



**2016-
2020**

**Kilkenny County Council
Strategic Plan for Housing Persons
with a Disability**



Kilkenny County Council
November 2016
Strategic Plan for Housing People with a Disability

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 Goal

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 a 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.

The Strategy expects while acknowledging the challenges that this 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.

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

- (a) sensory disability
- (b) mental health disability
- (c) physical disability and
- (d) intellectual disability

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 users 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 need 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 that has been prepared by the Housing and Disability Steering Group 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

Kilkenny County Council's strategic objective is to enable households in the county to avail of an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible, at tenure, of its choice.

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.

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 housing size etc. that is required to allow them to live appropriately.

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.

It would be hoped that those individual who currently live in the community would be presented with solutions that where practical would allow them to continue to live in the community with the necessary supports.

3.1 Roles and Responsibilities within the Disability Sector

3.2 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. In many cases the solution for the individual will also require the support of the Health Service Executive (HSE).

All adults with disabilities in Kilkenny are entitled to apply for an assessment of housing need. The numbers currently on the housing list do not reflect the actual housing need for people with disabilities, in the county. It is essential that the various disability groups operating in the county encourage the people they represent who have not applied for housing, but are eligible to do so, to apply for inclusion on the council housing list. There is general agreement within the Disability Steering Group that a body of research is required to assess the actual demand.

Generally this would be addressed through the Housing Application process but it could also be through the Housing Grants Scheme. Unfortunately in both cases no guarantee can be given that the request for supports or adaptation can be put in place as resources will be allocated on a priority of need basis.

3.3 Health Service Executive (HSE)

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.

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 the home of their choice and be included in their community. (The Time to Move On from Congregated Settings Report (HSE 2011))

Given that Approved Housing Bodies (AHB's) will be responsible for housing people moving from congregated settings, it is vital that there is an integrated approach around providing care to an individual in their new home. In this regard, a care plan will be in place before an individual moves out of the congregated setting. An approved housing body may require a summary of the care plan and/or an agreed level agreement in place prior to the individual moving into the new accommodation provided by AHB.

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 healthcare and personal social services. 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. 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.

3.4 TUSLA –Child & Family Agency

The Child and Family Agency is committed to providing high quality services to children and families at 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.

3.5 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. The challenge however facing that family and household must be recognised and in many instances outside assistance is required, whether that is through physical adaption, 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.

3.6 Citizens

There is an emerging realisation that citizens should take a more proactive role in supporting the needs of its fellow citizens. It can be contested as to the appropriateness of state bodies or institutions to provide for people with disabilities exclusively. A view taken is that such a position on its own without active participation of citizenship can exclude and isolate people with disabilities. Specialist dedication and categorisation on its own can be in itself discrimination and can further compound the situation of people with disabilities to be one of marginalisation. A new sociology seeks that provision should be thought in terms of "Community development" whereby society at large and thereby citizenry should be the provider or "natural" supporter. The model being promoted is that people with disabilities are fellow citizens first and foremost and as members of a citizenship should find care and support amongst its fellow members. The original intent of state support and for example the AHB model is to give instruments and empowerment that a citizen based model would be able to develop

from within and “amongst” itself. By having power citizenship can be enabled to have a responsibility and provide vis a vis community development, solutions for its fellow members.

3.7 Service Providers

This would include HSE (direct service provision) service providers and the non-statutory service providers. Responsibilities will include the development of an overall project plan to include person centred plan , 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.

3.8 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 Capital Assistance Scheme (CAS), leasing or purchase models. All clients must be on the housing authority waiting list before being in receipt of an allocation.

The following Housing Bodies/Associations registered with The Irish Council for Social Housing are providing housing in Kilkenny:

- Cluid Housing Association
- Oaklee Housing Trust
- Respond! Housing Association
- The Good Shepherd Centre
- Focus Ireland
- Tuath Housing

Other providers of residential services for people with both physical and intellectual disabilities include:

- St Patrick’s Centre, (Kilkenny) Ltd
- SOS Housing Association
- L’Arche Community Centre
- Brothers of Charity
- Camphill Communities
- Kingsriver Association
- Newgrove Housing Association (Rehab Care)
- Irish Wheelchair Association

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. The breakdown of demand/need will include details on unit size, location, design and any other specific requirements. 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. The relevant information from which the detail can be extracted is held as follows and then is consolidated for the county at Paragraph 4.1.8:

The council Housing Waiting List and information from the report “Time to Move On from Congregated Settings” will be the starting point for determining the number of people with a disability in Kilkenny that have an approved housing need and the category of their disability. It is important to identify where the demand is and units that require or may require adaptations. To ensure that we capture the true numbers in need of disabled accommodation, it is essential that service providers and advocates encourage people with a disability to apply for social housing. Support will have to be in place for people transferring from a family or supported environment to independent living to ensure that they can sustain their tenancies.

