

# **Social Housing Supply and Homeless Exits**

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# Social Housing Supply and Homeless Exits

- Exploration of why increased social housing supply is not driving down homelessness
- Looking at 2022 onwards- different homelessness landscape and new housing strategy
- Is where and what we are building the reason for homelessness continuing to rise?
- Case study: The Midlands

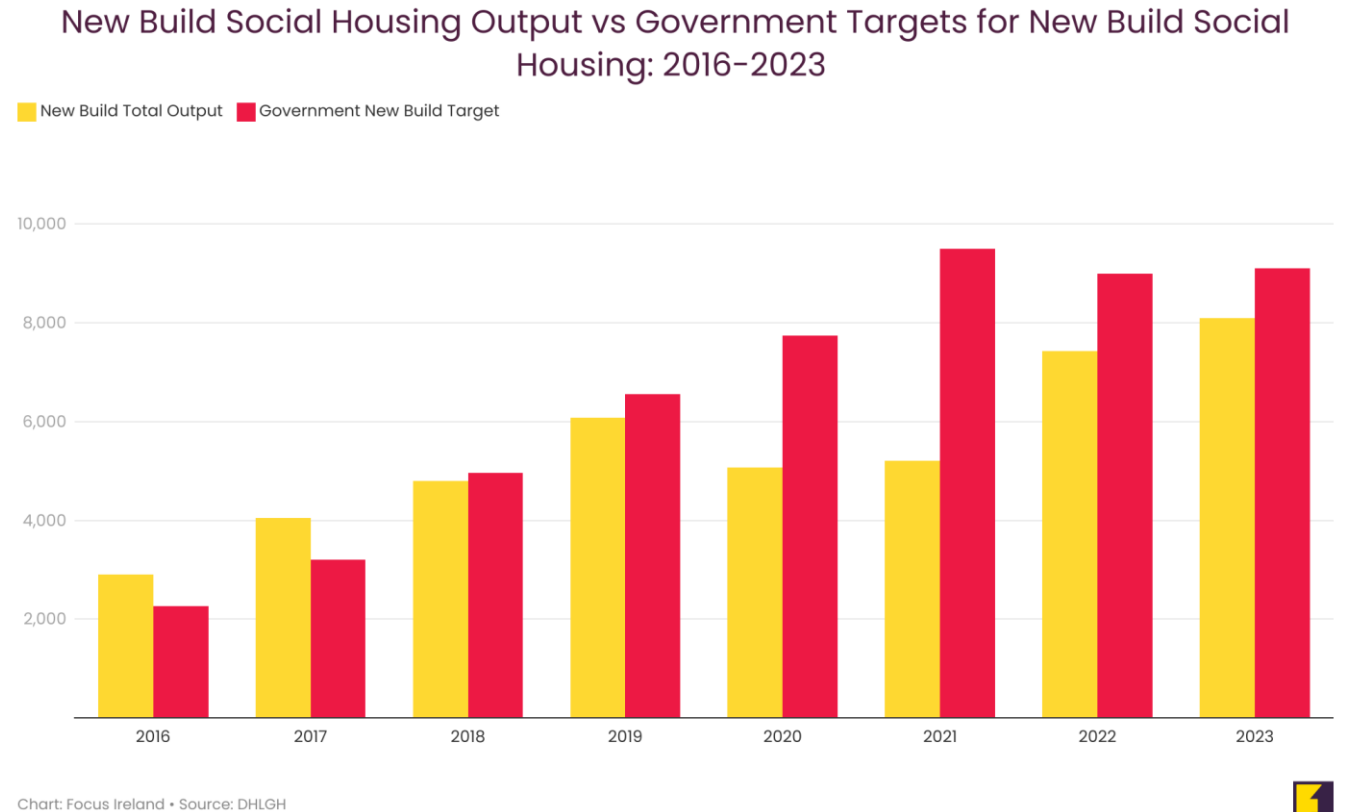
**Increase supply = reduce homelessness?**

# Increase supply = reduce homelessness?

- “Supply, supply, supply” has become the familiar mantra- Increased social housing delivery appears to be main strategy to reduce overall numbers in homelessness.
- The Government hit its housing targets last year and delivered a significant number of social houses.

