



Innovative Housing Solutions for Homeless People

Can empty housing genuinely be converted into real solutions for homeless people?

Bronagh D'Arcy
Túath Housing Association
Ireland



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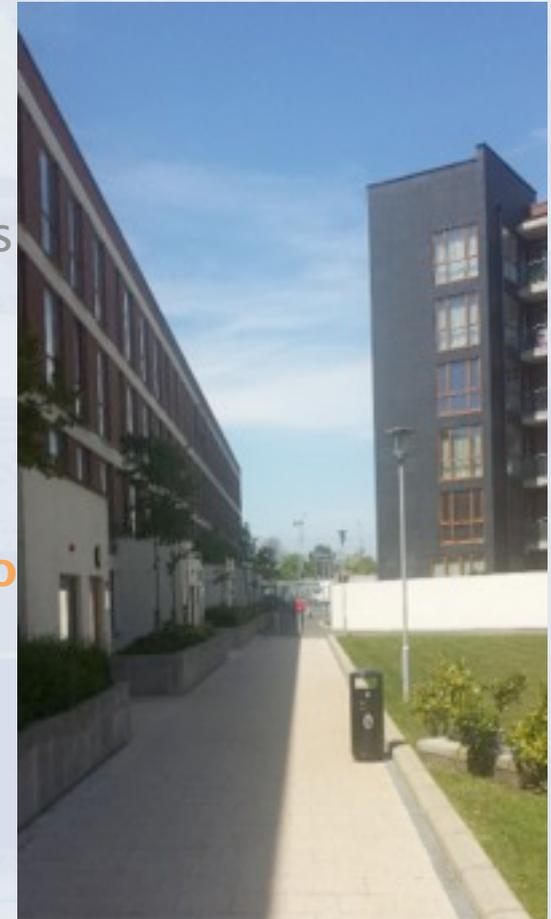
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Case Study – Clare Village, Dublin



High density + high specification housing in prominent urban location.
Properties supplied by National Asset Management Agency (NAMA)
Area convenient to transport, services and amenities
Mix of accommodation + communal Facilities
Typical example of property collapse legacy: unfinished estate
Dysfunctional / insolvent Management Company
Focus of this is how collaboration turned around the estate and ensured this was a real solution for housing



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Background



- National Asset Management Agency (NAMA) was established in 2009
- To help streamline delivery NAMA also established an SPV
- National Asset Residential Property Services (NARPS)
- From 2012 to end 2015, NAMA delivered 2001 units for social housing purposes.
- In total in Dublin, 717 units have been delivered by NAMA.
- Following the establishment of NARPS and the standardised lease model, the rate of delivery increased with 1000 units delivered in 2015.
- 73% were through NARPS which is indicative of the lack of capital funding in the market but also evidence that the leasing model is working.



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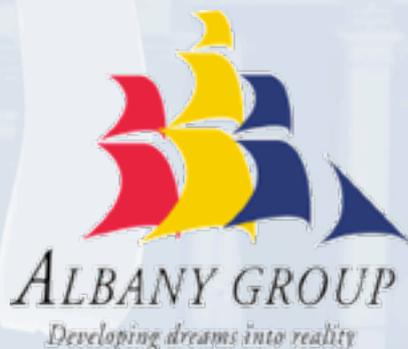
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Innovation & Collaboration Was Essential : Public, Voluntary, Private Partnership Works



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Clare Village – Scheme Overview

- 360 apartments to include a range of 1, 2 + 3-beds
- Developer : Albany Homes
- Close working with NAMA to fund the build + completion of estate
- Scheme was built out and is managed and maintained at competitive costs (49 homes exclusively for homeless applicants)
- 119 social homes (approx 1/3 of all homes) via NARPS, CAS + Social Leasing
- Social stakeholding gradually increased over last 4 years
- 1st Homeless initiative delivered under a NARPS lease in 2014
- Mix of General Needs and Homeless allocations
- Private homes mix of owner occupation and open market renters

- Social homes both clustered and pepper potted
- Mixed tenure works



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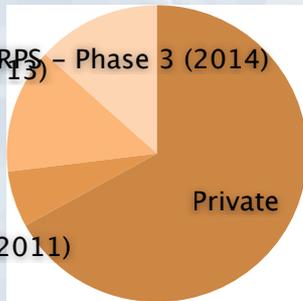
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Sustainable Social Stake Building