The number of people on the Local Authority Waiting List with disabilities is captured in Section 4.1.1.

The number of people in Congregated Settings is captured in Section 4.1.7.

4.1.1 Housing Waiting Lists

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

Physical	43
Sensory	5
Mental Health	21
Intellectual	120
TOTAL	189

*Vulnerable Adults are those that are identified with a disability but do not form part of the 4 recognised categories. These include clients with serious behavioural challenges, dual diagnosis that are known to the Authorities but are in need of accommodation/services suited to their needs. A minority of this group are not availing of the services and pose the greatest challenge to the service providers.

It is also noted that people don't tend to indicate if they have a mental health issue or if there is a mental health issue in the family.

A further consideration, alluded to in Sections 3.1 and 4.1, is that, for historical reasons, people with disabilities tend to be significantly under-represented on Local Authority Waiting Lists.

It is recognised by the Housing and Disability Steering Group that the numbers of individuals with a disability registered on the housing waiting list is not an accurate reflection of the total number of people with a disability who would have a housing need as individuals do not always apply for social housing support.

The current Application Form for Social Housing Support, which is used by Local Authorities nationally, does not adequately capture the requirements of people with disabilities, nor is it designed in an easy to read, accessible format. Kilkenny Housing and Disability Steering Group will endeavour to work with service providers and relevant organisations to address this issue.

4.1.2 Approved Housing Bodies (AHBs)

Kilkenny County Council will work closely with Approved Housing Bodies to deliver targeted units for disability AHBs operating in Kilkenny have an existing housing stock of 549 units. The normal allocation path for housing with AHBs is through the Local Authority Housing Waiting List, however there may be occasions where an Approved Housing Body has their own waiting list of people. The number of units of accommodation in Kilkenny provided by the Approved Housing Bodies is as follows;

AHB	No Units	AHB	No Units
SOS	98	Cluid	51
Focus Ireland	8	Oaklee	7
Respond!	121	Tuath	20
Newgrove	18	GSC	41
IWA	11	Camphill	71
L'Arche Community	14	Belmont Park	74
AMBER	7	Kingsriver Community	4
		Total	545

In addition, St Patricks Centre, Kells Road, Kilkenny provides 87 units of accommodation and the Kilkenny Mental Health (HSE) Services provide 86 units of accommodation throughout the city and environs. Brothers of Charity have 10 applicants on their waiting list while SOS Kilkenny have a current active list of 15 with an average of 3 to 4 applications each year.

4.1.3 Housing Transfer Lists

Kilkenny County Council has an existing housing stock of 2,244 units. Annually a number of tenants, through new disability 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 adaption works or where necessary adaption works are not feasible due to the nature of the property.

Physical	38
Sensory	1
Mental Health	-
Intellectual	4
Total	43

4.1.4 Homeless Persons

A number of individuals that are engaged with Homeless Services have a disability. This is particularly the case with Mental Health. Clients with a disability currently engaged with Homeless Services are tabled below.

	TOTAL
Physical	1
Sensory	1
Mental Health	29
Intellectual	2
Total	33

4.1.5 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 and projections from those currently in receipt of care and under 18. The needs of individuals will vary and as a result the housing needs will vary.

Source	Forecast of Presenting Numbers over 5 years
People in Care (Foster or other under 18)	10
Emergency Presentations Physical	7
Early Intervention Services	8
People in services with a future need	42
Residential Care waiting lists	0
Unsuitable existing homes due to nature of Disability	} See below Total = 65 } See Above: Low 13/Med 0/High 37
Individuals placed in Nursing Homes inappropriately	
Individuals living in Mental Health Hostels	
Mental Health Acute Wards or Residential Units	20
Mental Health residential waiting lists	20
Unspecified *Examples ~ Changing safety situations ~ Escalating care needs ~ Distressed mortgages	15
Total	187

4.1.6 Owner Occupied Stock

Requirements for adaption or alternative accommodation due to disability arise in Owner Occupier properties. From a housing authority perspective, this can be gauged by the number of applications

made annually for either Housing Adaption 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 contained in the second table.

