice and independent living with the user of the services at the centre of policies and plans.

The Local Strategy will align with the strategic aims and outcomes of the new national strategy and also with the general principles of the CRPD which include:

1. **Aim 1:** People with disabilities will be supported to live an independent life within a home and community of their choosing as avowed by the National Disability Inclusion Strategy (NDIS), by ensuring equal access to appropriate social housing for people with disabilities so as to promote independent living, choice and access to support and community services.
2. **Aim 2:** The HSDG will adhere to Articles 19 of the UNCRPD which recognizes the equal rights of all persons with disabilities to live in the community with choices equal to others
3. **Aim 3:** The Plan for Housing delivery for people with a disability will be aligned to the development of sustainable communities close to services and resources required and enjoyed by disabled people as active citizens.
4. **Aim 4:** The HSDG will seek to maximise the provision of social housing for people with a disability by maximising all of the delivery channels available to the LA and the AHBs ²
5. **Aim 5:** The HSDG will ensure that Interagency protocols will be developed to ensure housing delivery in line with effective support services to those who require it.
6. **Aim 6:** The HSDG will seek to communicate relevant information to all stakeholders and the wider community regarding the local strategy.

¹ See Appendix 1 for the list of Members of the Tipperary Disability Steering Group

² LA Housing Construction Programme; LA Housing Acquisition programme; LA voids Programme; LA Allocation Scheme; LA Disabled Grants; The Approved Housing Body housing programme; Housing Assistance Payment (HAP); Long Term Leasing; RAS; Repair & Lease and Buy and Renew Schemes

7. **Aim 7:** The HSDG will seek the delivery of universally accessible housing units and adaptations to meet need-based demand.
8. **Aim 8:** The HSDG will identify barriers, risks, and challenges to these objectives as they arise, and develop prompt and flexible responses through interagency collaboration

In meeting the requirements of the National Disability Plan, the Local Plan must also conform with the following higher level county plans which will feed into the delivery of the this local plan. The relevant Plans include

- Tipperary County Council Corporate Plan 2020 to 2024
- South Tipperary County Development Plan 2009 (as varied) & North Tipperary County Development Plan 2010 (as varied). Preparation of Tipperary County Development Plan 2022 – 2028 commenced
- Tipperary County Council Local Economic and Community Plan (LECP) 2015 - 2020
- Tipperary County Council Housing Strategy & HNDA 2021 (draft)

This local Plan will assist in meeting the objectives of the above County Plans and will also meet the requirement to deliver at a local level on the ambitions and objectives of the National Disability Plan. It will comprise a series of actions which will provide a mechanism for the delivery of suitable local social housing supports for people with a disability based on a clear assessment of need. The plan provides for input from all the key stakeholders and service providers involved in the area of disability in order to ensure it is an integrated and cohesive response to delivering for those with a disability.

As importantly, a key element of the plan is that the actions are guided and informed by the lived experiences of service users and that it puts their requirements at the centre of the strategy. Service users sit on the Council's Disability Steering Group and their input and perspective is central to the plan.

The Housing and Disability Steering Group has prepared this Strategy. Through its implementation, the Housing & Disability Steering Group (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 disabled people over the next number of years. It will also have an important monitoring role to ensure that targets are being met, that the appropriate support services are provided for those who need it and that the needs of users are central to plans and projects being developed by both local authorities and the AHB's.

Chapter 2 Stakeholder Engagement and HDSG Functionality

Some 15% of the population of Tipperary have at least one disability. Given the ongoing demographic trends it is likely that this will see the number of people with a disability increasing to approximately 20% by 2026³. This trend is also accentuated by the number of young adults presenting with addiction issues and associated mental health along with other complex support needs resulting in the increase of presentations to services including homeless services.

Engaging with people with disability is a challenge and whilst the task is somewhat easier in relation to those who avail of disability services or supports through an organisation, additional efforts need to be made by the Housing Disability Steering Group (HDSG) to seek out the views and needs of this cohort and to also raise awareness of the supports that are available to the wider public.

2.1 – Stakeholder engagement

People with lived experience of disability often go about their lives without becoming involved in disability services or support organisations. They might engage periodically or simply do not chose to avail of day services or supports on offer. Many learn to live with chronic conditions and self-manage, engaging with services as and when they need to do so. Reaching out to these stakeholders requires a range of approaches which were undertaken as part of this strategy development as listed below.

- i) *Engaging with Service user Panel*:- Within the Mental Health Services, the CO5/CH03 Lead for Service User engagement facilitated the Project Manager for Housing Coordination to meet with the South Tipperary Service User Panel to brief and discuss the proposal of this strategy. They have subsequently nominated a service user to attend the HDSG going forward and can help with raising awareness of the new strategy and new processes.
- ii) *ROSAN Programme*: The ROSAN Programme is an interagency approach between the HSE Mental Health Services and Focus Ireland to assess and give voice to the needs of those residing in HSE mental health provided accommodation⁴. In South Tipperary it is expected that the ROSAN worker will complete and collate approximately 40 ROSANs. Where appropriate, the ROSAN Worker supports the implementation of the Individual Care Plan via signposting to relevant agencies and supporting the completion of applications for LA housing and the relevant AHB. It is expected that this will assist with the development of

³ Health Atlas Ireland (2020)

⁴ The ROSAN is resourced by 1 Part-Time ROSAN Workers contracted for 12 months in South Tipperary with Focus Ireland 2020/2021. The ROSAN Workers are integrated onto the relevant HSE Mental Health Teams and are guided in their role operationally by a Standard Operating Procedure (SOP) that was co-produced by both HSE and Focus Ireland.

recommendations for the reconfiguration of HSE/Local Authority and AHB resourcing to better serve individual needs of those requiring social housing with a range of high, medium and low supports.

- iii) Partnership arrangements with stakeholder organisations will be a critical function in ensuring that appropriate information on housing supports is circulated in a targeted manner. Disseminating information to the wider community on the strategy and inviting the engagement of the public in the strategy requires a community effort, joined up thinking, and a sharing of the responsibility across all stakeholders both public and voluntary. Engaging the support of community and public organisations who frequently meet the public is a starting point such as The HSE, Carers Ireland, Tipperary PPN, The Disability and Inclusion Steering Committee, Tipperary Sports Partnership, Family Resource Centres, and any other organisations providing a range of intellectual, physical and sensory services, including mental health services. The HSDG expect to utilise these services and groups to disseminate appropriate information around housing supports and to seek peoples input to the draft strategy.

Partners at a national level also influence the content of the strategy and the delivery of the objectives. This includes

- a) *Department of Housing, Local Government and Heritage (DHLGH)* – their mission is to support the sustainable and efficient delivery of well-planned homes and effective local government.

The following policy documents set out its aims and how it intends to achieve these goals which include their priorities in relation to housing people with disabilities:

- The National Housing Strategy for people with a disability (NHSPWD) 2011-2016
- Strategy and implementation Framework 2012
- Rebuilding Ireland “Action Plan for Housing and Homelessness 2016
- Housing for All: A New housing Plan for Ireland 2021

These policies and strategies were adopted and provide a policy framework to support people with disabilities to access community-based mainstream living with maximum independence and choice. Building on the commitment given in the Programme for Government to meet the housing needs of people with disabilities, the delivery of homes for those with a disability was re-affirmed in the government’s policy document “*Housing for All: A New Housing Plan for Ireland*”2021.

- b) *Health Service Executive (HSE)*

The HSE provides and funds a range of services for people with disabilities and their carers. These services include basic health services as well as assessment, rehabilitation, income maintenance, community care and residential care respite, home care and day care.

Some services are provided directly by the HSE. Community, residential and rehabilitative training services are provided by voluntary organisations with grant aid from the HSE.

Persons with a disability should be provided with dispersed⁵ housing in the community, where they may:

- Choose to live on their own (with support)
- 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)
- have access to services and supports to people with disabilities in the County.

This plan & the HSDG body will utilise all supports available to it from the HSE.

2.2 County Tipperary Housing and Disability Steering Group

The Terms of Reference for the Housing and Disability Steering Group, state that all representatives should be at a senior level and should be competent at representing the needs of the various disability groups. The group is chaired by the Director of Services for Housing to highlight the importance of its work and to provide the necessary supports to achieve the aims of the group and the strategy. This has also been replicated by the other agencies whose nominations to the group reflect their senior status within their own organisations.

The County. Tipperary Housing and Disability Steering Group consists of local representatives from key statutory agencies and relevant disability stakeholders. The membership of the Steering Group consists of Local Authority Senior Executive Officer, Housing Directorate (Chair), HSE representatives, representative from the disability sectors operational in the local area and representatives from approved housing bodies at Manager Level. In addition, Local authority representatives from relevant sections of the housing department such as Housing Allocations, Housing Development, Social Work etc. will also attend meetings, where appropriate.

The group has also been fortunate in that it has received support and guidance from the Housing Agency by the attendance at meetings of senior members of its staff. They have provided guidance and information on national policies in this area and will continue to attend.

⁵ Dispersed housing may be defined as apartments and houses of the same types and sizes as the majority of the population live in, scattered throughout residential neighbourhoods among the rest of the population

2.2.1 Roles and Responsibilities of the HDSG

The HDSG role is to consult with and advise the Local Authority on the local implementation of the National Housing Strategy for People with Disabilities, including the housing of persons with disabilities transitioning from institutional care and or congregated settings. The Steering group will periodically monitor the plan for delivery of social housing for persons with disabilities against the targets set at each meeting and this will include the ongoing review of the Local Authority and Approved Housing Body pipelines for delivery to allow for input into the appropriateness of developments for specific housing types to accommodate social housing for people with disabilities.