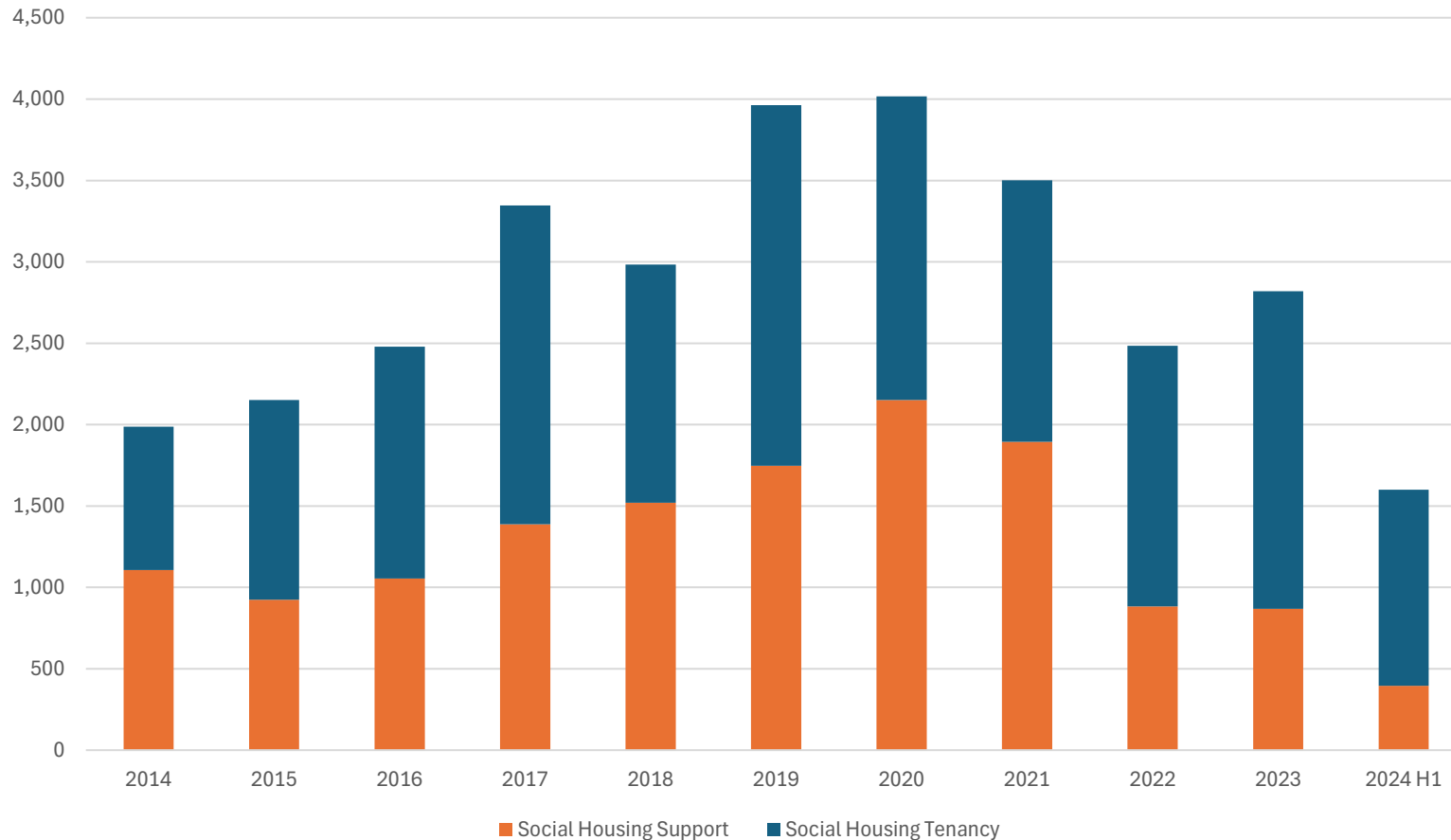
# Increase supply = reduce homelessness?

- Progress made on social housing delivery- combined 15,533 new build social homes delivered in 2022 and 2023 (although 2,567 below target).
- Despite increased supply- seeing near records in emergency accommodation every month