	2013	2014	2015
Housing Adaption Grants	64	74	72
Mobility Aids Grants	29	52	37
Total	93	126	109

	2016	2017	2018	2019	2020
Housing Adaption Grants	70	80	80	80	80
Mobility Aids Grant	38	40	40	40	40
Total	108	120	120	120	120

4.1.7 Congregated Settings

The National project Group for the implementation of the recommendations of the Congregated settings Report – “Time to Move on from Congregated Settings- A Strategy for Community Inclusion” has established a data set of all individuals residing in a congregated type setting. This data set is updated on a quarterly basis and will provide relevant information to the Housing Agency. In addition, a specific template has also been designed to capture, in advance, details pertaining to each individual’s housing requirements. This information should be provided in the last quarter of the year prior to year of transition, in order for appropriate properties to be sourced and secured. This process will be required for the lifetime of the project.

There are **4** Congregated Settings in the county with approximately **127** people currently residing in the facilities. The table below identifies the number of people per Service Provider that remain in each facility. 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.

Service Provider	No. of individuals	On Housing List
Brothers of Charity Services South East	10	10
St Patrick’s	86	86

Caomhu, Kilkenny Mental Health Services	21	0
Alacantha Kilkenny Mental Health Services	10	0
Total	127	96

RESIDENTIAL FACILITIES

KILKENNY MENTAL HEALTH SERVICE

Name	Address	Phone No:	No of Beds	Team	Level of Support
Altamont House	n/a	n/a	14	Rehabilitation	High Support
Lismore			09	Rehabilitation	High Support
Kincora			14	Rehabilitation	High Support
Caomhnu			21	General Adult	High Support
Alacantha House			10	General Adult	High Support
Atlantis		}	4	Rehabilitation	Low Support
Riverside Drive			3	Rehabilitation	Low Support
Ardnora	18		3	Rehabilitation	Low Support
Beechpark			4	Rehabilitation	Low Support
Beechpark			4	Rehabilitation	Low Support

*Low Support Accommodation Clients will be housed by the HSE under the Mental Health Transfer Project (18).

4.1.8 Total Disability Need

Arising from Paragraph 4.1.1 to 4.1.7, it is evident that there is 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 have not been carried out. However the table below summarises the basis disability needs within the county.

	Total
Physical	81
Sensory	6
Mental Health	21
Intellectual	124
Unspecified	0
Mental Health Property Transfer*	18
Emerging Need	187
Total	437

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

4.1.9 Assumptions

A data gathering exercise has been completed for this Plan and has been cross referenced with the recent Housing Needs Assessment (HNA) 2016; the current need is to the level of the HNA.

5. Delivery and Supply Mechanisms

5.1.1 Local Authority Stock

Local Authorities are the largest landlord in the county with approximately 125,000 housing units. 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 needs 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. A tenant of a Local Authority will pay an income related differential rent.

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.

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.

Kilkenny County Council maintains 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, extensions programme or the recently announced Housing Construction Programme. The Part V 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. In every Part V discussion with developers the Housing Authority will strive to have an element of disability specific accommodation depending on demand for that area. 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.

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

5.1.1.1 Local Authority Stock Policy

- Where a vacancy arises in an adapted or disability designed dwelling, the subsequent allocation will be taken from the current housing disability list.
- Every Part V Agreement should address an element of identified Disability Need
- The principal of Universal Design will be incorporated into all new builds. This is expensive so will be subject to department approval.
- 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.
- The Housing Authority will always consider a transfer option to a more suitable property before committing to adapting the existing property.

5.1.2 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. There are over 700 Approved Housing Bodies in the country of varying types and sizes. The housing provision of these also differ with some approved housing bodies deal primarily with general housing provision while others have a more specialised role. In County Kilkenny there are approximately 39 Approved Housing Bodies providing housing. This includes the following type of accommodation:

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

To avail of Approved Housing Body owned accommodation an individual/household must in most cases apply and qualify for Social Housing Support with the Local Authority.

- 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:

- Capital Assistance Scheme
- Capital Advance Leasing Facility
- Payment and Availability Agreements

5.1.2.1 Voluntary Housing Body Stock Policy

- Where a vacancy arises in a Capital Assistance Scheme (CAS) funded project, the subsequent allocation will be taken from the current housing list.
- Voluntary Housing Bodies will continue to develop Capital Assistance Scheme (CAS) proposals in conjunction with Louth County Council who have will have identified the need.
- The principal of Universal Design will be incorporated into all new builds.
- The Voluntary Housing Body will always consider a transfer option to a more suitable property before committing to adapting the existing property.

5.1.3 Social Leasing Initiative

The Social Housing Leasing Initiative was introduced a number of years ago to provide an alternative supply mechanism for local authorities to the traditional build and buy route.

Under this Scheme, the local authority enters into a long term lease with the owners of the property and allocates them to persons in need of social housing support. A tenant of a Local Authority leased property will pay an income related differential rent similar to a tenant of a local authority owned property. .