The Steering group is responsible for developing, monitoring, and reviewing local interagency protocols, as appropriate and will work with all housing delivery agencies particularly AHB'S to promote the provision of housing to people with disabilities. In addition, they will provide feedback and constructive challenge as necessary to the Department of Housing regarding barriers that exist to meeting the housing requirements of people with disabilities.

In order to improve internal and external stakeholder engagement with the Local Authority departments, disability service providers, HSE, Approved Housing Bodies and appropriate advocacy groups, the Steering group will endeavour to engage with the Local Authority on its implementation of the National Guidelines for Housing Assessment and Allocation for People with Disabilities including those transitioning from institutional settings to identify any obstacles or barriers in the implementation of the Guidelines.

The Steering group will collaborate as a group to gather and disseminate information in relation to housing for persons with a disability. Where appropriate the Steering group will provide information on need etc. to the Local Authority regarding area of representation and if possible plan for an emerging need. Members will identify key barriers or challenges to people with a disability accessing housing and if possible, addressing these issues at local level. If it is not a local issue, then the issue will be escalated to the national level for discussion and actioning if appropriate.

In summary the role and responsibilities of the group include:

- The HSDG will define the roles and responsibilities of each group member of the HDSG.
- The HSDG will identify and agree the key contact within the Council and other key agencies in the area of housing supports for those with a disability.
- The HSDG will adhere to the Terms of reference including reviewing membership, meeting frequency, attendance, input from people with lived experience, engagement and reporting to wider disability networks

- The HSDG will continue to identify all appropriate stakeholders and maintain an open channel of communication with same. Below is a list of Stakeholders which is not exhaustive:
 - HSE, including the HSE Disabilities Community Development Worker
 - IWA
 - Daughters of Charity
 - Brothers of Charity
 - Rehab Care
 - Enable Ireland
 - Novas
 - Acquired Brain Injury (A.B.I) Rehabilitation Services, South Tipperary
 - Acquired Brain Injury Ireland, North Tipperary
 - Community Development Worker, North Tipperary Development Company (whose role is to support and advocate for parents of children and young people with such Special Needs as Autism, ADHD, Dyslexia and Dyspraxia.
 - Gold Star Disability Services Tipperary
 - Tipperary Centre for Independent Living
 - Chime (National Charity for Deafness and Hearing Loss)
 - Cystic Fibrosis Ireland (CFI)
 - Epilepsy Ireland
 - Multiple Sclerosis Society of Ireland
 - Spina Bifida / Hydrocephalus Ireland Family Support Worker
 - Tipperary Down Syndrome Association

The Plan will seek to communicate and be informed by the experiences of the above groups and it will also consult with identified Stakeholders through surveys, focus groups, etc as and when appropriate to do so.

Chapter 3 Review of 2016 – 2020 Tipperary Strategy for Housing People with a Disability

A review of the achievements/outcomes arising from the 2016 – 2020 strategy was undertaken and the following were the key achievements

Key Outcomes on foot of previous plan:

Governance & Policy Achievements

- Development of a collaborative, interagency forum to deliver a targeted response to disability accommodation needs
- Review of Tipperary’s County Council Allocation Policy to ensure that ground floor units/bungalows are retained for persons with a disability.
- LA staff attended the Housing Agency’s training programme on early intervention for Mental Health
- The appointment of a Project Manager for Housing Coordination for CHO3/CHO5/SECH has led to better communication, understanding and information on housing matters within the Mental Health Services. This has included briefings with Multi-Disciplinary Teams, Social Work Teams and Service User panels, a training webinar on independent living and a workshop at an Advancing Recovery Learning Set. Under the Mental Health Transfer of Ownership Programme, no properties have as yet transferred to Focus Ireland ownership. However, there is active interagency engagement to progress the transfer of 1 property and the purchase of another through CASS funding, as a replacement for an existing residence; it is expected that 5 residents will transition to tenancy status. 2 vacant HSE former residences have been transferred to the LA.
- Review of the Disabled Persons Grant Policy to ensure more effective and responsive reaction to the needs of this community. Resulted in backlog of P1; P2 & P3 being cleared and needs address (1,908 applications approved and £18.3million in grant aid allocated 2017 – 2021 to date (June)

Housing Delivery Achievements

- Increase in allocations of social housing units to persons with a disability – 242 units over the period of the last 5 years were allocated specifically to those with a disability
- More focussed acquisition programme to ensure suitable properties were acquired for those with a disability.

- Increased emphasis on collaboration with developers of Part V units suitable for persons with a disability – although this channel of delivery was slow as a result of an inactive new residential market
- Significant progress with Capital Assistance Scheme to support AHB's in the provision of units for persons with a disability. Since 2016 129 units have been provided under the CAS Programme of which 27 were identified for people with a disability, which represents 20% of the total provided under this Scheme for PWD.

Use of TCC Grants to Assist in Addressing Disability Issues

- Continuing progress with DPGs so as to ensure as many clients with a disability remain in their own home (1908 applications approved since 2017 totalling over 18.3m in grant funds allocated. Please see below.

Interagency Soft Support Achievements:

- Appointment of two Tenancy Sustainment Workers to key work vulnerable clients including those suffering with mental health issues (*TCC & Focus*)
- Introduction of HAP Place-finder Service to help the most vulnerable housing applicants' source private rented accommodation with the aid of a specific financial package (*TCC*)
- Introduction of Housing First Service to provide accommodation for 12 clients (*TCC & Focus*)
- Introduction of START programme providing accommodation and support to 6 people with enduring Mental Health conditions. Support was funded primarily by the SRF for the Mental Health Services. WIT have conducted an evaluation of this interagency project. (*TCC; HSE & Focus*)
- Establishment of North Tipperary Intensive Tenancy Sustainment Service providing support to clients with enduring mental health conditions (*TCC & HSE*)
- Targeted approach to providing suitable accommodation for persons with a disability under the Traveller Accommodation Programme 2018-2023
- Reviewed Homeless Service provision to include provision of two Homeless Provision Officers whose role in part to prevent individuals from entering the cycle of homelessness, including those with disabilities
- Reviewed the Homeless Action Team (HAT) to ensure that the key service providers are sitting at the table that address disability issues
- Introduction of the Care and Case Management Model to HAT and homeless services which assists in ensuring that the appropriate service supports are in place for those with a disability who are at risk of homelessness or who are homeless.

Notwithstanding the progress noted above, a number of areas were not progressed to the satisfaction of all members of the steering group and a number of gaps still remain. These include

- lack of an adequate supply of housing and in particular 1 and 2 bed units leading to significant challenges
- Challenges around stronger and more intensive & consistent social interagency supports for those with mental health difficulties and other challenging disabilities
- Better monitoring and management of MOUs and SLAs amongst the various service providers to ensure user needs are met
- Greater collaboration between the housing service and disability support services in ensuring the delivery of appropriate units in a timely manner to meet the specific disability needs of certain cohorts

The lessons learnt and the challenges faced will inform the new strategy to 2027

In order to identify the future need, it is important to have access to appropriate data and to identify any changing patterns or any changes in policy that affect housing delivery.

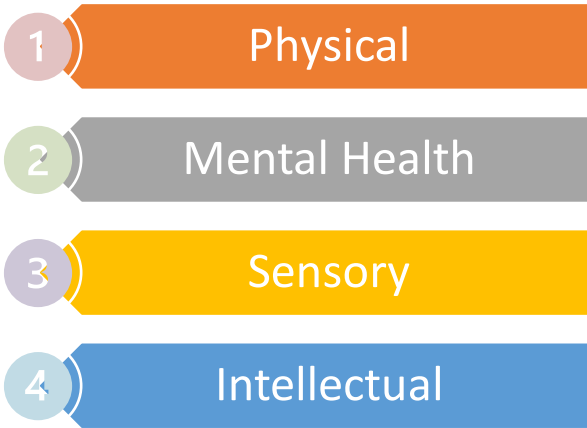
Existing and future needs is quantified by utilising the following sources:

- 1. Council housing waiting list
- 2. Applications for Housing
- 3. C.S.O statistics
- 4. Housing Agency statistics
- 5. H.S.E. statistics
- 6. Service providers statistics.