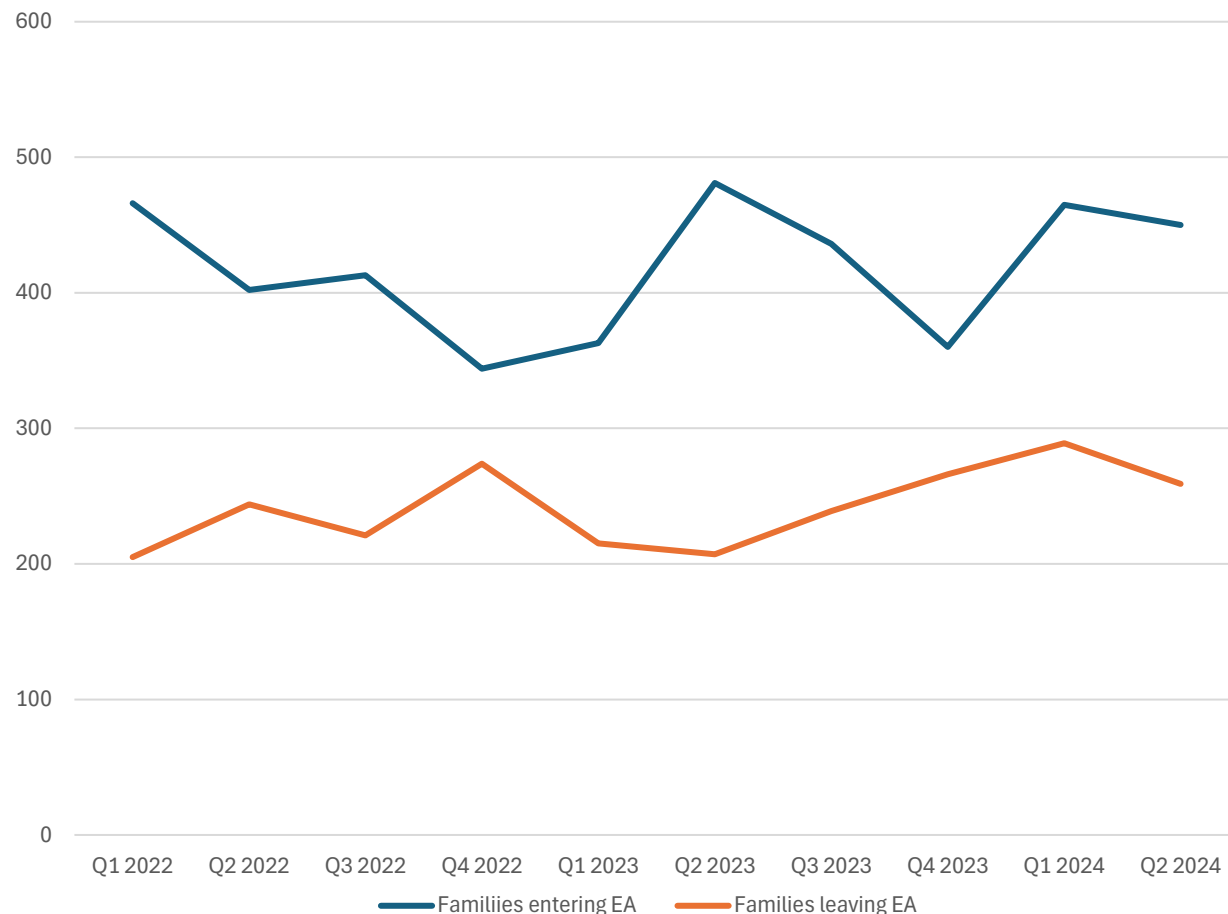
**Why has homelessness been rising for  
the last two years?**

# Adult Exits from Section 10 Funded EA to Housing, 2014 - 2023



- Fall in exits over last two years- mainly due to fall off in HAP.
- Means we are more reliant than ever on social housing to facilitate exits
- More adult exits to social housing tenancy in 2017 and 2019 than 2023
- First half of 2024- exits to social housing tenancies higher than same time last year

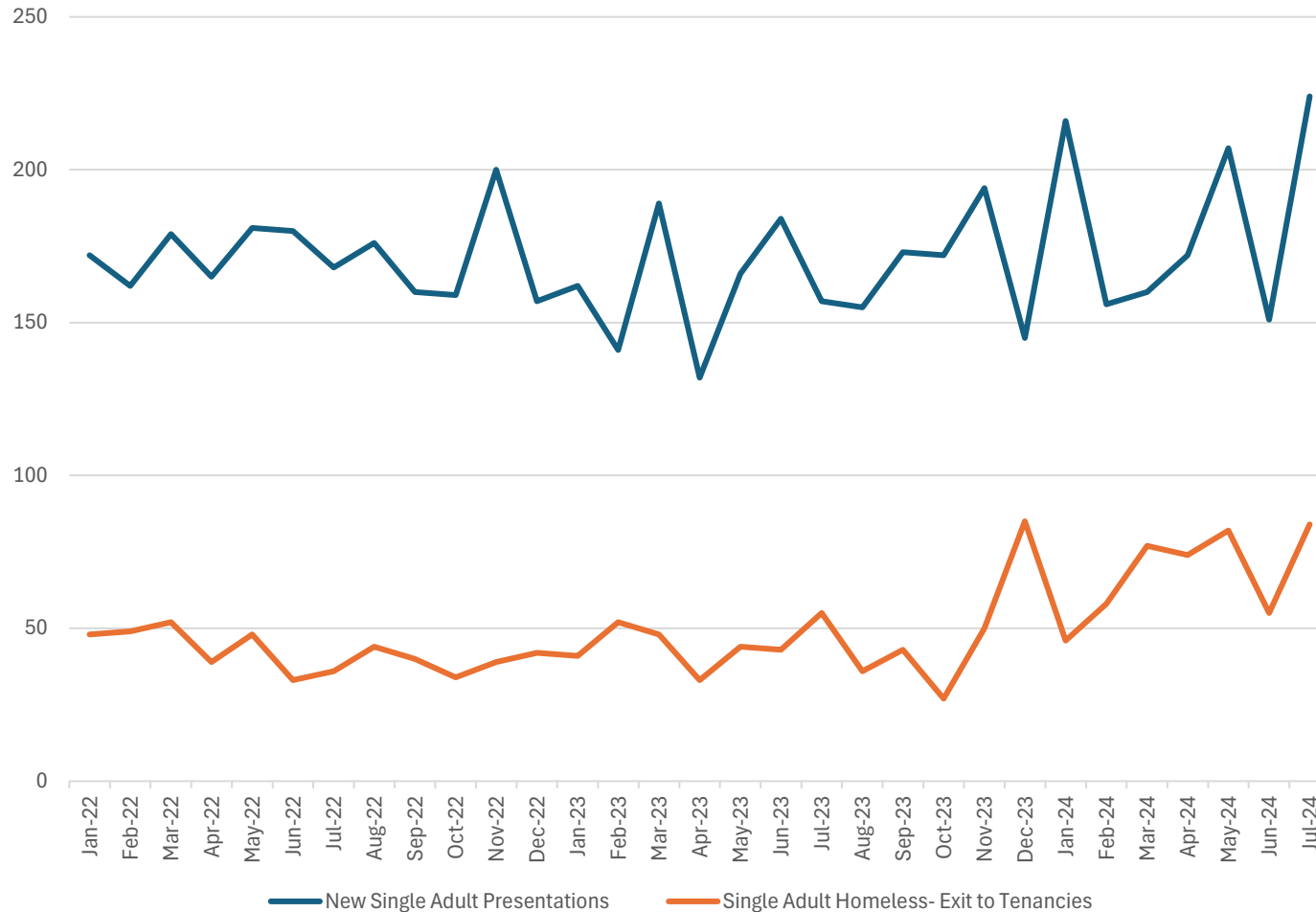
# Families entering and leaving EA, 2022- Q2 2024