Kilkenny County Council presently has over 70 units leased under this Initiative. The social housing support options through Social Leasing Models and Housing Assistance Payments will be the main delivery mechanism of accommodation under the Disability Strategy.

5.1.4 Rental Accommodation Scheme

The Rental Accommodation Scheme is again an alternative method of meeting the needs of persons qualified for social housing support including those with a disability.

Under this Scheme, the property is owned and maintained by a private landlord, with whom the local authority and the tenant enters into a three-way agreement. The local authority pays the rent

for the accommodation direct to the landlord and the tenant pays an income related differential rent to the local authority.

There are over 550 units of accommodation available under the RAS Scheme in Kilkenny.

5.1.5 Private Rented/ Rent Supplement

There are presently approximately 360 households in the County living in private rented accommodation with the aid of rent supplement.

The Rent Supplement Scheme is administered by the Department of Social Protection with one of the qualifying criteria for eligibility being that the household is qualified as being in need of support of social housing support.

Through the introduction of Housing Assistance Payments (Section 5.1.6) the number of households receiving rent supplement will diminish significantly over the years to the extent that only those in need of short term support will be catered for under this scheme.

5.1.6 Housing Assistance Payment

In line with new National Policy Rent Supplement will now be replaced by the new Housing Assistance Payment (HAP). It will be the new form of housing support and income support.

Kilkenny was one of seven local authorities where the new Housing Assistance Payment (HAP) Scheme was introduced and commenced in October 2014. Essentially the HAP Scheme will see the phased transfer of the Rent Supplement Scheme, currently the responsibility of the Department of Social Protection, to the local government sector. The main benefit of the new HAP Scheme will be the introduction of an income related rent payable by the tenant to the Council thus removing any disincentive for a tenant to return to work which currently exists where a tenant is in receipt of rent supplement. The applicant sources the accommodation and if landlord and Council are in agreement the payment is approved. At present Kilkenny County Council supports 700 households through the HAP scheme.

5.2 Potential Supply

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

The Approved Housing Bodies in Co. Kilkenny are in a developmental process to expand their housing capacity by new acquisition and construction under the Capital Assistance Scheme/Leasing Initiative and are also pursuing options through other funding mechanisms. There are current applications for CAS funding for additional units of accommodation.

The social housing support options through Social Leasing Models and Housing Assistance Payments will be the main delivery mechanism of accommodation under the Disability Strategy. In addition, the Council will also earmark suitable accommodation to meet social housing applicant's needs either by direct provision or adapting existing accommodation subject to funding.

5.3 Housing Support Initiatives

The Health Services Executive (HSE) is committed to supporting people with disabilities in their own home. HSE Primary care teams should be the first point of access for all medical and social care including public health nursing, home help services, meals on wheels, social work, psychological interventions, with a clear pathway to secondary specialist disability-specific teams when required.

As well as support provided by paid staff, Smart Technology (technologies used to support people to remain independent in their own homes) should form part of the new model of in-home support.

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.

Some of the services are as follows:

5.3.1 Personal Assistance Hours

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

5.3.2 Home Support Hours

The Disability Home Support service is a direct support, funded by the HSE and in most cases delivered by contracted agencies. 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 number of hours of direct care per day to help the disabled person in their daily tasks of living.

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 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.

5.3.3 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.

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 persons supporting disability organisation or directly to the local HSE.

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 practicable is 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.

RehabCare Kilkenny, which is the Health and Social Care section of the Rehab Group, supply a Day and Resource Centre to adults with various disabilities, including Intellectual disability, Physical and Sensory, Mental Health, Autism etc. The day and resource centre service is a pivotal part of the holistic approach to an individuals housing need's and support. It acts as an ongoing element in the individual's life.

When an individual is assessed by the HSE as needing a support service, that individual may do a 4 week sampling period to ensure that RehabCare is the service the individual wants to be supported by and also to ensure that RehabCare can meet the individuals needs.

RehabCare Kilkenny work in partnership with several other agencies within Kilkenny city and county to ensure a holistic approach to the individuals care needs. RehabCare Kilkenny support individuals with a range of needs that include daily living skills, social welfare support, housing support, community access, training and employment, doctor, psychology, psychiatry support etc..

All supports and needs are identified through a Person Centred Plan and Support Plan which is reviewed on a 6 mthly/yearly basis, to ensure progress and maintenance in all areas.