Tenure Mix



- Private
- Social Leased – Phase 1 (2011)
- CAS – Phase 2 (2012/13)
- NARPS – Phase 3 (2014)



Accommodation	Number of Homes
1-Bed	37
2-Bed	80
3-Bed	2



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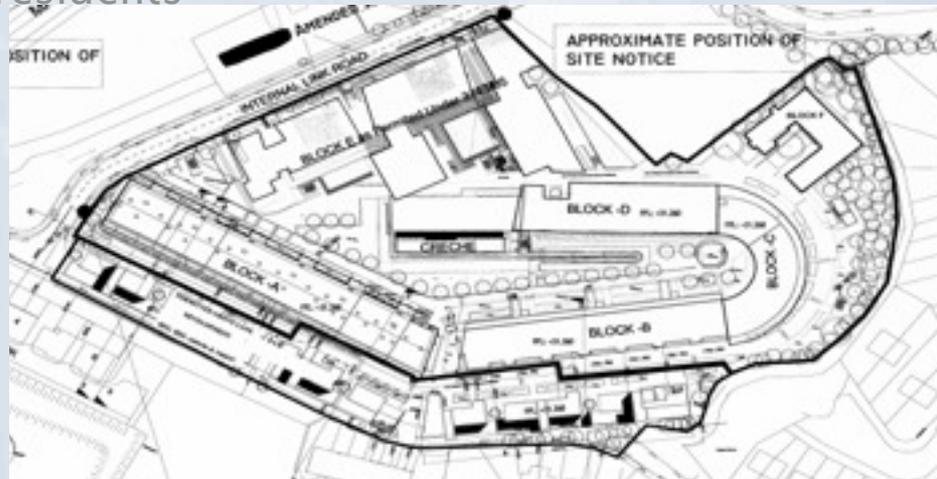
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High Density Design

- High quality design + construction appropriate to its context, location + setting
- Original planning application in 2004
- Overall size of site: 2.7 Ha / 6.7 Acres
- Density: Approx 56 units per acre (efficient land use)
- NAMA funded completion of development as parts were acquired unfinished
- Aesthetically pleasing – mix of materials including brick, glazing and timber
- Scheme design promotes efficient management and maintenance
- Ease of access and circulation for residents



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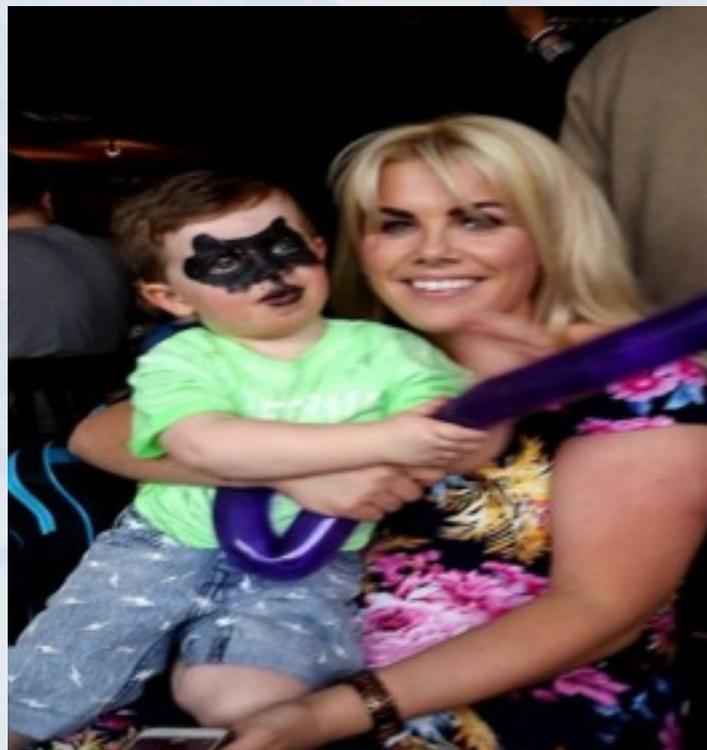
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Quality Housing Management