- For every 2 families that has entered homelessness 1 has left
- Overall number of families rising- nearly double the number of families homeless since the start of 2022
- Families spending longer in homelessness- in Dublin half of homeless families have been in emergency accommodation for over a year



# Single Adult Homelessness in Dublin, Jan 2022-July 2024



- For every 3 single adults that has entered homelessness 1 has left
- Single Adult homelessness- been constantly rising since 2014 unlike families
- November 2023- new single adult presentations rose. Remained steady since then.

# Spatial distribution of social housing

# Number of Local Authorities that have hit and missed social housing targets

**2022**

14

Hit target

17

Missed target

**2023**

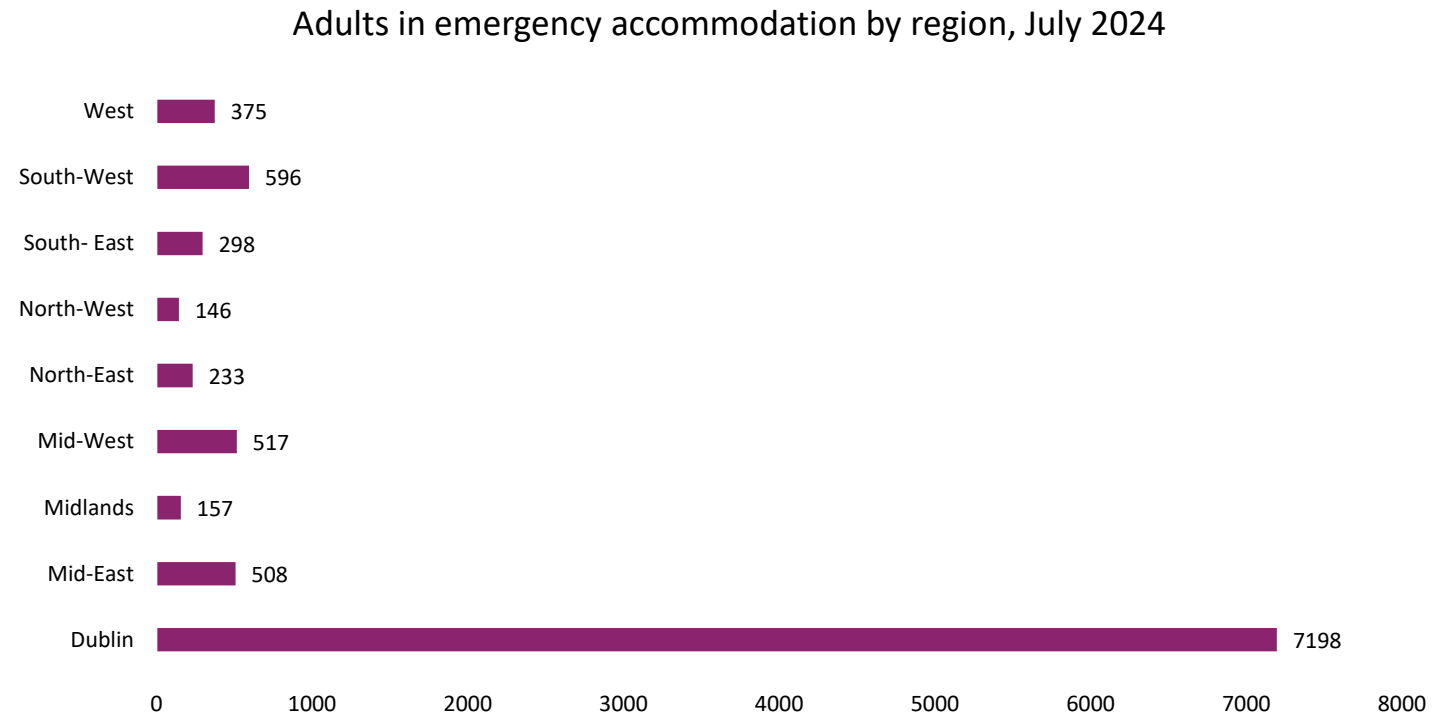
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Hit target