The data derived from the above sources facilitate the council & the AHBs to design a construction/acquisition/leasing programme in line with the identified needs and ensure the developments are appropriate to the specific disability needs

4.1 Overview & Profile of Disability Categories in Tipperary:

In line with the Social Housing Assessment Regulation 2011 the four categories of disability referred to in the plan are:



At the last census, the following was the position in relation to people with a disability in the county:

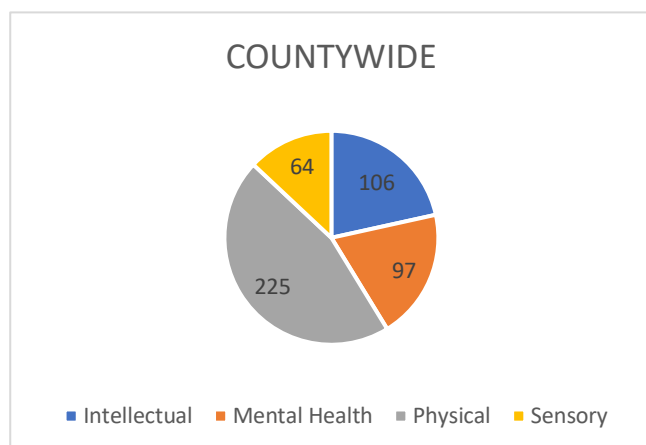


CSO Census 2016

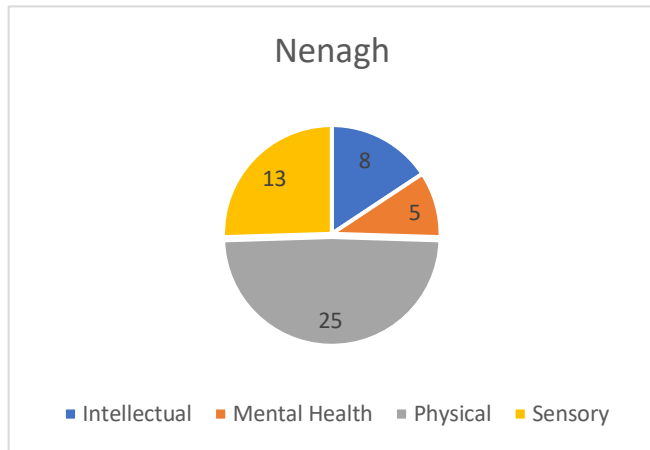
While these figures indicate that there were 23,595 people with a disability in Tipperary, not all of these will require social housing support. This is reflected by the figures for people with a disability on the councils housing list. At 31/12/2021 there were 3499 approved housing applicants on the councils waiting list of which 492 or 14% were approved on the basis of one of the four categories of disability above.

Set out below is the geographical spread of the approvals across the county. A number of those approved on the basis of disability are currently living in sheltered accommodation or in a congregated setting.

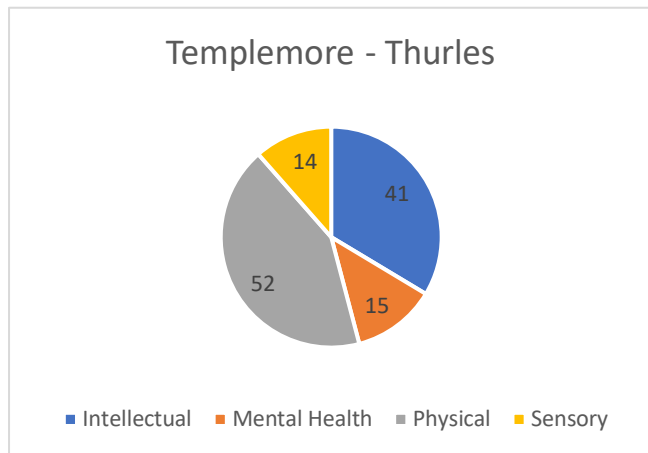
	COUNTYWIDE
Intellectual	106
Mental Health	97
Physical	225
Sensory	64
Total	492



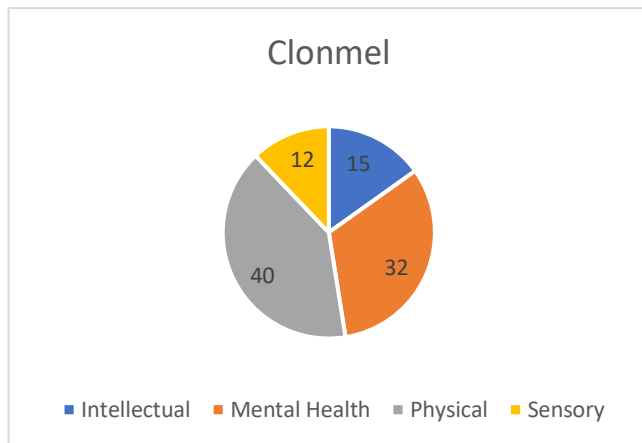
	Nenagh
Intellectual	8
Mental Health	5
Physical	25
Sensory	13
Total	51



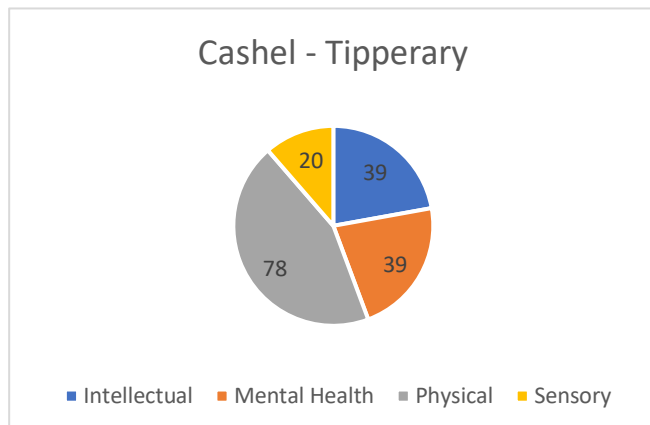
	Templemore - Thurles
Intellectual	41
Mental Health	15
Physical	52
Sensory	14
Total	122



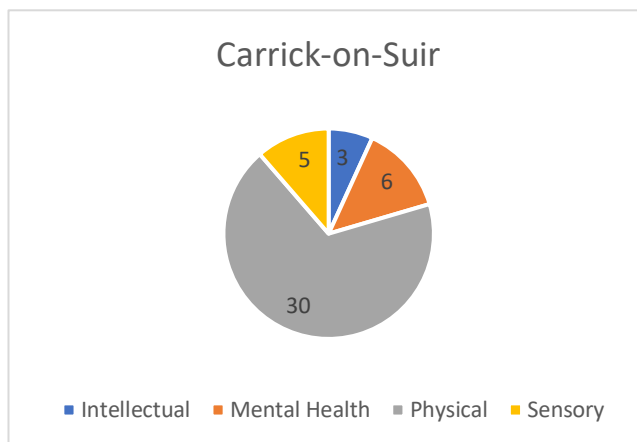
	Clonmel
Intellectual	15
Mental Health	32
Physical	40
Sensory	12
Total	99



	Cashel - Tipperary
Intellectual	39
Mental Health	39
Physical	78
Sensory	20
Total	176



	Carrick-on-Suir
Intellectual	3
Mental Health	6
Physical	30
Sensory	5
Total	44



The goal is to meet the identified housing needs of those individuals with a disability locally; whether they are currently living in the community, sheltered accommodation or in a congregated setting.

The plan will form an integral part of the local authority Housing Services Delivery Plan 2022 - 2027 and will promote and support the delivery of accommodation for disabled people using all appropriate housing supply mechanisms including the Housing Capital Construction Programme, Acquisition, leasing, RAS, and HAP. The council will also work in partnership with AHB's in order to maximise their contribution to the provision of housing for peoples approved on the basis of disability. In addition, the council will prioritise the use of the Disabled Grants to ensure that those who are capable of living independently in their own homes continue to do so.

The AHB's will play an important role in the delivery of accommodation to meet the general and specific needs of clients by the use of the Capital Assistance scheme (CAS) and the Capital Advanced Leasing Facility (CALF). Their importance can be gauged by the fact that the sector provided 42% of the national total of social houses in 2020. Their important contribution to meet the needs of special needs groups will be facilitated by the LA and the AHB Forum in the council, which is in place to coordinate the delivery of housing by the sector. Members of the AHB forum have been advised that in developing their objectives to seek funding under CAS and CALF, they should be informed by the four categories of disability in the provision of social housing.

4.2 Established Social Housing Need for those with a Disability

To date, over the period of the last 5 years, good progress has been made where 242 social housing units have met the accommodation needs of those with a disability as per the breakdown below although it is accepted that there is a considerable way to go

	2017	2018	2019	2020	2021
Sensory	6	9	5	9	17
Mental Health	7	17	5	17	11
Physical	23	40	27	39	39
Intellectual	0	0	1	1	1
Total	36	66	38	66	68

A significant amount of additional detailed information is required to ensure that the specific accommodation needs of each individual in each sector is addressed appropriately. There are a number of key actions agreed as part of this plan in section 4.5 below which will work to address this gap in information

4.3 Potential Emerging Need

In discussions with the key agencies responsible for service supports of those with a disability, the following potential emerging needs are also identified and a delivery plan needs to be put in place with respect to the relevant areas by the relevant authorities:

- o People under 65 years old who are placed into nursing homes due to a lack of rehabilitation supports and / or adequate personal and social support packages. In 2018 research found that 5.4% of long-stay nursing home beds were occupied by people under 65 years⁶.
- o People who remain in a congregated setting.
- o People with disabilities who remain on Tipperary County Councils social housing waiting list; as per tables outlined above.
- o People with disabilities presenting as homeless.
- o People with disabilities who are currently living with family members or older parents who may have an age-related disability or other disabling impairment despite being in the role of carer. This includes people with intellectual disabilities represented by the local group, Proactive Carers.

⁶ Maria Pierce, Sophia Kilcullen and Mel Duffy, *The Situation of Younger People with Disabilities Living in Nursing Homes in Ireland – Phase 1 2018*

- o Young disabled adults who have turned 18 years and over who wish to live independently in the community.
- o People under 65 years with early onset dementia, people with addiction associated dementia like Wernicke’s disease or Korsakoff’s syndrome and older people with dementia-specific housing needs. Of the almost 30,000 people living in nursing homes, there is approximately 19,500 people with dementia, representing almost three quarters of the number of people residing in nursing homes⁷.
- o Children and adults with autism-specific housing needs.
- o People with disabling conditions from stroke, acquired brain or spinal cord injury and, more recently, the long-term disabling effects of COVID-19.
- o Disabled people with specific needs including more than one wheelchair user within the family unit.
- o People with disabilities in direct provision accommodated in hotel rooms that are not accessible.
- o 492 individuals on the waiting list at 31st December 2021 where specific accommodation adaptations are required.