5.3.4 Respite Service

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 by the HSE. Applications for respite services can be made through the persons supporting disability organisation or directly to the local HSE

What is required in Kilkenny:

1. Development of Children respite Service to support families reducing the need for admission to residential care
2. Development of an individualised day service programme with dedicated 1 to 1 hours for people on new initiative (Acorn Project)

5.3.5 Residential Service

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 residential services are 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 persons supporting disability organisation or directly to the local HSE.

Kilkenny Mental Health Service (HSE) operates a number of community Residences in the wider County Kilkenny Area. These Residences can be accessed through a referral by the treating Community Mental Health Team. A designated committee will review the referral and carry out an assessment of the individual's needs. There is no specific staff assigned to address the individual's future housing needs. This support is currently delivered through the multidisciplinary Area Mental Health Teams.

RehabCare Kilkenny manages the Low Supported Accommodation service which currently supports 15 residents. Each resident has a tenancy agreement and rents their apartment. Each resident has a person centred plan and support plan which identifies their needs and who will be supporting them with each element of their life.

All residents that are on the current waiting list must also be on the county council housing list. All potential residents have all their needs identified through a needs assessment to ensure their needs can be supported within the Low Supported Accommodation.

5.4 Local Initiatives/Projects

Currently within the local authority area there are a number of initiatives being run, these area as follows:

5.4.1. Camphill Communities – A New Sociology for Housing Integration

In the development of the *Nimble Spaces* Conference and Working Day, initiated in Co. Kilkenny and held recently in Carlow and Callan, a constructive attempt was made to gather world experience in Enabling Design, Integrative Development and Co-Housing. The Department of Human Geography at NUI Maynooth, the School of Architecture and Planning at DIT, the Camphill Communities and other international practitioners collaborated to advance the newest and best thinking available in the field of social housing, with particular reference to arrangements that can optimise the quality of social and personal life for people with disabilities.

This early initiative could be a beginning toward a genuinely new county-wide approach to the housing integration of people with disabilities.

5.4.2. SOS AHB – Seasamh

Seasamh is a good natured advocacy group, unique in its formation in that it is run BY and FOR adults with an intellectual disability, with independent support. It encourages and supports social acceptance, facilitates participation and decision-making which affects the lives of those involved.

Seasamh came into being in June 2003 in a response to the Health Service Executive's call for direct consultation with people accessing intellectual disability services, and the need to include people with intellectual disability in decisions which affect their lives directly. With the Health Service Executive and Comhairle's support Seasamh began in the South East and developed a "Parliament" through forum-discussion and became the regional representative body for adults with intellectual disability.

To give its members the necessary skills to represent their peers, Seasamh developed the Certificate in Leadership & Advocacy Course which has been running at WIT since 2005, with over 170 graduates, and the eleventh cohort starting this October. This year-long course is the only course in Ireland designed by and for people with intellectual disability; which empowers the students with the education they require to represent their peers.

The Seasamh Parliament

Candidates who wish to be part of the Seasamh Parliament are elected in open elections [on a centre by centre basis] to leadership teams i.e. Parliament. Leaders in the Parliament hold a three year term of office, centres with up to 50 members elect 1 representative, between 50-100 elect 2 representatives and those with over 100 members elect 3 representatives. The Seasamh Parliament meets four times per year at venues throughout the South East.

Access to Third Level Education

The needs for a programme of learning was identified by the Parliament, which resulted in the creation of the third level accredited course, entitled the *Certificate in Leadership and Advocacy*. This programme of learning has been reviewed and college-accredited for attendance certification by course boards in five third-level institutes. The course takes place in Limerick, Cork, Dundalk, Waterford, and Galway Institutes of Technology. The programme of learning is comprised of seven modules:

- Leadership & Advocacy
- Teamwork
- Communication Skills
- A History of Disability in Ireland
- Standards Awareness
- Programmes and Campaigns
- Inclusiveness

5.4.3. Focus Ireland AHB - Genio:

In 2012 Focus Ireland and the HSE piloted a Genio funded project to 10 individuals in congregate care settings, supporting them to move to independent living in their community of choice. The model proved successful. Feedback from individuals and stakeholders continues to be positive. The pilot concentrated on North Kildare and now in consultation with mental health services, we seek funding to scale up this work and deliver the project throughout the whole county. This is a service which could be rolled out to Kilkenny in co-ordination with the Council and HSE. Focus Ireland includes in the Genio project, getting to know the person, determining the support they need, building on their strengths and adapting our support as their needs reduce. Each individual will be living in a home of their choosing, settling into their community and living independently with less reliance on mental health services.

5.4.4. Camphill Communities – current applications under the recent CAS Call

- Callan – 16 units
- Ballytobin – 4 units
- Kyle -- 6 units
- Jerpoint 2 units
- Thomastown 5 units

These projects are all aimed at transitioning from a “disability centre” model that would have been deemed within the HIQA definition of “designated centres”, to a Supported Self Determination model on the basis of full tenancy agreements and therefore beyond the jurisdiction of HIQA.