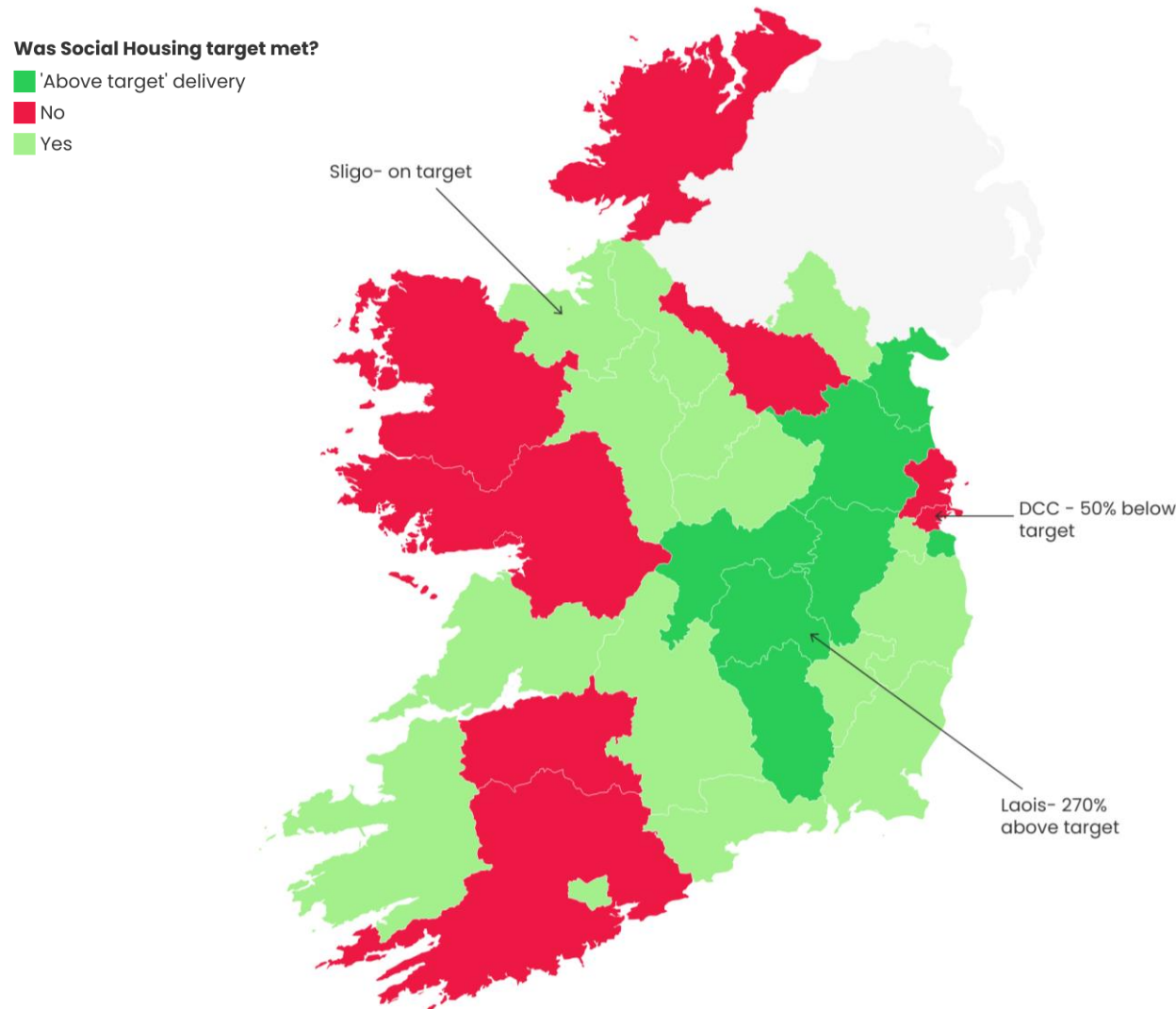
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Missed target

Approx. 70% of homeless adults are currently in emergency accommodation in Dublin



# New Build Social Housing Delivery in 2023



- 'Above target' delivery in Dublin commuter belt compensating for under delivery in other areas
- Dublin City Council only reached 50% of its target in 2023- one of the greater challenges to ending homelessness
- Are LAs being led by where developers want to build and what they want to build?
- Creates spatial inequality- Households in need of social housing don't have the same ability to relocate to where housing is being built because of local connection rules

# Build and Lease Targets vs Delivery, 2023

	B&L Target	B&L Delivery	Delivery above target
Kildare	486	723	237
Laois	79	293	214
Louth	156	388	232
Meath	323	511	188
Offaly	67	118	51
DLR	403	820	417