Where the HSDG do not have the appropriate information in relation to numbers in the above categories, additional work will be undertaken to ascertain same where possible and feasible.

4.4 Housing Supply Programme & Delivery Pipeline for PWD Delivery

Housing supply is critical to providing housing options. A key priority of the *2016 Rebuilding Ireland: An Action Plan for Housing and Homelessness* was to accelerate and expand the delivery across all tenures, including social housing. This is a continuing priority in the 2021 Housing Policy for Government - *Housing for All: A New Housing Plan for Ireland*

Tipperary County Council will have delivered along with its partners over 800 dwellings under Rebuilding Ireland 2018-2021 and it is envisaged that approximately 900 dwellings will be delivered over the six years in the period 2022-2027 through all channels of delivery under the new housing policy “Housing For All”. There is currently construction on site at 22 locations providing just under 400 units to the end of 2022 with a further 179 dwellings in the delivery pipeline. This is in addition to vacant units, acquisition and leasing. This current projected delivery includes a number of CAS projects and dwellings for the elderly at appropriate locations in addition to a significant increase in the number of one and two bed units.

⁷ N Hennelly and S Cahill, *The Impact of COVID-19 on People Living with Dementia in Ireland*, 2020

Part V has been delivering a limited number of standard units to date but this channel of delivery is expected to increase as supply on the private side improves. An increased focus will be placed on delivering for a specific need into the future. This will necessitate early engagement on the design side to deliver appropriately sized and designed units to meet this specific need.

Leasing and a limited number of acquisitions will also provide units over the period 2022-2027. TCC will endeavour to match housing applicants with a specific need to available units on an annual basis over the lifetime of this plan. The Council will also continue to encourage and support AHBs to utilise CAS for the purchase of dwellings to meet the particular needs of the disability sector. The Council has a number of designated units within its own housing stock and as these become vacant allocations will have regard to specific needs in keeping with the original designations where it is appropriate and in accordance with the allocations policy.

4.5 Required Supports for those With a Disability in private Households:

One of the main tools that the council has at its disposal is the disabled persons grants for those who live in private households and who do not have access to social housing supports.

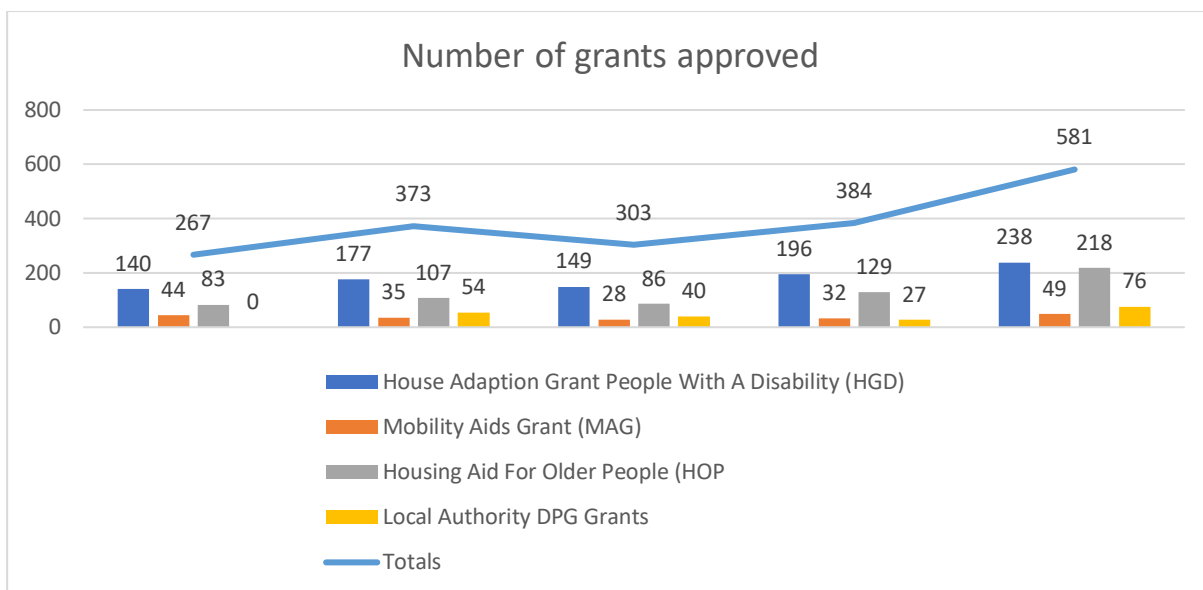
The purpose of these grants is to upgrade existing housing to enable tenants to continue to live safely in their home where they have been diagnosed with a disability. This can apply to persons who live in privately owned or council owned accommodation. It includes Housing Adaptations for People with a Disability (HGD); Mobility Aid Grants (MAGs); Housing Aid for Older People (HOP) and Local Authority Disabled Grants

Grants are prioritised based on medical need and a person’s need will be assessed by an Occupational Therapist prior to the assignment of a priority level of P1, P2 or P3 where P1 is the highest level of need. Table A below provides an overview of the number of applications approved over the last 5 years and Table B provides an overview of expenditure over the same period

A. Applications approved Between 2017 - 2021

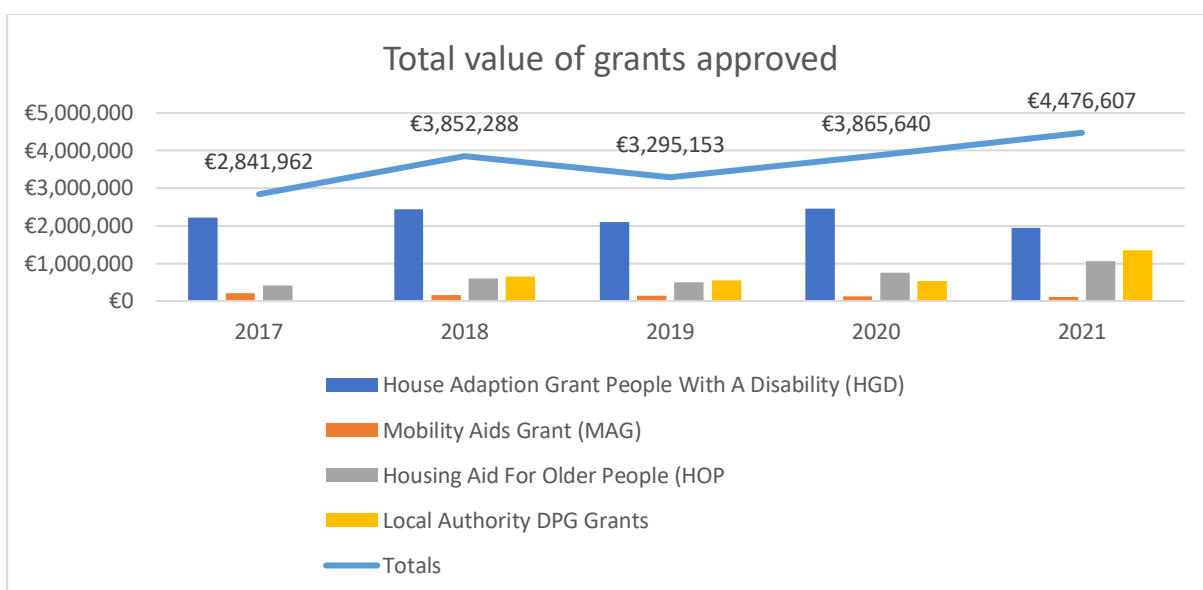
Grant	2017	2018	2019	2020	2021 ⁸
House Adaption Grant People With A Disability (HGD)	140	177	149	196	238
Mobility Aids Grant (MAG)	44	35	28	32	49
Housing Aid For Older People (HOP)	83	107	86	129	218
Local Authority DPG Grants	n/a	54	40	27	76
Totals	267	373	303	384	581

⁸ Figures correct up to July 2021



B. Expenditure for the last five years on each category

Grant	2017	2018	2019	2020	2021 ⁹
House Adaption Grant People With A Disability (HGD)	€2,226,605	€2,441,969	€2,095,669	€2,459,998	€1,947,770
Mobility Aids Grant (MAG)	€201,331	€154,124	€149,083	€123,225	€113,455
Housing Aid For Older People (HOP)	€414,026	€598,742	€500,469	€747,604	€1,067,755
Local Authority DPG Grants	n/a	€657,453	€549,932	€534,813	€1,347,627
Totals	€2,841,962	€3,852,288	€3,295,153	€3,865,640	€4,477,188



⁹ Figures correct up to July 2021

C. Average spend per grant

Grant	2017	2018	2019	2020	2021 ¹⁰
House Adaption Grant People With A Disability (HGD)	€15,904.32	€13,796.43	€14,064.89	€12,551.01	€8,183.90
Mobility Aids Grant (MAG)	€4,575.71	€4,403.55	€5,324.39	€3,850.78	€2315.40
Housing Aid For Older People (HOP)	€4,988.26	€5,595.72	€5,819.41	€5,795.38	€4897.95
Local Authority DPG Grants	n/a	€12,175.06	€13,748.30	€19,807.88	€17,731.93
Totals	€25,468	€35,971	€38,957	€42,005	€33,129.18

D. Forecast for next 5 years

Tipperary County Council have been successful over the years in obtaining additional grant monies over and above the initial allocation to the county. As a result, a significant number of applications could be supported and accordingly address the needs of those with a disability. Tipperary County Council has also effectively been able to reduce the back log of lower priority (P2 and P3) cases from previous years as well as accept a larger number of new applications for 2021.

