

RESOURCE PLAN

Prevention						
Action 1: Consider alternatives to eviction from Aberdeenshire Council properties, and work with RSL partners and private landlords and consider appropriate interventions to ensure that evictions are prevented where possible.						
<p>All partners need to have appropriate discussion at the earliest stage around potential eviction, with a focus on activities and interventions that could prevent it. This was identified by all parties during the RRTP consultation workshops, particularly the benefit of face to face discussions to work together on identifying solutions. We have a homeless prevention fund, introduced in 2018, that is available to front line staff for homeless prevention activities. This can be used to facilitate discussion and promotion of alternative actions and to intervene in crisis situations.</p> <p>Without a separate homeless prevention budget our ability to make real change will be limited. Currently we have a budget of £50k taken from the temporary accommodation management funding however this is only guaranteed for this year. This enables us to ask for less this year and with other changes in developing rapid rehousing we believe that savings can be made elsewhere to fund this in future years.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	50	20	40	60	80	250
Additional Funding Required	50	80	60	40	20	250
Total	100	100	100	100	100	500

Prevention						
Action 2: Trial 'mini public' engagement to enable those with lived experience to contribute to service delivery						
<p>HARSAG recommendations highlight the need for an understanding of lived experience of homelessness in developing services. We intend to work with Community Learning and Development colleagues to trial this approach. This would involve facilitated sessions for 12 participants and we would envisage two sessions being run. Participants would receive a fee for taking part in the engagement and travel costs and food would be provided.</p> <p>Given the large geographical spread and rural nature of our Authority it has been difficult to achieve engagement. This is an opportunity to engage in joint working with colleagues and to assist in changing the perception of homelessness within our communities.</p> <p>This type of engagement may continue into future years, however we would intend mainstreaming it into core activities if it proves successful.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	0	0	0	0
Additional Funding Required	1.5	0	0	0	0	1.5
Total	1.5	0	0	0	0	1.5

RESOURCE PLAN

Prevention						
Action 3 : Review access to in-house mediation and outcome of referrals. Consider providing specialist mediation services to cover schools and families and promote housing education.						
<p>Access to mediation is currently through in-house provision of 1.5 mediation officers covering all of Aberdeenshire. The focus of the current provision is tenancy sustainment and any mediation that has been undertaken in relation to homelessness has been at too late a stage.</p> <p>Given the number of homeless presentations by young people, the lack of current specialist provision, and this having been identified as a need during consultation on the plan we want to develop a Mediation Officer post to concentrate on youth homelessness.</p> <p>The post holder would undertake case work and provide housing education in schools and we intend progressing this via GIRFEC to ensure a consistent approach across the school network. It is anticipated that the number of young people who are able to identify alternative options to making a homeless application would increase as a result of this approach.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	0	0	0	0
Additional Funding Required	35	35	25	20	15	130
Total	35	35	25	20	15	130

Access & Supply						
Action 4 : Review void procedure and targets						
<p>This is a key consideration as there is a clear need to overhaul the existing void process. We are seeking funding to engage a consultant to carry out a review and make recommendations across the council, identifying how we can achieve rapid rehousing.</p> <p>We recognise a need to streamline processes, give clarity on roles and responsibilities, prioritise tasks and improve performance through reduced time taken to turnaround properties. We also need to consider our allocation process to ensure that available property goes to the person with the greatest housing need at that time.</p> <p>Until the review can be completed and recommendations implemented we would intend funding an additional resource to identify the properties required to meet the need and to help us move towards rapid rehousing. This resource may need to continue into year 2 and funding is requested to support this.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	32	16	0	0	0	48
Additional Funding Required	50	16	0	0	0	66
Total	82	32	0	0	0	114