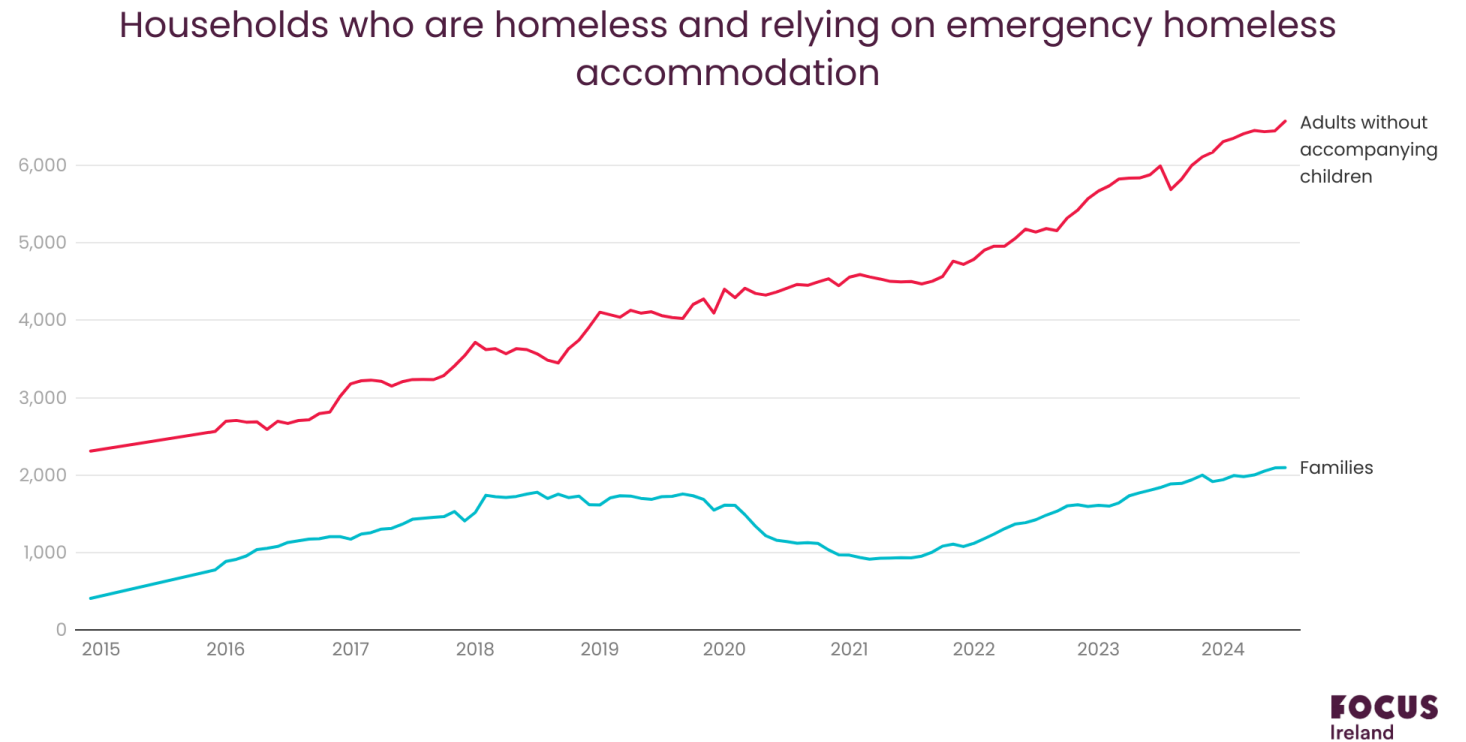
# The impact of size in social housing

# Size impacts allocation

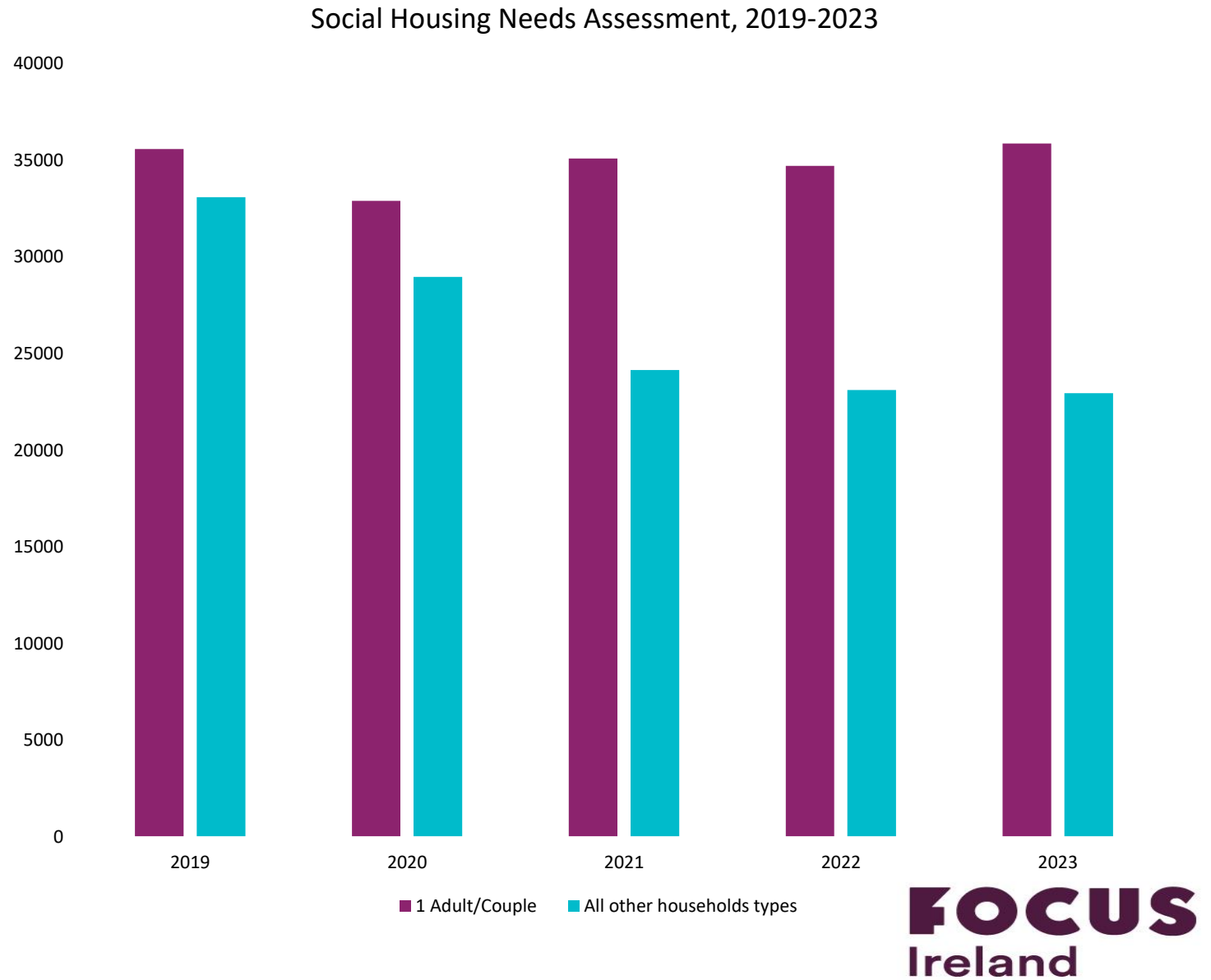
- The Social Housing Needs Assessment is designed around household type and determines the size of home/number of bedrooms one qualifies for
- Reasoning behind this- is it unfair to 'over-accommodate' smaller households in larger homes in the middle of a housing crisis even if that is what is available?
- Tradeoff- some household types can end up waiting much longer than others for housing depending on the sizes of homes we are building
