

# Report

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>23 January 2019</b>
Report by:	<b>Executive Director (Housing and Technical Resources) Executive Director (Finance and Corporate Resources)</b>

Subject:	<b>South Lanarkshire Rapid Rehousing Transition Plan</b>
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## 1. Purpose of Report

1.1. The purpose of this report is to –

- ◆ inform Committee of the strategic context and the Scottish Government's requirements for 'rapid rehousing transition plans' (RRTP)
- ◆ request approval for South Lanarkshire's RRTP (attached as Appendix 1)
- ◆ request approval to temporarily increase the establishment by 1 full-time equivalent post for an 18 month period

## 2. Recommendations

2.1. The Committee is asked to approve the following recommendations:-

- (1) that the background, strategic context and core requirements for the RRTP be noted;
- (2) that the finalised South Lanarkshire RRTP, as set out in Appendix 1, be noted and approved;
- (3) that the future monitoring, review and reporting arrangements be noted and approved; and
- (4) that the proposal to recruit 1 FTE Co-ordinator post at Grade 3 Level 8 for a fixed period of 18 months, as set out in section 8, be approved.

## 3. Background

3.1. '*Affordable Homes, Sustainable Places*', South Lanarkshire's Local Housing Strategy (LHS) 2017 to 2022, was approved by the Executive Committee on 30 August 2017. Four of the nine priority outcomes, within the Strategy, focus on addressing homelessness and are closely aligned with the emerging national policy agenda.

3.2. In October 2017, the Scottish Government set up the Homelessness and Rough Sleeping Action Group (HARSAG) to produce short and long-term solutions to end homelessness and rough sleeping. The main assumptions underpinning its formation were:-

- ◆ that rough sleeping is a significant problem across Scotland and is concentrated in its core cities (Glasgow, Edinburgh, Dundee and Aberdeen)
- ◆ that where homeless people can access it, they are spending too long in temporary accommodation waiting on a settled home

- ◆ that despite progressive legislation, homelessness continues to be a significant problem across Scotland

- 3.3. The HARSAG produced a final report (June 2018) with recommendations that included for local authorities to develop Rapid Rehousing Transition Plans (RRTP). 'Rapid rehousing' is defined as a housing-led approach for people that experience homelessness with a focus on making sure they reach a settled home as quickly as possible and limiting the amount of time that is spent in temporary accommodation.
- 3.4. In June 2018, the Minister for Local Government, Housing and Planning wrote to all Scottish local authorities advising of the requirements to prepare a RRTP and submit it to the Scottish Government by 31 December 2018.
- 3.5. To meet the prescribed timescale South Lanarkshire's RRTP was submitted to the Scottish Government on 21 December 2018, subject to it being approved by the Housing and Technical Resources Committee.

#### **4. Rapid Rehousing Transition Plan requirements**

- 4.1. HARSAG produced a RRTP toolkit and draft guidance (28 June 2018) with the intention for all local authorities to use these to develop their RRTP by 31 December 2018 and to be put into action by April 2019. South Lanarkshire has a strong foundation and track record in addressing homelessness through partnership working and the national ambitions, as set out in the guidance, broadly align with our LHS priorities.
- 4.2. Based on the draft guidance, the RRTP is required to include the following:-
  - ◆ local housing market analysis and homelessness context
  - ◆ baseline position (as at 2018/2019) for temporary accommodation supply
  - ◆ the local authority and partners' 5 year (2019 to 2024) RRTP vision and ambitions
  - ◆ identify the nature and extent of homeless households' support needs and what services and supports are required to enable a transition towards a 'rapid rehousing' approach
  - ◆ an Action Plan – identify what priority actions partners will take to achieve the key outputs and 5-year RRTP vision
  - ◆ a Resource Plan – identify what individual and joint resources and contributions are required from key partners and stakeholders to deliver the Action Plan

#### **5. Outline of South Lanarkshire's RRTP 2019 to 2024: vision and ambitions**

- 5.1. The RRTP is aligned to the LHS 2017 to 2022, the Health and Social Care Partnership's Strategic Commissioning Plan and South Lanarkshire's Community Plan and sets out the following five year vision:-

*'Homelessness in South Lanarkshire is significantly reduced with homeless households moving to a settled home as quickly as possible'*

5.2. Underpinning this vision are 5 priority objectives that partners aim to achieve over the period, 2019 to 2024:-

- ◆ significantly reduce the overall level of homelessness
- ◆ significantly reduce time spent by households in temporary accommodation and minimise moves before moving to settled homes
- ◆ improve and increase housing support for households to live independently within communities
- ◆ expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs
- ◆ enhance integration and partnership working to embed RRTP through a whole systems approach

5.3. The plan recognises that South Lanarkshire has diverse areas, with specific housing need and demand pressures. Most homeless people have no additional needs and therefore one of the central challenges is to continue to invest in new housing to ensure there is a supply of suitable, affordable and sustainable homes.