Access & Supply						
Action 5 : Develop platform for registered landlords to advertise vacancies from the private sector.						
<p>Being able to identify accommodation solutions in the private sector will increase the supply of available housing and assist rapid rehousing. This is an area that has been under used as it was not affordable. The changing economy in the North East of Scotland has made this a more realistic option for some. There are a large number of landlords who have only one or two properties – this can be a factor of employment in oil and gas employment market. Landlords would be able to advertise for free but would need to be registered and accept applicants from any background and be open to RDGS.</p> <p>There is potential to work with Aberdeen City and develop this as a joint venture and ICT support will be required across both authorities. Costs can be kept low by developing in-house, however there will be ongoing development support and maintenance costs that we would plan to mainstream.</p> <p>Lessons learned can be shared with other authorities across the hub and further afield.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	2.5	5	5	12.5
Additional Funding Required	10	5	2.5	0	0	17.5
Total	10	5	5	5	5	30

Access & Supply						
Action 6 : Allocation of 2 bedroom property to single people and cover relevant costs where there is a mismatch between supply and demand which can be common in many rural settlements.						
<p>Takes place already where there is a limited demand for 2 bed property in certain areas. Takes account of possible future increase in family composition. Consideration needed whether to widen this approach but if so how could it be paid for as DHP budget is under pressure Equates to 50 tenancies per year with a shortfall of £50 per month or £600 per year. It is hoped the amount can reduce over the 5 years of the plan as we have more time to develop the right types of properties in the right locations and other opportunities will increase.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available						
Additional Funding Required	30	25	20	15	10	
Total						

RESOURCE PLAN

Access & Supply						
Action 7: Fraud check of housing applications/allocations and existing tenancies to ensure housing is allocated to those in need						
<p>This can be built into our on line assessment process.</p> <p>This would address the public perception that a number of applications for housing are fraudulent and a concern that council properties are being let via AirBnB or that unauthorised sub-letting is taking place. As a provider of over 13,000 tenancies in a large geographically spread rural area it is not possible to visit tenants on a regular basis.</p> <p>A system that can assist in identifying potential instances may help release some properties to the market that can be ring-fenced for use by homeless people with high need. This approach has been taken in other local authority areas and by other social landlords.</p> <p>We are able to resource checking of allocations but would need additional funding to enable a check of all existing tenancies. We would aim to repeat this exercise in year 3 if it had been effective.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	5	5	5	5	5	25
Additional Funding Required	15	0	15	0	0	30
Total	20	5	20	5	5	55

Temporary Accommodation						
Action 8: Consider Community Hosting models and feasibility within Aberdeenshire (or joint commissioning with Aberdeen City)						
<p>We propose to fund a feasibility study in year 1.</p> <p>This would be carried out by one of our external partners who work with young people, and would investigate interest in community hosting and the feasibility of different models to provide homeless young people with short term emergency accommodation.</p> <p>Preliminary discussions with the DePaul Charity concerning Nightstop provision indicates an estimated cost of £75K per annum.</p> <p>A joint scheme between Aberdeen and Aberdeenshire could reduce costs.</p> <p>In year 4 and 5 it is anticipated that savings made from not using B&B would be able to be put towards the project.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	5	0	0	12.5	18.5	36
Additional Funding Required	5	37.5	37.5	25	19	124
Total	10	37.5	37.5	37.5	37.5	160

RESOURCE PLAN

Temporary Accommodation						
Action 9: Provide travel warrants to customers temporarily located outwith support networks						
Due to the rural nature of Aberdeenshire, temporary accommodation is located across the area. Travel costs are high and there is a lack of options. Funding is needed to help people temporarily displaced to maintain links with support networks and essential services. This would help to encourage take up of temporary accommodation in more rural areas and provide the opportunity for applicants to consider moving from major settlements where B&B are mainly located.						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	0	0	0	0
Additional Funding Required	5	2.5	0	0	0	7.5
Total	5	2.5	0	0	0	7.5