- Joined up thinking in practice
- Allocations – tenancy sustainment consideration at allocation + letting
- 100% nominations from the Council
- Túath use Local Authority differential rent policy / affordability
- Bespoke management policies & procedures for different delivery mechanisms
- Participation on Management Company Board essential



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Tenant Focused Management

- Pre –tenancy training programmes
- Tenancy support for ex homeless persons via Focus & Peter McVerry Tuust
- Weekly site visits
- Fully Furnished Apartments
- Tenant caretaker liaison
- Low tolerance / fast response to ASB



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A Sense of Community

- Provide influence and direction, ensuring that there is a joined up approach to the management of the Scheme
- Active Residents Association established
- The Residents Association run numerous activities through the year for tenants + the wider community; including sports days, seasonal parties, etc
- Residents Association is funded by Túath



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Enhancing Community Involvement

- Applied to the lottery fund grant scheme for communal facilities via Dublin City Council for the installation of play areas
- In discussions to acquire the vacant crèche to utilise as an affordable childcare facility and after school programme / community resource
- Investment for further community development
- Linked in with Tesco, Clare Hall under their community programme to use their community space for activities



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Financial Considerations – VFM



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More for Less



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Ground Breaking Innovative Homeless Initiative through Collaboration



Dáithí Downey,
Deputy Director,
Dublin Regional
Homelessness

“Clare Village is a clear example of how a housing led approach works to deliver a cost-effective and sustainable solution to the challenge of homelessness in Dublin. This ground breaking initiative helped Dublin City Council reduce its dependence on costly and ineffective emergency accommodation, particularly for families experiencing homelessness. Clare Village is exactly the type of housing-led solution required from housing organisations to make a difference. Collaboration for all stakeholders spanning the public, private and voluntary sectors was very real and deepened understanding. It was key to the successful delivery of Clare Village and will continue to be key in the ongoing sustainability of the scheme”.



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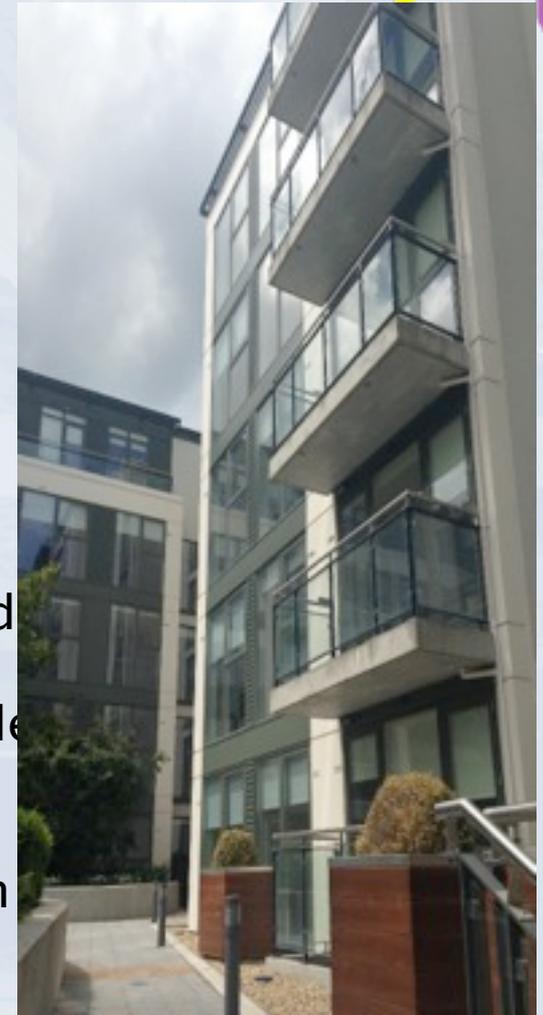
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Tallaght Cross, Dublin



- High density + high specification housing in prominent urban location
- Area convenient to transport, services and amenities
- Mix of accommodation + communal Facilities
- Typical example of property collapse legacy: unfinished estate, loans sold
- Over 450 properties were sold by NAMA to a Canadian REIT
- NAMA used NARPS to retain 65 units as supported by LA
- Short term tenancies provided for homeless people
- Tenants are supported by Focus to assist families with the transition to long term accommodation
- By the end of May 2016 over half have moved on
- Proposal is to use this properties while the homeless crisis continues in Ireland..



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