- Many Local Authorities recognise that there are issues building smaller homes- but no targets, directive or direct support for LAs to build smaller homes
- Ultimately- we do not have a clear picture on the size of social homes being built but we do know what needs to be built to impact on people experiencing homelessness



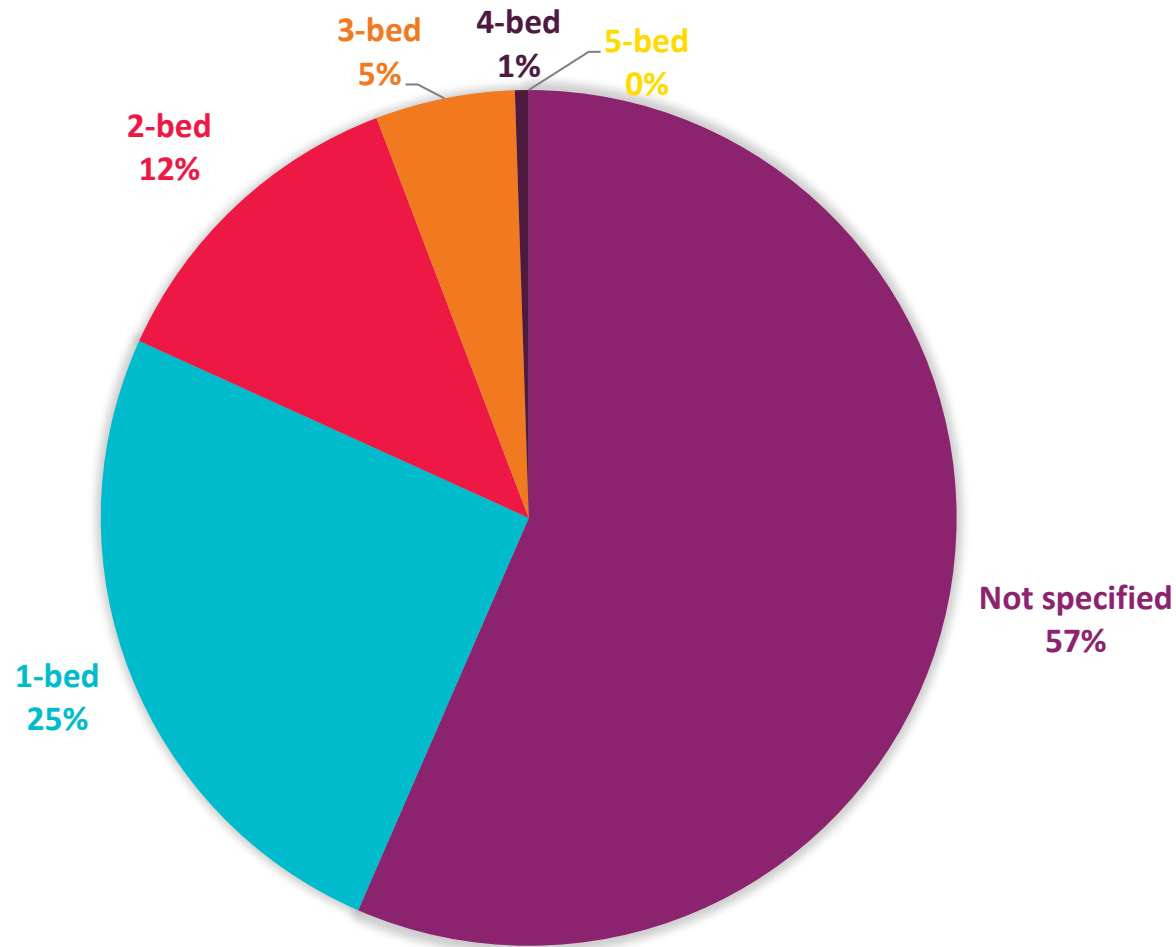
Approx. 75% of all homeless households are adult-only (singles)- most of which only need 1 bedroom