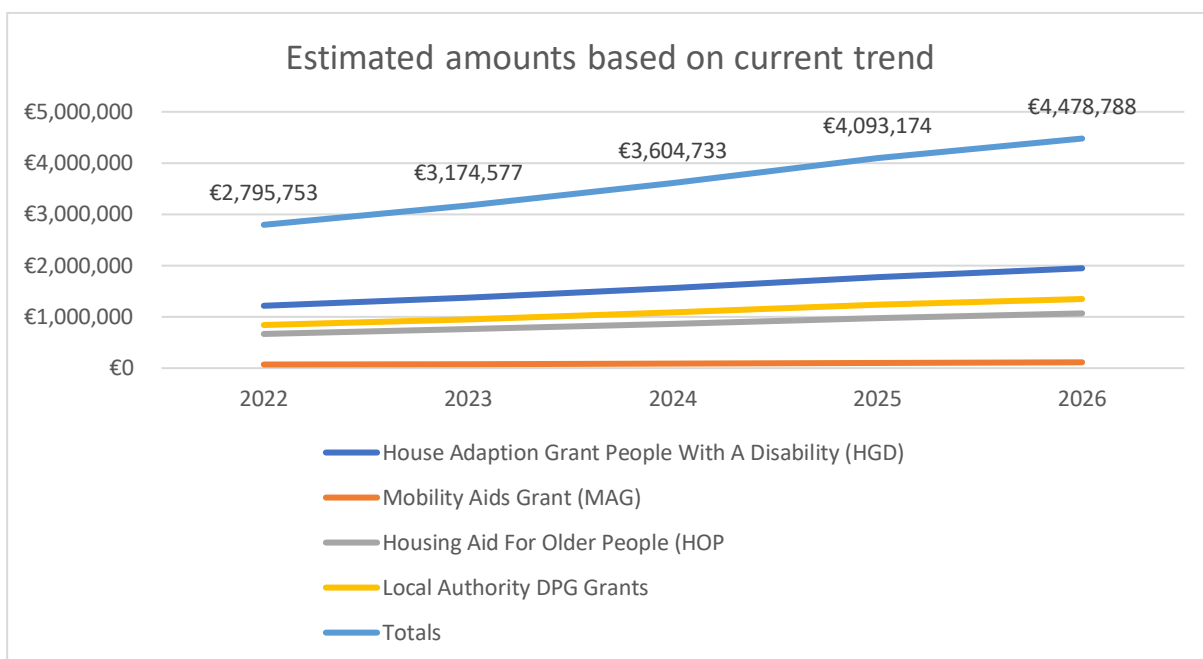
Based on previous trends (and on the basis that the 2021 figure may have been a one-off allocation), it is possible to make a reasonable estimate of potential demand in the area. This also needs to be balanced against what is likely to be funded and also the ability of the Council to continue to match fund the grant aid provided by government. On the basis that the number of applications may stabilise and grow at a slower rate, it is anticipated that there should be an average spend of approximately 4 million in 2022 rising to 4.5 million from 2024 onwards

Overall the amount of money granted by the department for the period 2017 to 2021 has averaged at an increase of 13.55% year on year.

Allowing for future funding in line with previous allocations the following expenditure could reasonably be expected to be achieved.

¹⁰ Figures correct up to July 2021

Grant	2022	2023	2024	2025	2026
House Adaption Grant People With A Disability (HGD)	€1,216,431	€1,381,257	€1,568,418	€1,780,939	€2,022,255
Mobility Aids Grant (MAG)	€70,855	€80,456	€91,358	€103,737	€117,794
Housing Aid For Older People (HOP)	€666,840	€757,197	€859,797	€976,299	€1,108,588
Local Authority DPG Grants	€841,627	€955,667	€1,085,160	€1,232,199	€1,399,162
Totals	€2,795,753	€3,174,577	€3,604,733	€4,093,174	€4,647,799



4.6 Actions Required to Deliver More Effectively on the Social Housing Need Identified

In order to ensure that the key objectives of this strategy are met in the context of new housing delivery for those with a disability and to provide an efficient grant support system for the same cohort, the following actions need to be progressed to facilitate a more responsive and appropriate level of activity. These are listed below

- (A) Utilise the existing iHouse system to develop reports which allow the disability needs of each applicant to be identified and collated as necessary and in a way, which can be easily utilised by the relevant sections of the housing team to meet the identified need. The HDSG will have a role in this action.

- (B) An appropriate formal system will be put in place to ensure that the Housing Construction Design Team & the Housing Acquisition team are provided with the relevant requirements prior to the design/purchase process for each town/area so that the needs of the applicant with a disability are effectively met
- (C) Support for innovative housing design models in conjunction with the Councils Architect to include housing for a single person, for a family and for a group requiring 24/7 support in any proposed housing scheme where relevant
- (D) in particular, the Council, with the support of the Department of Housing, Planning & Local Government will incorporate recent innovations in Smart and Assistive Technology around the home, which would offer more opportunities for independence for people with a disability. The inclusion of button and voice activated control systems should be considered where necessary, along with the training and maintenance requirements of these systems.
- (E) Ensure that the Allocation Scheme as adopted follows through on its allocation remit to those persons with a disability.
- (F) Continue to maximise the use of the Disability Grant scheme so that the maximum number of people with a disability are able to live independently in their own home.
- (G) Development of a Tipperary County Council Relets Programme to ensure that ground floor units/bungalows are adapted with wet rooms and other required adaptations where possible
- (H) Continue to engage actively with the HSE Disability Services to ensure that those in community group homes or medium to low support units are enabled and supported to submit the necessary housing application forms and that an appropriate timeline is provided to the LA to identify and deliver an appropriate housing unit to meet their specific needs

Where a need is established for specialist supported Accommodation, the HSDG will work collaboratively with the Housing section to ensure the provision of suitable accommodation to meet the established need. This accommodation will be in accordance with the following where applicable:

- Delivery of a large 5 bed community group home, where staff will be available 24/7. These Designated Centres that come under the remit of the Health Information and Quality Authority (HIQA) will need to meet the highest accessibility and fire safety standards. It may be preferable to develop these as new builds rather than trying to

adapt existing houses, due to the requirements but each case will be considered on its merits.

- o Delivery of a 4-bed mental health high support residence, which will meet the requirements of the Mental Health Commission. These include the highest accessibility and fire safety standards. It is important to develop these as new builds rather than trying to adapt existing houses.
- o The Delivery of Emergency Supported Accommodation, given the complexity and vulnerability of a number of mental health service users to homelessness. This should be an integral part of a longer-term housing support programme for independent living to address current realities.
- o The delivery of more one and two bedroomed units in the main urban areas, but also as indicated on requests for transfers and application forms. Data collected from the Mental Health services affirmed the predominance of single people with housing needs in this category
- o The delivery, where need is proven of small clusters of individual housing which gives people independence within their own space, while also allowing for easy access to support staff and the opportunity to socialise with peers. A creative design allowing for multi-purpose shared spaces will be an important feature of this model.

Housing Supports: Social Care

The objectives of the HDSG and that of other local agencies working to support better outcomes for people with disabilities, is to ensure that tenancies can be sustained so that the quality of life for those with a disability is significantly improved and sustained. The HDSG aims to provide appropriate and accessible housing to people with disabilities in the community which are as close as possible to their services and circles of support.

The agency driving the delivery of these services and supports is the HSE. The HSE states that their objective is to enhance stronger community-based services and supports which will meet the needs of people locally, through collaborative engagement with other government departments and a variety of other stakeholders;

“...capacity building in the community is key to realising the vision of Sláintecare. timely access to primary care, aligned to general practice, and delivering services at home and in the community will not only ease pressure on our hospital system, but it will also deliver what clients and services users want and need.”

In relation to people with disabilities the objective of the HSE is clear;

“Disability services support and enable people with disabilities to live as far as possible the life of their choosing in their own homes and communities, through services, supports and environments, designed and adapted as necessary to meet their needs, enabling them to live ordinary lives in ordinary places as independently as possible. Building on the Transforming Lives Policy and in line with the UN Convention on the Rights of Persons with a Disability, we will work to reimagine and reform disability services. This will be delivered through collaborative engagement with relevant government departments, service users and their families, service providers and representative bodies, and the national clinical programme for people with disabilities. This will ensure services are appropriately responsive and person-centred with greater flexibility and choice for the service user and delivered within an operationally and financially sustainable model”

Implementation of the HDSG Strategy and the local implementation of the HSE Service Plan 2021 will be strongly coordinated to ensure strong interagency and stakeholder involvement in the siting of housing units for people with disabilities which reflect the roll out of Sláintecare, primary care, community based and outreach services by the HSE. This can be achieved through an interagency protocol at local level which is underpinned by a national agreement.

Representation on the HSDG by the HSE is a valuable asset and has resulted in excellent outcomes to date. The HSDG expects to build on this relationship and strengthen the approaches between the HSDG and the HSE in the implementation of the strategy.

