



CHEEVERSTOWN

TOWARDS A FUTURE WHICH RESPECTS THE CONTRIBUTION & INCLUSION
OF PEOPLE WITH AN INTELLECTUAL DISABILITY.

Partnerships in Independent Living for People
with an Intellectual Disability.

Table of Contents

1. Executive Summary	1
2. Opportunity for Potential Landlords	2
3. Who is Cheeverstown?	3
3.1. Cheeverstown Strategy	3
4. Other Partners in Supported Independent Living Options	5
4.1. Kobalt	5
4.2. Families and people with a disability	5
4.3. South Dublin County Council	5
4.4. Health Services Executive Department of Health & Children	5

1. Executive Summary

Cheeverstown is an organisation providing supports to people with intellectual disability. It is now seeking to develop independent living options for people using its services. This is in line with national and international best practice. It has secured the support of people with disabilities their families and the local authority. The HSE and Department of Health and Children also support the initiative. It is now seeking financial support from the landlords of the proposed properties for rent to partner with Cheeverstown to achieve these goals.

Cheeverstown in partnership with Kobalt has identified a potential solution for landlords to maximise their rent roll from currently vacant apartments that will enable Cheeverstown to achieve its strategic goals. Specifically, the proposal provides for;

- Guaranteed rent;
- Longer leases;
- Excellent Supported Tenants;
- A large market of potential future tenants;
- Positive Corporate Social responsibility impact;
- A proven business model
- Improved Rental Profits

Cheeverstown House anticipates that landlords providing rental accommodation to people with intellectual disability will see a return on their investment greater than the net rent roll from 'normal' lettings.

2. Opportunity for Potential Landlords

Cheeverstown is seeking the support of the relevant financial institutions and landlords to support Cheeverstown’s independent living initiative. There are sound financial and ethical reasons why this should make sense to a landlord;

Guaranteed rent – the rent roll is ultimately underwritten by the State. People with a disability are more likely to undertake longer lettings compared to other tenants.

Support of Premises - They are also supported by Cheeverstown as a disability organisation thus ensuring that the properties are well maintained and monitored.

Tapping into a ready market – In keeping with the findings of the National Review, the HSE report on congregate settings and Cheeverstown’s strategy, Cheeverstown will be seeking to develop supported living options for all its residents in the wider community. This is an opportunity for any landlord to rent their premises.

Positive Commercial Impact – The development of independent living options in partnership with the landlord is an opportunity for the landlord to deliver on his corporate social responsibilities.

Proven Business Model – The business model being rolled out by Cheeverstown is already in place in other local authority areas particularly in the West and South of the country.

Improved Rental Profits – The apartments rented to people participating in Cheeverstown’s supported independent living initiative are likely to remain as long term tenants most likely exceeding three years. Occupancy for normal commercial tenants over a three-year period runs at approx 60%. Based on this assumption a landlord will receive a 9% improved return from the Cheeverstown letting. A normal letting will require a refit of the apartment, advertising of the property and a period of vacancy¹.

	Cheeverstown	Normal Commercial Rent Roll			
	Rent Roll	Rent Roll	Fit Out	Advertising	
Year 1	6,348	9,000	0	0	
Year 2	6,348	5,250	(5,000)	(750)	
Year 3	6,348	9,000	0	0	
	19,044	23,250	(5,000)	(750)	17,500
Additional rent from Cheeverstown rental in 3 years					1,544
Improved return from Cheeverstown rental proposal					8.8%

¹ For the purposes of the comparison a refit cost of €6,000 is projected. Advertising and reletting is taken at one month’s rent. Finally, the apartment is deemed to be vacant for 5 months.

3. Who is Cheeverstown?

Cheeverstown is a voluntary organisation that provides a wide range of residential, respite and day services to almost 400 children and adults with an intellectual disability in Templeogue and throughout various community locations in South Dublin.

Cheeverstown is committed to a future which respects the contribution and inclusion of people with an intellectual disability within the community. We provide a wide range of services in our endeavours to fulfil our mission of enabling all people with an intellectual disability to have full and meaningful lives through person-centred services.

Cheeverstown is an accredited organisation under the Council on Quality and Leadership. We adopted the Personal Outcome Measures Quality model as it reflects our vision and mission. Personal Outcomes Measures is an internationally recognized best practice system developed in the United States.

Our Mission is to enable people with an intellectual disability to have full and meaningful lives through person-centred services in partnership with their families.

Our Vision is a future which respects the contribution and inclusion of people with an intellectual disability

3.1. Cheeverstown Strategy

Cheeverstown House launched its strategic plan in November 2010.

Over the last decade there has been a significant shift in thinking in relation to the delivery of services for people with a disability. This shift has been driven by people with disabilities and changes in legislation. The significant legislative changes include the National Disability Strategy (2004), A Vision for Change (2006) Mental Health Policy and The United Nations Convention on the Rights of Persons with Disabilities (2006).

The emphasis is on delivering services locally to people close to their home whilst ensuring that people with disabilities will have full access to public services i.e. transport, housing, primary care as well as specialist services. There has been a move from one size fits all approach characterised by day and residential services to a more personalised approach to supports. This has created a move towards the development of more community-based services and Independent supported living options

Our primary aim is to enable individuals with an intellectual disability achieve independence and reach their full potential in partnership with families, whilst using the local community around them to facilitate this vision.