Support						
Action 10: Expand existing internal Rural Housing First project in years 1 and 2 and integrate pathfinder scheme clients from year 3.						
The existing project comprises one full time Housing First Support Worker with a current caseload of 15 and a waiting list of 12.						
The outcomes from this project, which is built on partnership working, have been positive. Input from partners, who include Community Justice, Health & Social Care, Police and Scottish Prison Service, is co-ordinated by the support worker. The Housing First Support Worker, working directly with the client and liaising with all relevant staff in the housing service ensures that appropriate accommodation is identified and maintained.						
In order to expand this successful project we need to employ a further worker. In year 1 we are able to use the temporary accommodation funding to recruit an additional Housing First Support Worker, however this funding is not guaranteed to continue past year 1.						
From year 2 we would require funding to enable this to continue.						
We are part of the Housing First Pathfinder scheme in Aberdeen and Aberdeenshire. It is proposed that up to 40 additional tenancies will be passed to us to support from year 3.						
If we are able to operate the scheme in line with our existing one this would reduce the cost of needing a procured service. If we could continue in partnership locally it is hoped we may only need another 2 workers.						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	79	44	44	44	44	255
Additional Funding Required	0	35	105	105	105	350
Total	79	79	149	149	149	605

RESOURCE PLAN

Access and Supply						
Action 11: Consider provision of furniture packages to promote prompt occupation and tenancy sustainment						
<p>We are able to assist with the provision of furniture and household starter packs through our Housing Support budget currently but this is limited. We provide assistance to apply to the Scottish Welfare Fund and access charitable sources however this is time consuming and piecemeal and may not be successful.</p> <p>The ability to increase the offer of furniture and carpets, where required, would enable quicker occupation and allow staff resources to be used more effectively. For our clients it would allow a degree of choice in the items that they require and promote tenancy sustainment.</p> <p>An average cost to partly furnish a 1 bed property using Scotland Excel is £1800. Increasing the budget available by £18,000 per year would allow us to help 10 more vulnerable households into settled accommodation.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	33	33	33	33	33	165
Additional Funding Required	0	18	18	18	18	72
Total	33	51	51	51	51	237

Access and supply						
Action 12: Develop online app to promote communication between homeless applicants and housing service.						
<p>Staff communicate using traditional methods including letters, phone, and face to face. Increasingly use is made of e-mail and text but there is a need to develop this further.</p> <p>This would allow customers to take more control of the homeless journey. It recognises a demand, from customers and the housing staff, to be able to engage differently. We will investigate developing this in house also consider integration with Northgate or the online application system.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	10	5	5	5	25
Additional Funding Required	0	20	5	5	5	35
Total	0	30	10	10	10	60

RESOURCE PLAN

Support						
Action 13 : Funding of post within Scottish Welfare fund						
<p>The administration of Community Care Grants from the Scottish Welfare Fund is slow. Applications can take around 4-6 weeks to be approved and this puts pressure on vulnerable people and delays take up of tenancies and the process of becoming settled.</p> <p>We have identified that providing a resource within the team dealing with applications to the Scottish Welfare Fund would enable prioritisation of households who are homeless, or at risk of homelessness.</p> <p>If this proved effective there would be less demand for funding of furniture packages.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	0	0	0	0
Additional Funding Required	0	30	30	30	30	120
Total	0	30	30	30	30	120

Prevention						
Action 14 : Credit check of homeless applicants and tenants to target assistance to those in highest need and help build credit history.						
<p>This is carried out by one of our RSL partners and was highlighted during an RRTP consultation workshop. This is considered a positive means of building credit history for the customer and enabling them to increase housing options and other opportunities including employability. This would not proceed without additional funding. There would be initial set up costs and then regular ongoing costs.</p>						
Required Resources	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£K	£K	£K	£K	£K	£K
Available	0	0	0	0	0	0
Additional Funding Required	0	5	2	2	2	11
Total	0	5	2	2	2	11

	2019/20	2020/21	2021/22	2022/23	2023/24
Action 1	50K	80K	60K	40K	20K
Action 2	1.5K	0	0	0	0
Action 3	35K	35K	25K	20K	15K
Action 4	50K	16K	0	0	0
Action 5	10K	5K	2.5K	0	0
Action 6	30K	25K	20K	15K	10K
Action 7	15K	0	15K	0	0
Action 8	5K	37.5K	37.5K	25K	19K
Action 9	5K	2.5K	0	0	0
Action 10	0	35K	105K	105K	105K
Action 11	0	18K	18K	18K	18K

RESOURCE PLAN

Action 12	0	20K	5K	5K	5K
Action 13	0	30K	30K	30K	30K
Action 14	0	5K	2K	2K	2K
	201.5K	309K	320K	260K	224K