Greater collaboration will be encouraged and facilitated between the County Council, HSE and stakeholders on receipt of a housing application with specific needs – this will enable the HSE/stakeholders to ensure that a person has an assessment of need completed to identify the supports that are required. The HSDG has already established and been involved in models of good practice some of which are outlined below and which will be built upon under the new Plan

1. Monastery Close (Thurles) – varied home support packages of care funded by HSE Disabilities & Mental Health
2. Sue Ryder (Nenagh) – while this is an elderly care service, a similar model funded by HSE Disabilities & Mental Health would be of great value in meeting the unmet need in the area.
3. The START project in South Tipperary, with 6 mental health service users accommodated with support; this is a collaboration between the Mental Health Services, Focus Ireland and the LA. This project is continuing in conjunction with START in Waterford with a funding commitment for a three-year period. It has been evaluated by WIT.
4. The North Tipperary Intensive Tenancy Sustainable Service (TSS) offers intensive tenancy support to adults with mental health difficulties who may be homeless or at risk of homelessness. Two dedicated members of staff source quality accommodation, working in partnership with the relevant community services. They are employed by Focus Ireland but are completely integrated into Community Mental Health Teams (CMHT). This project won an HSE Excellence Award in 2020, and this was marked by a launch of its evaluation.
5. The Transfer Project has been driven at national level, and supported locally. It involves the transfer of low/medium support HSE residences to Focus Ireland. Residents are being supported by a FI support worker to transition from their status as residents to becoming tenants of Focus Ireland, with all the rights and responsibilities that that confers. It needs to be noted that these are tenancies within a supported model of shared housing, and the individuals may seek their own tenancy in their own property as their recovery progresses. A special condition may be required for individuals availing of the Transfer Project that would facilitate them keeping their pathway to social housing open should they be in a position to no longer require shared supportive housing.

The HDSG with the support of the HSE Disabilities & Mental Health Services will endeavour to support persons with disabilities to have access to a range of in-home support services such as personal assistants etc, thus ensuring that people with disabilities are enabled to live independently.

The interagency ethos of the HSDG has allowed for significant improvements and additional supports in the housing area for those with a disability. The type of supports and additional services range from project specific collaboration (such as START programme or the Transfer of Ownership Programme - *where individuals transition from being residents to becoming tenants*) to an interagency transfer of knowledge around processes and procedures within each agency including training initiatives ensuring a more streamlined and specific response to individuals needs. The interagency approach also allows for greater advocacy on behalf of the client in relation to their housing need and/or health supports and it also allows for a more appropriate strategic planning approach to the housing needs and supports of those with a disability .

Actions to Deliver on the Social care Supports required to Sustain Social Housing Need for Those with a Disability

In addition to the provision of social housing units and housing adaptation improvements, there is also a very strong requirement to provide appropriate social care and mental health supports so that an individual can live with dignity and sustain their tenancy irrespective of their particular disability.

On this basis, the following social care areas will be developed and delivered for the duration of this plan

- The PMHC will support the LA to produce information as required by the strategy to assist in planning to meet the housing needs. For example, numbers of need in each location, household size, specific eligibility for some schemes e.g. over 55s or for the START Programme etc.
- The mental health service will estimate the average number of social housing units required annually to facilitate appropriate flow-through / discharge from mental health rehabilitation residences, delayed discharges from Approved Centres or Crisis Houses, or out of area placements.
- The mental health service will seek to identify emerging need among service users who are not on the local authority housing waiting list, for example those trapped at home due to their disability.

- To deliver on this aspiration, the PMHC has agreed with the Mental Health Social Work Team that they will submit a record of housing need either annually or bi annually, subject to service user consent and compliance with GDPR. This record will be shared with the LA and will identify:
 - current mental health service users who are registered on local authority housing waiting list
 - household entitlement/number of bedrooms required
 - The preferred location
 - housing reference number if known
 - length of time on the local authority housing waiting list
 - if there is a willingness to share this information with the LA
 - community mental health team the individual attends, and the treating consultant or named mental health supporter/referrer.

If /when further details are required by the local authority, these can, with the individual's consent, be provided through the identified named people. For example,

- any adaptations required
- The support/ care plan

The mental health service will encourage and support residents in HSE residences to be registered for social housing if appropriate.

Survey of support needs

- In order to create awareness of the support needs of those approved for housing on the basis of disability the HDSG intends to undertake a survey by the end of 2022 to ascertain the housing needs of the applicants in question.
- The HSE will continue to progress the completion of the Transfer Project with up to 5 people becoming tenants of Focus Ireland, instead of residents of HSE accommodation and the provision of ongoing necessary supports to these tenants.
- The HSE will continue to embed the START & NTISS project in conjunction with the LA and Focus Ireland: During 2021, 6 people were housed and supported with the START project. Approximately 20 persons have been assisted through the NTISS project. It is intended that both projects will continue to be supported by the HSE and where possible and necessary extended to address the needs of the cohort the targets of these programmes.
- The HSE will work with their LA colleagues to increase capacity to identify and address challenges as they arise in a positive and constructive manner.

As with any plan, there are always potential risks to the successful implementation of its objectives and targets. The following paragraphs highlights the key potential challenges risks and opportunities and mitigation measures will be built into any local plan to minimise harm or maximise opportunities

HSE Disability & Mental Health and IWA

1. There is a lack of awareness of projects in the area – the county council needs to update stakeholders prior to the design of a new housing development so clients can be identified as suitable and any specific needs designed in accordingly.
2. The cap on housing adaptation grants does not reflect the increase in building costs. While the means test for the housing grant may include the income of people who will not be contributing to the costs, such as siblings. The complexity of the application process itself, as well as the timeframe for the whole process, is also a significant challenge for some people with a disability, their families and caregivers.
3. Streamline the CAS process. Services accessing the CAS scheme may be requested to compromise on the space and adaptations incorporated into the building in order to reduce the unit price. However, it is often essential that the building include full wheelchair access, sensory room / quiet space, space for support staff, etc. It is also more cost effective to include adaptations initially rather than retrofitting.
4. Limited availability of suitable housing stock, particularly 1 or 2 bedroomed properties in urban areas.
5. The Mental Health Services are aware of the powers of the Land Development Agency, and would advocate for a proportion of any of its lands which are to be used for housing to include appropriate housing for those disabled by their mental health, including their aging population, who may need onsite support.
6. A large proportion of those presenting as homeless are in receipt of Disability Allowance. The complexity of their needs can be such that a range of support services are required, heightening the need for greater collaboration between agencies, including those providing housing support, mental health, primary care and substance misuse services.
7. One of the key benefits from the Disability Housing Group meetings has been the opportunity for services to communicate and collaborate. This will hopefully develop

a better understanding of the housing needs and the process involved in providing housing. It may be helpful to create stronger links locally.

8. Collaboration between the HSE, County Council and the disability services may help to bring the timelines for housing and support service funding into closer alignment. Timely access to support service funding from the HSE can lead to improved outcomes for people being able to live in their new home.
9. Collaboration with other community groups has also helped to deliver housing for people with a disability, e.g., LIONS Club project at Monastery Close, Thurles. Part V of the Planning and Development Act can also be used to provide accommodation specifically for disabled persons. This could be achieved by involving an Approved Housing Body that works specifically in the disability sector.
10. Clustered housing/apartment model gives people independence within their own space, while also allowing for easy access to support staff and the opportunity to socialise with peers.
11. Clarity concerning funding for intensive recovery support which enables mental health service users to live independently. This is recommended in Sharing the Vision, but an agreed interdepartmental funding stream would ensure long term strategic planning for projects such as START.
12. Clarity concerning funding for the post of Project Manager for Housing Coordination to ensure implementation of the recommendations of 'Sharing the Vision' which relate to housing for people with mental health disabilities.
13. Lack of affordable rental accommodation in the HAP scheme
14. The inadequacy of the current system in monitoring standards in private rental accommodation; disabled people with complex needs can be vulnerable to exploitation.
15. Risks to the Transfer Project: The transitioning of service users from resident to tenancy status has been met with significant cultural and practical challenges, e.g.
 - The challenge of synchronizing the employment contract of the support workers with the necessary legal processes
 - Concern that those with who aspire to sole occupancy may have difficulty in transferring from their shared tenancy status.
 - Service users opting not to avail of the project, possibly due to the financial implications for them or their capacity to cope with the proposed changes

16. Limitations on the number of offers that can be made to uphold the principle of choice. This has been particularly problematic when properties cannot be viewed, with COVID restrictions.
17. Lack of legal safeguards for tenants of private landlords, with no fault eviction orders and rent increases creating high anxiety for mental health services users
18. Difficulties in being able to transfer from one property to another if required.
19. Lack of access of many service users to computers or smart phones to be able to use the 'choice based letting' scheme
20. Continued risk of homelessness for those with mental health difficulties.
21. Risks of delayed discharges and inappropriate placements {e.g. young people in nursing homes}

National Disability Strategy – Key Aims	Local Strategic Objective Which Will Deliver on Aims	Timeline	Lead Agency	Supporting Agencies/ NGOs	Reporting KPIs
<p>Aim 1</p> <p>People with disabilities will be supported to live an independent life within a home and community of their choosing as stated in the National Disability Inclusion Strategy (NDIS); by ensuring equal access to appropriate social housing for people with disabilities so as to promote independent living, choice and access to support and community services</p>	<p>Ensure the housing Delivery Plan clearly outlines the number of units to be delivered for those with a disability in the context of the social housing targets set for 2022 – 2027</p> <p>An appropriate formal system will be put in place to ensure that the Housing Construction Design Team & the Housing Acquisition team are provided with the relevant requirements prior to the design/purchase process for each town/area so that the needs of the applicant with a disability are effectively met</p> <p>Work with the appropriate partners to deliver on supported housing units for those with a disability in accordance with the needs identified by the HSE and in particular</p> <ul style="list-style-type: none"> The Delivery of Emergency Supported Accommodation, given the complexity and vulnerability of a number of mental health service users to homelessness. This should be an integral part of a longer-term housing support programme for independent living to address current realities. 	<p>2021 - 2026</p>	<p>TCC</p> <p>TCC</p> <p>TCC</p>	<p>HSE Disability HSE Mental Health</p> <p>HSE Disability HSE Mental Health</p> <p>HSE; AHBs & NGOs Disability sector</p>	<p>No of disability units to be delivered</p> <p>Formal procedure in place</p> <p>Progress report on the delivery of specialised units</p>