Cheeverstown approached its strategic plan in keeping with the overall vision of the organisation and the evolving legislation and best practice in the area of disability. The strategic plan is about people and about being responsive to the types of supports and services people and their families need. Its aim is to

develop person-centred community-based children and adult services and supports.

The development of an independent supported living option for people using Cheeverstown services is one of the key priorities for the organisation. It is also a priority for the Health Services Executive, Department of Health and Children, and Local Authorities.

This strategic plan identifies seven priority areas which will make an impact on achieving the strategic vision of person-centred community based services.

Objective

- To move away from the model of centre-based adult services to providing supports to people in their local community;
- – To reconfigure existing structures and resources within existing adult day services towards more community- based services;

- To develop connections to mainstream community services and supports;

- To deliver supports to adults which are focused on meeting individualised needs and desires;

- To establish a Person-centred delivery approach to services and support for adults;

- To develop five key pillars of supports for adults availing of services i.e Education and Life Long Learning, Supported Employment, Support and Lifestyle, Older Person Supports and Health.

4. Other Partners in Supported Independent Living Options

Cheeverstown has developed partnerships and linkages with the key stakeholders to bring about this change in service provisions.

4.1. Kobalt



Kobalt is a leading fit out company which specialise in Apartment & Home fit outs. Kobalt is partnering Cheeverstown to deliver supported living solutions to people with intellectual disability. Kobalt is prepared to offer a wide range of fit out solution when required for the end user. They are also agreeable to extended credit terms to the financing of each fit out which makes each unit in essence self-financing with no capitalisation required by potential landlords.

4.2. Families and people with a disability

Cheeverstown seeks to support people with disabilities with the support of their family. We have already succeeded in supporting one individual to move in to his own apartment. We have established a database of interested families and people with disabilities who are seeking to live independently.

4.3. South Dublin County Council



Local Authorities are responsible for the processing of rent allowances on behalf of the Department of Environment. The Local Authorities recognise the importance of supporting people with disabilities particularly with regard to the processing of applications for rent allowance to facilitate supported living options. The development of supported living options in partnership with the Local Authorities is more advance in the West and South of Ireland. Cheeverstown has secured the enthusiastic support of South Dublin County Council to advance this initiative.

4.4. Health Services Executive Department of Health & Children



The Health Services Executive is the primary funder of organisations supporting people with intellectual disability. The HSE commissioned a report into congregate settings (i.e. facilities where more than ten disabled people live). Although the report is to be formally published, the conclusion of the report is that “*all institutions for people with intellectual disabilities should be closed down within the next seven years because they are in breach of residents’ basic rights*”. The report recommends replacing them with supported or independent placements in the community. In the UK and Northern Ireland the closure of all large institutions has been completed.

Scenario 1a – Single Apartment

The person availing of a single apartment receives €188 per week disability allowance. They are also entitled to a net rent allowance of €425 per month. Based on the income and expenditure account below, this individual is able to meet the running costs of the apartment, the shortfall in rental allowance versus rent charged and to have a residual amount of income for other expenditures.

			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Income														
Disability Allowance	188	pw	815	815	815	815	815	815	815	815	815	815	815	815
Rent Allowance	529	pm	529	529	529	529	529	529	529	529	529	529	529	529
Contribution	(26)	pw	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)
			1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231
Expenditure														
Rent	529	pm	529	529	529	529	529	529	529	529	529	529	529	529
Light, Heat	75	pm	75	75	75	75	75	75	75	75	75	75	75	75
Insurance	25	pm	25	25	25	25	25	25	25	25	25	25	25	25
Food	120	pw	520	520	520	520	520	520	520	520	520	520	520	520
Telephone	30	pm	30	30	30	30	30	30	30	30	30	30	30	30
			1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179	1,179
Non Committed Income			52	52	52	52	52	52	52	52	52	52	52	52

Scenario 1b – People with intellectual disability requiring staff supports.

In this instance, the income and expenditure are as set out in Scenario 1. However, due to the individual’s disability and requirements, a second bedroom is required to enable the person to be supported at night. The rent payable remains at €529 per month.

Scenario 2 – Shared Apartment

This is based on two people sharing an apartment. Each person receives €188 per week disability allowance. They are also entitled to a net rent allowance of €286 per month.

Based on the income and expenditure account below, these people are able to meet the running costs of the apartment, the shortfall in rental allowance versus rent charged and to have a residual amount of income for other expenditures.

			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Income														
Disability Allowance	376	pw	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629	1,629
Rent Allowance Contribution to Rent	760	pm	760	760	760	760	760	760	760	760	760	760	760	760
	(52)	pw	(225)	(225)	(225)	(225)	(225)	(225)	(225)	(225)	(225)	(225)	(225)	(225)
			2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164
Expenditure														
Rent	760	pm	760	760	760	760	760	760	760	760	760	760	760	760
Light, Heat & Power	120	pm	120	120	120	120	120	120	120	120	120	120	120	120
Insurance	25	pm	25	25	25	25	25	25	25	25	25	25	25	25
Food	180	pw	780	780	780	780	780	780	780	780	780	780	780	780
Telephone	40	pm	40	40	40	40	40	40	40	40	40	40	40	40
			1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725
Non Committed Income			439	439	439	439	439	439	439	439	439	439	439	439