6. Challenges

There are a number of challenges that will have to be addressed in order to achieve the vision of the National Housing Strategy for People with a Disability but we must approach the task in a positive manner and without giving false expectations to individuals we must give hope of a real choice in how they live their lives.

- 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.
- The Council recognises that a key challenge is the ongoing 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. The Council has carried out a statutory three year assessment of housing need but this will change to an annual assessment of need starting in 2017.
- There is an urgent requirement in the Council's housing software to capture the full details of the clients disabilities. Therefore, a body of research must be undertaken to identify the real demand for accommodation and services for people with a disability in Kilkenny and the recording of same.
- 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.
- 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.
- There is a need for Community facilities that are inclusive of the disability sector e.g. swings that than can accommodate wheelchair users in playgrounds
- Target and advocate for those in our community who have no voice about their disability needs

Other specific examples of key Challenges identified by members of the HDSG are;

NewGrove Housing and RehabCare

- Need for a holistic approach to each individual, but lack of 'buy in' from the other key players in the individuals life leads to uncertainty, lack of responsibility and accountability and crisis.
- Poor income, marginalised group's, lack of understanding and empathy from services, poor access to a variety of communication supports all add to the current ongoing challenges.
- There is no current psychologist for adults with an intellectual disability employed by the HSE in Kilkenny. Access to a psychologist within the HSE is channelled through the mental health area. The narrow diagnostic margin for mental health diagnosis is very limiting and gives the Department of Psychiatry the ability to not accept a potential patient on grounds that the issues are behavioural and not mental health even when the individual is displaying psychotic behaviours.

- The lack on consistent psychiatrists available to patients within Kilkenny HSE can cause alot of issues, as relationship building is essential for someone who is in receipt of medical intervention for their disability.
- The number of individuals currently in Kilkenny who have no support services but have mental health issues, addiction issues, mild intellectual disability etc is being identified following crisis intervention from the Gardai, Kilkenny County Council, HSE etc. There needs to be a proactive, accessible route for the 'known unknowns'.

St. Patrick's

Key issue of securing adequate staffing support for all people identified to live in community from St. Patrick's (congregated setting)

- The appropriateness of certain location for some clients
- Strategic linking of residences for peer supports
- Need for 'out of hours' social workers

Camphill Communities

From the point of view of AHBs who are also providers of support services, there are multiple challenges that confuse the process of the planning of new accommodation.

- As noted above, insufficient funding prevents the development of support services that would allow people to live more independently
- This also affects people who have been able to live independently but with increasing needs through infirmity or old age and being unable to access support services in their current accommodation, require higher levels of residential support.
- HIQA regulation has introduced complex and detailed conditions that are not sensitive to the attempts by many service providers to support individuals on the basis of Supported Self Determined Living and to achieve full tenancy status in the context of progressive Housing policy. The priorities of "service provision" based Health policy are often in conflict with the priorities of "citizenship" based Housing policy and these contradicting trends will have to be addressed to achieve the best quality of housing and social inclusion for people with disabilities.
- The Congregated Settings report, with its interpretation of the challenges contained in the UN Convention of the Rights of Persons with Disabilities, poses major developmental challenges for the centres where there are larger numbers of people with disabilities in residential services.
- There is an outspoken challenge to understand and enhance the general willingness of our society to be more inclusive of people with disabilities, and to capitalise on this trend toward inclusion in implementing housing that further reinforces this trend. This progress towards inclusion is expressed in legislation and government policy and also from a grassroots community experience of people being willing to engage with people with a wide variety of disabilities in the open activities of social exchange. Widespread recognition that disability is more a social issue than a medical one demands that concrete actions from the statutory

bodies and from the community sector advance broad inclusion, integration and access. This trend will be challenging in a housing context but will bring great benefits to all concerned.

SOS Kilkenny

An example of a project which is addressing full social inclusion within S.O.S Kilkenny is as follows.

C.L.A.N – Community Lives and New Opportunities is a project currently being funded through S.O.S Kilkenny Ltd.

Our common interest is helping people to have a good life with meaningful relationships and social roles. Our common aim is equality of experience and opportunities to allow people to make informed choices about the visions for their lives. The vision for life for someone with a disability is no different than anyone else and means inclusion and lifelong caring relationships. Most of us have people we turn to for fun, conversation, comfort and companionship. These are the friends and relatives who surround us, who are part of our clan. It is often difficult for a person with a disability to develop and sustain these essential relationships due to lack of opportunity, low expectations, limited experience to learn and grow and people's perception of them. This can and has left people isolated and vulnerable. C.L.A.N nurtures the development of the person through the discovery process and enables each person to self direct their own support and their own life plan. It develops a network of people who are committed to the person and who will support the person to have a life in their own community and to experience new opportunities.