	<p>More formal communication structure to be put in place to facilitate information on long terms residents in nursing homes under 65yrs capable of independent living</p> <p>A sub group to be set up to identify the appropriate pathway to access social housing supports for those with an intellectual disability We need to develop the 'Pathway' idea and asked for a group to identify key sources for 'Pathway' involving Shane Grogan, Gillian Darrer, Anne Griffin, Margaret Larkin, Paul Gukian & Feargal Gray.</p>		HSE	TCC & NGOs	Report on numbers under 65 in long term residential nursing homes
			TCC	Brothers of Charity; Down Syndrome Tipperary; HSE	Pathway identified & potential applicants supported
Aim 2					
The HDSG will adhere to Articles 19 of the UNCRPD which recognizes the equal rights of all persons with disabilities to live in the community with choices equal to others	<p>Ensure the newly adopted Allocations Policy (2021) which address this aim is implemented in the manner envisaged and that the % of allocations per annum is met at a minimum by the TCC</p> <p>Utilise the existing iHouse system to develop reports which allow the disability needs of each applicant to be identified and collated as necessary (Develop an appropriate IT system to coordinate the collection and storing of data which clarifies the particular housing disability need of each applicant) and in a way which can be easily utilised by the relevant sections of the housing team to meet the identified need. The HDSG will have a role in this action</p> <p>The HSDG will Review membership of HDSG to ensure continued relevance of membership</p> <p>The HSDG will work to ensure a collaborative approach between all relevant agencies to provide a holistic and integrated service for PWD's to include services providing community-based supports to PWD's. Greater focus will be put on more intensive and consistent social care interagency</p>	2021 onwards	TCC	N/A	10% per annum allocated to those with a disability
			TCC	HSE; AHBs; NGO's	IT system developed and in use by 2025
			HSDG		Membership reviewed 2022
			HSDG		Annual review of effectiveness of such supports

	<p>supports for those with mental health difficulties and other challenging disabilities</p> <p>The HSDG will utilise opportunities to ensure its clientele are linked in with and made aware of special supports which are delivered by Tipperary Sports Partnership & Tipperary Arts Section as well as other NGO supported disability initiatives to ensure there is access for all clients with a disability to sports/arts and other activity areas and that necessary reconfiguration works are put in place to enhance the experience and quality of life of those with a disability</p>		HSDG	TCC Sports Partnership; TCC Libraries; TCC Arts; TCC Heritage	<p>Number of non-housing activities supporting PWD</p> <p>Annual report to be provided</p>
<p>Aim 3</p> <p>The Plan for housing delivery for disability will be aligned to the development of sustainable communities close to services and resources required and enjoyed by disabled people as active citizens</p>	<p>Utilise the resources available in the HSDG to capture potential emerging disability needs from nursing homes; congregated settings; living with family members; emerging disability needs etc and feed into the Delivery Plan on an active basis</p> <p>Housing Capital team to ensure that any new development or acquisition of units to address the needs of those with a disability will be planned in areas close to services and resources required. Where specific case is made to deviate from this objective, consideration will be given to same where it is demonstrated that the particular disability issues require same (relevant professional sign off to confirm same)</p> <p>Actively engage with & support the AHB sector to provide housing support for PWD's through the use of the CAS/ CALF funding streams</p>	2021-2022	<p>HSE</p> <p>TCC</p> <p>AHBs</p> <p>TCC</p>	<p>TCC & other HSDG members</p> <p>AHBs</p> <p>TCC</p> <p>AHB</p>	<p>Annual report on emerging needs</p> <p>% of new units for those with a disability in urban areas</p> <p>No of units delivered by CAS/CALF</p> <p>Annual report on progress to the AHB Forum</p>

	<p>Include disability housing provision and disability support services as a standard agenda item at the AHB Forum and ensure appropriate updates are provided to the HSDG on same</p> <p>Continue to maximise the use of the Disability Grant scheme so that the maximum number of people with a disability are able to live independently in their own home.</p> <p>Develop appropriate protocols around transferring supports in LA owned units from a high need service (such as START or NTISS) to TCC Community Liaison Officers where and when it is appropriate to do so.</p>		TCC	HSE; Age Friendly Ireland; Healthy Ireland (Tipp); PPN	Annual report to AHB Forum & HSDG on AHB progress on delivery of housing for those with a disability
			HSE	TCC/AHBs	No of Disability grants approved per annum (Report to HSDG) Protocol developed
Aim 4					
To maximise the provision of social housing for people with a disability by maximising the use of all available delivery channels	<p>To provide as many social housing units to those applicants with a disability in line with the numbers identified on our list(492) by maximising the use of the following:</p> <ul style="list-style-type: none"> • Local Authority housing Construction Programme • Local Authority Housing Acquisition programme • Council's voids Programme • Allocation Scheme • Disabled Grants • Approved Housing Body housing programme • Housing Assistance Payment (HAP) • Long Term Leasing • RAS • Repair and leasing scheme/Buy & Renew Scheme 	2021- 2022 as per need identified	TCC	HSE; AHBs	No of units allocated to those with a disability per annum

	<p>Maximise the use of grants so as to ensure that those capable of independent living are supported to remain in their homes.</p> <p>The HSDG will supports calls for a review of the Housing Adaption Grant upper limit of €30,000 to take account of current building prices</p> <p>HSE to continue working with TCC under their Transfer project to address accommodation needs of those with medium to low level support needs</p> <p>HSDG to lobby appropriate channels at national level to streamline the CAS process and to facilitate more flexibility around space needs where the particular disability require same</p>		<p>TCC</p> <p>HSDG</p> <p>HSE</p> <p>HSDG</p>	<p>PPN; HSE; NGOs</p> <p>AHBs; TCC</p> <p>TCC</p>	<p>Review of cap on costs completed annually / by end 2022</p> <p>No. of clients successfully re-housed under the Transfer Project</p> <p>Submission made to relevant Department/Government Minister through the appropriate channels 6</p>
<p>Aim 5</p> <p>Interagency protocols will be developed to ensure housing delivery in line with effective support services to those who require it.</p>	<p>Interagency protocols will be developed to ensure housing delivery in line with effective support services to those who require it</p> <p>Where relevant, Service Level Agreements with key partners who support those with a disability to maintain their tenancies will be reviewed on an annual basis and changes made as necessary to address any noted deficiencies. Currently SLA's exist for Novas; Focus & Thurles Lions Trust</p>	2021-2022	HSDG	TCC; HSE; AHBs; Other support agencies	Service level agreements set up as required and reviewed annually with Novas; TLT; Focus and others

	<p>TCC will continue to support, with its partners, the maintenance of 12 Housing First Units in the County over the period of the plan and will also seek to extend this programme to the north of the county in the next two years: 75% of current Housing First tenants are in receipt of disability allowance.</p> <p>HSDG will continue to support, through START and NTISS programmes, the sustainment of tenancies for those individuals with an appropriate mental health diagnosis. Such support will continue for the period of this plan subject to budget constraints and to appropriate evidentially based outputs as agreed through any SLA</p> <p>The HSDG with the support of the HSE Disabilities & Mental Health Services will endeavour to support persons with disabilities to have access to a range of in-home support services such as personal assistants, thus ensuring that people with disabilities are to be able to live independently.</p>		<p>TCC</p> <p>HSE</p> <p>HSE</p>	<p>HSE; AHBs; NGOs</p> <p>TCC; AHBs</p> <p>NGOs; AHBs; TCC</p>	<p>% retention of Housing First tenancies; Number of additional Housing 1st Units supplied by 2027</p> <p>Number of units supported through START & NTISS</p> <p>Bi annual report on number of persons with supports and number awaiting such supports</p>
<p>Aim 6</p> <p>Communicate relevant information to all stakeholders and the wider community regarding the local strategy.</p>	<p>Work with all relevant agencies to advise of housing supports available to those with a disability in both the private and social sectors</p>	<p>Q1 2022</p>	<p>HSDG (lead to be decided)</p>	<p>PPN; Disability Sector; Healthy Ireland (Tipperary); Age Friendly Ireland (Tipperary); FRCs, others</p>	<p>Report from relevant agencies annually on publicity</p>