Divergence over last 5 years of 1 Adult/Couple households and all other household types



# What size homes are being built by Dublin City Council, July 2024



- We know the size of homes we need to be building to reduce homelessness
- There is a gap in published data on what size homes are currently being built
- Unclear what the connection is between homes we are building and size of homeless households
- Therefore, unclear how the homes we are building will affect homelessness long-term

# Zooming in on the Midlands

# Why focus on the Midlands?

- Social housing delivery well over target for region but seeing mixed results on homelessness
- Relatively low number of people in EA compared to other regions which makes ending homelessness more achievable

# Exceeding targets for delivery

2023	New Build and Lease Target	New Build and Lease Delivery	No. 'over' target
Midlands region	344	634	290

# Mixed impact on Social Housing Waiting List

	2022	2023	% Change
Laois	702	600	-14.50%
Longford	272	217	-20.2%
Offaly	442	516	15.70%
Westmeath	1028	1039	1.10%

# Higher number of adults, children and families in emergency accommodation

	Jan-23	Jan-24
No. Adults in EA	95	165
No. Families in EA	18	33
No. Children in EA	28	53



## Mixed impact on Adult Exits and Adult Presentations

	2022	2023	2024 H1
Adults Exits	88	112	48
Adult preventions	168	400	122

- Exits- increase between 2022 and 2023- may be related to very low exit rates nationally in 2022
- Not all exits would be to social housing- some would be to HAP tenancies
- Adult preventions- considerable increase in region in 2023. May be related to the Tenant-in-Situ scheme introduction
- 2024 so far- exits similar to same time last year

# Size of social homes built in Co. Laois, 2022 & 2023

Breakdown of social homes built in Laois	2023	2022
1-bed	4	0
2-bed	86	81
3-bed	185	131
4-bed	11	4
5-bed	0	0
Total	286	216

- Size of homes being built in Co. Laois- gives us some clues on why high levels of social housing supply are not having a greater impact on homelessness
- In Co. Laois- 60% of households assessed in 2023 only qualify for a 1-bed home but only 4 1-bed homes have been built in the county in the last two years
- On the other hand, in 2023, approx. 100 households qualified for a 3-bed home. 185 3-bed homes were built in the county last year.
- Very few 4-bed homes being built- can result in larger families becoming stuck in EA indefinitely

# What does the Midlands show us?

- The number of people in emergency accommodation have not fallen in the Midlands between 2024 and 2023, despite the region combined delivering far more homes last year than targets
- Exits are up slightly in the region, alongside other similar sized regions, and preventions increased significantly and more than anywhere else. It is unclear if these exits and preventions were achieved using new social homes
- Co. Laois- an example of even when homes are being delivered, if the size of the homes being built does not reflect need it will be more difficult for homelessness to fall

# Conclusions

- Most homeless households are small and in urban areas
- Social housing is not making up the shortfall left from collapse of HAP as an exit option
- More homes being built is positive— but focus on total numbers built can be misleading. Certain areas are making up for the shortfall of others.
- Lack of enough new homes in Dublin will be one of main challenges to reaching 2030 goal
- No publicly available data on what is being built in most areas- where we do have data for small number of LAs- not reflective of need
- It is unclear how increased supply will reduce long-term homelessness without **more data and directive around location and size of homes**