It goes without saying that Housing features in the majority of each person's plan. In particular a house that they can call their own just the same as anyone else in their family and their community. Not a house within a congregated residential setting but one sourced through the local authority where they are the leaseholder. We also support people to locate housing through AHA's as well as the rental accommodation scheme and the H.A.P. Also what is worthy to note is how vital the location of the house is and also the layout. Location is vital as this can be the first time for people to experience such things that others consider to be routine such as living independently and so proximity to their support networks is mandatory. Also some people with an intellectual disability can have other factors that can affect their mobility and so layout is crucial for example are the stairs steep?? Safety and a helpful and inclusive neighbourhood is also vital given some people's heightened vulnerability to ridicule and loneliness. There are also times that the person may need added space for a family member friend or support person to stay over if they are feeling particularly vulnerable or unsafe on a given day.

As pointed out in point 7.1 we also make full use of assistive technology which comes at an added cost to the person which is why they need to make full use of any financial supports available.

We are currently working with 4 people who are self-directing their own supports and funding however we are still struggling with people understanding the concept behind this and fully supporting true equality in the community.

SOS are currently in need of between 5-7 emergency housing options at present.

7. Opportunities

The continued development of technological solutions can only assist or compliment the physical care and housing provision, however notwithstanding this should always be considered.

7.1 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

(Note that Unique Perspectives Ltd., in Ballyline, Co. Kilkenny, is at the European cutting edge of Smart Homes design.)

7.1.1. Funding

The recent economic downturn has tested the ability of the state to provide 100% funding for projects for people with disabilities. The development of the Capital Advanced Leasing Facility CALF has now meant that complete reliance on 100% state funding may no longer be required to provide accommodation for people with disabilities. Under CALF and long term leasing the state provides up to 30% of the capital cost of the project in the form of a low cost loan. Utilising long term leasing AHBs can leverage finance from private banks and the recent introduction of EIB funding has meant even more opportunities utilising CALF to provide housing for all sections of the community.

7.1.2. Part V

The review of Part V by the Department of Housing, Planning, Community and Local Government suggest a more firmly focused approach where provision of social housing is required and not optional.

7.2 Universal Design - Kilkenny County Development Plan 2014

“5.3 People of diverse abilities should be able to use buildings and places comfortably and safely, as far as possible without special assistance. People should be able to find their way easily, understand how to use building facilities such as intercoms or lifts, and know where pedestrian facilities are, and know where they may encounter traffic. Given the wide diversity of the population, a universal design approach, which caters for the broadest range of users from the outset, can result in buildings and places that can be used and enjoyed by everyone. That approach eliminates or reduces the need for expensive changes or retrofits to meet the needs of particular groups at a later stage. In all development proposals it will be the policy of the Council to promote Universal Design and Lifetime

Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Design Approach and Sustainable Residential Development in Urban Areas and its companion document Urban Design Manual: A best practice guide.'

'12.3 Universal Design - *The Council requires that all future developments used by the public (including public spaces, car parking, footpaths) are accessible to and usable by everyone. The requirements of people with disabilities, the elderly, parents and carers and others who may be temporarily impaired must be incorporated into the design. It is considered that Applications for large-scale projects should be accompanied by an Access Statement (as detailed in Appendix 6 of Buildings for Everyone: A Universal Design Approach, National Disability Authority, 2012). Guidance on the access requirements for public buildings and for residential dwellings is set out in Part M of the Building Regulations (S.I. No. 179 of 2000) and Part M of the Building Regulations 2010 (S.I. No. 513 of 2010) and Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012). Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DEHLG, 2009) and its companion documents Urban Design Manual-A Best Practice Guide (Part 1& 2) (DEHLG, 2009).'*

The Centre for Excellence in Universal Design and the National Disability Authority recently launched two new reports: "The Universal Design Guidelines Dementia Friendly Dwellings for People with Dementia, their Families and Carers" and "The Universal Design Guidelines for Homes in Ireland". The Housing Agency provided the Universal Design Home Types floor plans that can be found in section 5 of The Universal Design Guidelines for Homes in Ireland.

Universal Design is 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 or disability. This includes public places in the built environment such as buildings, streets or spaces that the public have access to; products and services provided in those places; and systems that are available including information and communications technology (Disability Act, 2005).