	<p>Communicate relevant information to all stakeholders and the wider community regarding the local strategy through the agencies & NGOs which make up the HSDG forum and utilise surveys, focus groups etc to ascertain the impact or otherwise of the strategy objectives</p> <p>Provide access to the Tipperary Disability strategy for all which by hosting on the TCC website and other Agency websites including the PPN website and promoting appropriate information through the Councils social media platforms and through other HSDG partner platforms;</p> <p>Provide regular updates on implementation to key groups, including the PPN and its Disability Forum.</p>		<p>TCC/ HSE Disability Officers</p> <p>TCC</p> <p>PPN' NGOs; AHB Forum</p>	<p>NGO's; PPN; AHBs;</p> <p>HSDG members</p>	<p>Survey undertaken by year 2 of strategy</p> <p>Strategy up on various social media platforms</p> <p>4 meetings of HSDG per annum; Annual Report from NGOs & PPN on dissemination of information to their core groups</p>
<p>Aim 7</p> <p>The delivery of universally accessible housing units and adaptations to meet need-based demand.</p>	<p>The relevant HSDG partner will advise TCC of any specific disability requirement which will assist in the independent living of any applicant with a disability and TCC undertakes to support the implementation of same where it is appropriate and feasible to do so</p> <p>TCC will seek to deliver universally accessible housing units and adaptations to meet need-based demand where it is advised and supported to do so.</p> <p>TCC with the support of the Department of Housing, Planning & Local Government will incorporate recent innovations in Smart and Assistive Technology around the home, which</p>	2022	<p>HSE</p> <p>TCC/AHBs</p> <p>TCC/AHBs</p>	<p>TCC</p> <p>NGOs</p> <p>NGOs</p>	<p>Annual report on specific disability needs</p> <p>No of accessible housing and adaptations carried out per annum</p> <p>No of projects utilising smart and</p>

	would offer more opportunities for independence for people with a disability. The inclusion of button and voice activated control systems should be considered where necessary, along with the training and maintenance requirements of these systems.				assistive technology
Aim 8 Identify barriers, risks, and challenges to these objectives as they arise, and develop prompt and flexible responses through interagency collaboration	<p>The HSDG will ensure that a minimum of 2 meetings per annum will address barriers, risks, and challenges to these objectives as they arise, and develop prompt and flexible responses through interagency collaboration</p> <p>The local strategy will be reviewed on an annual basis to review progress</p> <p>A large proportion of those presenting as homeless are in receipt of Disability Allowance. The complexity of their needs can be such that a range of support services are required, heightening the need for greater collaboration between agencies, including those providing housing support, mental health, primary care and substance misuse services. The HSDG will actively work to monitor level of care and supports in such instances and seek to address gaps as they arise</p>	2021-2026	HSDG HSDG HSDG	HSE; TCC; NGOs dealing with substance abuse etc	<p>4 meeting per annum to be hosted – 2 to relate to barriers</p> <p>Annual review to be carried out</p> <p>Annual evidential based report on specific gaps for those with a disability</p>
Other Local Specific Disability Objectives	<p>Complete a register of adapted properties suitable for PWD as part of stock condition survey or any other mechanisms at the LAs disposal</p> <p>Seek to put in place a system to give priority to rental inspections of those properties who accommodate people with a disability</p> <p>Continue to provide appropriate training to frontline staff around disability needs and understanding disability</p>	Annual Commence 2023 Annual	TCC TCC HSDG	HSE	<p>Property Register in place</p> <p>Priority system in place by end 2023</p> <p>Annual training report to be presented to HSDG</p>

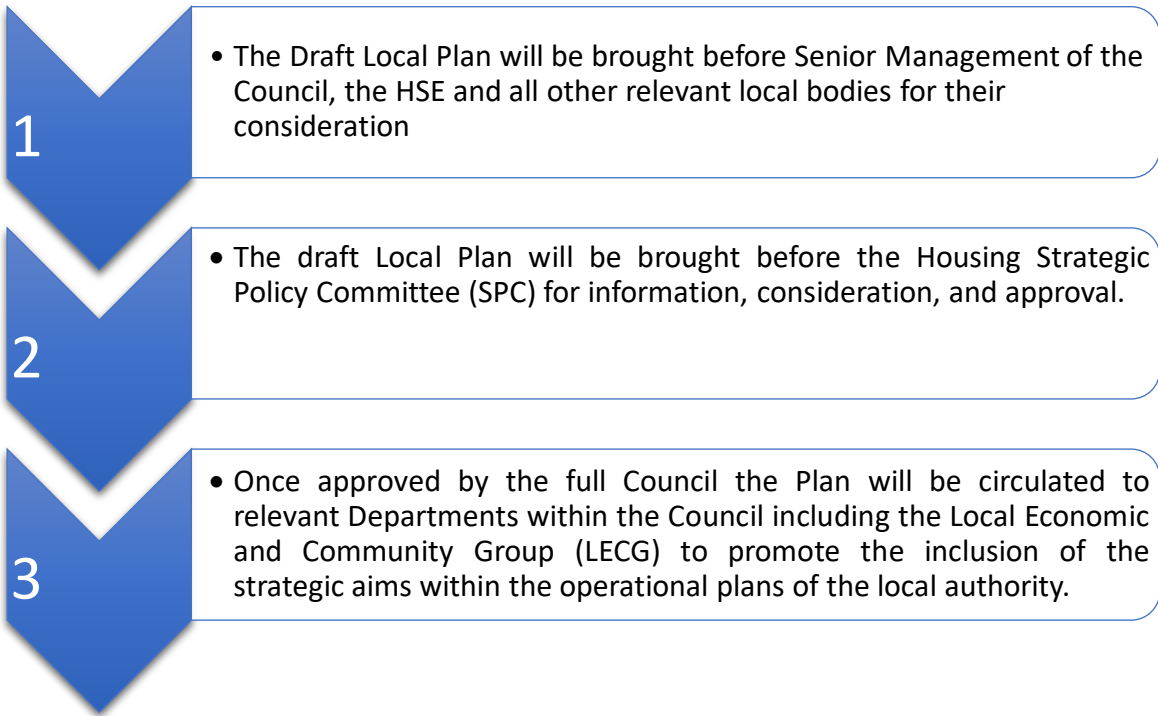
	Provide an annual report to TCC, the HSE and the LCDC on actions delivered under this Plan	Annual	HSDG		Annual report provided to both bodies
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Chapter 8 Awareness and Promotion of the Local Strategic Plan\National Housing Strategy for PWD

The members of the steering group are committed to engaging in a collaborative development of a strategy which promotes the rights of service users to equal access to public housing and inclusion in their own communities.

It is important to the success of the strategy that the public and service users are aware that there is a strategy in place. Consequently, it necessary to publicise it to make it as accessible to as many as people as possible.

To this end the following steps will be taken once the plan has been finalised:



To promote the plan the following will be undertaken:

- The Plan will be uploaded to Tipperary County Councils website for members of the public to access and view. It will be promoted on all council and HSE social media platforms
- Council facilities around the county will be used to display information about the plan.
- Use of Tipperary County Council’s website and Social Media platforms
- Provide regular updates to the Housing Disability Steering Group.
- Provide regular information, advice, and updates to service users to ensure that they are fully aware of the strategy and their entitlements to services under same.

- Service providers such as PPN to disseminate relevant information in respect of the strategy to the members
- Use of traditional Media such as Radio, Newspapers, newsletters etc.
- Use of information leaflets or posters in prominent places such as social and leisure venues, libraries, Family Resource Centres, Community Centres, public and private leisure facilities, GAA and other sporting clubs, rural post offices, community shops, GP surgeries etc.
- All Council staff, and particularly those working on Customer Service and within Housing Directorate, will receive regular Disability Awareness talks to show how to support the diverse needs of people with disabilities as they present their housing concerns.
- HSE Disabilities and Mental Health along with their contracted Service Providers will actively promote the Local Plan and the National Strategy to all its service users.
- HSE Disabilities and Mental Health along with their contracted Service Providers will work to develop clear pathways for service users to obtain housing and awareness re availability of appropriate housing.
- An HSE LanD module, 'Assisting people who use Mental Health services to access social housing support' went live in December 2020 and continues to be promoted by the Programme Manager for Housing Coordination
- HSE Disabilities and Mental Health along with their contracted Service Providers will promote the Local Strategic Plan amongst its local staff teams and service users through its internal communication and engagement pathways e.g. Mental Health's Housing Implementation Group in CHO5/SECH.

The review of the Local Strategic Plan for People with a Disability will be a standing item on all quarterly HSDG agendas. Each “lead” identified with each action in the Local Strategy will be expected to report on progress with respect to each objective. The “lead” will report on behalf of all members involved in the delivery of that target and will be responsible to obtaining the relevant information from its support partners.

The HSDG will use the support of all of its members to address blockages and create opportunities to ensure that all of the stated actions are delivered.

It is also intended that annual updates on the implementation of the Local Strategic Plan will be made to the Strategic Policy Committee on Housing in TCC and also to the LCDC at appropriate times.

National progress on actions will also be facilitated by the HSDG as and when requested.

Appendices:

Disability Steering Group Members 2022

The members of the Disability Steering Group are:

Chair Sinéad Carr, Director of Services, Tipperary County Council

Tipperary County Council Representatives

Cora Morrissey, S.E.O.

Sean Lonergan, A.O.

Breda Ryan, S.S.O.

Padraig Ryan, S.S.W.

Liam Ryan, Architect, Technical Disability Advisor

HSE Representatives

Mental Health: Anne Barrett, Project Manager, Housing Co-Ordinator
Lazarus Gidolf, Senior Social Worker
Paul Guckian

Disability: Maureen Gleeson,
Paula Dwan
Fearghal Gray

Disability Sector Representatives

Physical: Jean Colman, National Housing Programme Manager, IWA
Donal O'Halloran, IWA Tipperary Branch

Sensory: Gillian Darrer, Regional Services Manager, Brothers of Charity Ireland South
East Region
Derek Tallant, Daughters of Charity
Michelle Doyle, Daughters of Charity
Lisa Wilkin Butler, SOS Kilkenny

Mental Health: Deborah Ryan, Novas

Ruth Smith, Public Participation Network Co-Ordinator