5.4. The table below summarises the headline targets and ambitions which are set out in the plan:-

<b>Outcome Measure</b>	<b>Baseline 2018</b>	<b>Year One (2019/2020)</b>	<b>Over 5 Years (2019 to 2024)</b>
Average time spent in temporary accommodation (all homeless households)	199 days	Reduce 10%	Reduce subject to annual review
Temporary accommodation supply	737 units	Maintain levels and re-configure subject to review	Review options for rationalisation Year Three (2021/2022)
Percentage of social housing allocated to homeless households	47%	Increase 50-60%	Set targets subject to annual performance review
Overall existing homeless households	975	Reduce 10-20%	Reduce >20%

5.5. A summary of the key actions which will be progressed through the plan is detailed below:-

- ◆ conversion of temporary tenancies to permanent tenancies for identified individuals
- ◆ improve availability of housing in pressured areas through targeted purchase of properties to meet the needs of homelessness customers
- ◆ expand the Housing First approach as way of meeting the needs of households with the most complex needs

- ◆ increase provision of support for new tenants to improve tenancy sustainment
- ◆ develop the range of services available to support individuals to access and sustain tenancies in the private rented sector
- ◆ continue to set the percentage of allocations to be directed towards homeless households through the annual Local Letting Plan process
- ◆ promote access to health services for homeless households
- ◆ raise awareness of services available for homelessness customers from the Third Sector

## **6. Next steps**

- 6.1. The Scottish Government has committed £21 million towards RRTPs as part of the 'Ending Homelessness Together fund', (available to 2021). A particular focus is on promoting a transition towards 'Housing First' approaches. While initial funding has been released to support the development and coordination of RRTPs (see 7.1 below) the basis upon which the funding will be distributed to local authorities is currently being determined by the Scottish Government. It is anticipated however that the submitted RRTP, including the Resource plan, will provide an important evidence base for consideration.
- 6.2 Subject to approval, the RRTP will be implemented from 1 April 2019.
- 6.3 An annual review of the RRTP will take place and will as required by the guidance, be aligned with the annual review of the Strategic Housing Investment Plan (SHIP). This will be reported to Committee with the first review scheduled for 2020.

## **7. Employee Implications**

- 7.1 Additional work has been required to develop the RRTP, the cost of which has been met from the Housing Revenue Account and has been undertaken within existing staffing resources. It is recognised, that over the lifetime of the plan, significant additional work will be required to coordinate its development and implementation. In recognition of this the Scottish Government has provided the Council with initial funding of £105K.
- 7.2 It is proposed that this funding will be partially utilised to appoint an additional Strategy Coordinator within the Strategy and Support section of Housing and Technical Resources who will be responsible for project managing the plan. The post will be established initially for an 18 month period from April 2019 and be based within Housing Services.
- 7.3 The details of the post are as follows:-

<b>Post Title</b>	<b>No of Posts (FTE)</b>	<b>Grade SCP</b>	<b>Hourly Rate</b>	<b>Annual Salary</b>	<b>Total costs (including on costs)</b>
Strategy Coordinator	1.0	Grade 3, Level 8 SCP 77-80	£20.21 - £21.16	£36,881.23 - £38,614.88	£48,056 – £50,315

- 7.4 This post has been graded using the Council's job evaluation scheme.

## **8. Financial implications**

- 8.1. The RRTP confirms the significant level of resources which the Council and partners direct towards the prevention and alleviation of homelessness. The plan notes however, that the level of resources currently being invested will not be sufficient to deliver the accelerated pace of change which is required to deliver the strategic objectives of the RRTP. A summary of the additional resources required to support the plan is noted at section 6 Section of the RRTP.
- 8.2. The costs associated with the new post for the 18 month fixed term is £75,472.50 and this will be funded through the Scottish Government funding noted in 7.1.

## **9. Other implications**

- 9.1. There are no additional risks associated with this report.
- 9.2. There are no sustainable development issues associated with this report.

## **10. Impact Assessments and Consultation Arrangements**

- 10.1. The RRTP is relevant to all people living or coming to live in South Lanarkshire, which includes protected characteristic groups as identified under the Equality Act 2010. An EQIA has been carried out which has confirmed that it is anticipated that the plan will make a positive contribution to the promotion of equalities.
- 10.2. A Strategic Environmental Assessment (SEA) Screening Determination has been provided by the SEA Consultation Authorities, which confirms there is no requirement for a separate SEA for the RRTP.
- 10.3. This plan was co-produced with key partners and a wide ranging programme of engagement was undertaken with stakeholders to support its development. The plan is also backed up by partner contribution statements which have been completed by a wider range of key partners including The Health and Care Partnership, other Council Resources, RSLs and VASLAN.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

**Paul Manning**

**Executive Director (Finance and Corporate Resources)**

21 December 2018

## **Links to Council Values/Ambitions/Objectives**

- ◆ Focused on people and their needs
- ◆ Improve health, care and wellbeing
- ◆ Make communities safer, stronger and sustainable
- ◆ Improve the availability, quality and access of housing
- ◆ Deliver better health and social care outcomes for all
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration

**Previous References**

- ♦ Executive Committee, 30 August 2017

**List of Background Papers**

- ♦ None

**Contact for Further Information**

If you would like further information, please contact:-

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