7.3 A New Sociology for Housing Integration

The scale of the challenge to create a new housing culture that is compliant with Disability, Housing and Planning regulations, with a strategic plan leading to successful implementation, is potentially overwhelming. This will require a wide sociology of housing and community patterns that will avoid narrow focus solutions that will not be a lasting improvement on what exists currently. There is an opportunity here to make a major contribution to inclusive social development.

In the three year development of the **Nimble Spaces** project, initiated in Co. Kilkenny and leading to the recent Conference and Working Day held in Carlow and Callan, a considerable framework for understanding and methodology for practice has been gathered. With valuable international partnerships, the Conference was a constructive attempt to gather world experience in Enabling Design, Integrative Development and Co-Housing. The Department of Human Geography at NUI Maynooth, the Department of Spatial Planning and and Transport Engineering at DIT, and the **Nimble Spaces** coordinators, together with other international practitioners, collaborated to advance

innovative thinking in the field of social housing, with particular reference to arrangements that can optimise the quality of social and personal life for people with disabilities.

This multidisciplinary initiative team could help to design a comprehensive and genuinely new county-wide approach to the housing integration of people with disabilities. This proposal is now in discussion with the Council's Community and Culture section. It is proposed to incorporate this study and action plan into the Local Community Development Committee's 6-year Local Economic and Community Plan, being drawn up in cooperation with the Council's Strategic Planning Committee for Economic Development, and entering a Public Consultation stage in early June. The potential for "joined up thinking", bringing disability housing into the wider field of social inclusion, promises a much stronger delivery of genuinely integrated and socially constructive support systems.

This proposal is being advanced to the Kilkenny Leader Partnership, the Rural Development Agency for the county, for funding as an Analysis and Development process under the Social Inclusion and Community Activation Programme (SICAP).

8. Time Lines

The timeline for roll out of this strategy should be based on an ongoing basis with perhaps a five year scheduled review.

9. Review Mechanisms

This plan will be reviewed at the end of the first quarter of each year in order to report on the deliverable for the previous year and to examine the appropriateness of the information and proposed outputs for the coming year.

The Housing and Disability Steering Group is committed to amending and developing the plan to address the changing needs of people with disabilities in the county.

Kilkenny Housing and Disability Steering Group recognises the benefit of partnership co-operation throughout this process and ensuring that the most appropriate resources put in place to enable the client to maintain his or her tenancy. It also recognises the successful operation of the Kilkenny Homeless Action Team Model may offer a cross agency structure to deliver this. The steering group suggests that disability support groups/agencies in Kilkenny should have a similar model in operation where a inter-agency support planning may be more successful in providing a **holistic solution based approach** to their client's needs as opposed to be a single agency response.

It is hoped that through Interagency Collaboration, Staff Training, on-going consultation with local people with disabilities, their families, friends and carers that this plan will be an important step on a journey of inclusion and development for all citizens with a disability in County Kilkenny.

10. Targets (2016-2020)

	Acquisitions	New Builds	Part V	Vacant Council Housing Stock	Adaptations to Private Units	RAS/HAP/Leasing	Other (AHB's)
2016	3	3	0	19	108	5	12
2017	3	5	2	20	120	10	15
2018	3	5	2	20	120	3	15
2019	3	5	2	20	120	3	10
2020	3	5	2	20	120	3	10
TOTALS	15	23	8	99	588	24	62

Total 231. This figure does not include the estimated 588 grants that will issue over the life of the strategy under the various local authority disability grants schemes for private accommodation units that will assist persons to remain living in their own homes for longer.

Acquisitions: All house purchases are acquired in accordance with Kilkenny County Council's acquisitions policy and suitable to need and subject to Department approval. Minimum of 10% of Acquisitions will be allocated to Persons on Housing List with a Disability.

New Builds: All Newly Built Local Authority constructed schemes will have a minimum requirement of at least 10% with an average to meet the need of persons with a disability on the Housing List. The Housing Construction Programme is subject to Department funding and approval.

Part V: Kilkenny County Council will use the Part V provision (10%) to meet disability accommodation needs

Vacant Local Authority Units: Properties will be adapted to accommodate people with Disabilities on the Housing List using the Council's Disabled Persons Grant scheme

RAS/HAP/Leasing: Suitable properties will be prioritised accordingly as Disability needs arise in private sector (Note: no of RAS/HAP units will level off and possibly decrease over the lifetime of the strategy)

Other: CAS (Capital Assistance Scheme) : Kilkenny County Council will advance funding through this scheme to fund Approved Housing Bodies to provide accommodation to meet all categories of Disability need. Funding subject to Departmental Approval.