

ITEM No ...5...

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 7 JANUARY 2019

REPORT ON: RAPID REHOUSING TRANSITION PLAN

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 9-2019

1 PURPOSE OF REPORT

- 1.1 To seek approval of the attached Rapid Rehousing Transition Plan (RRTP).

2 RECOMMENDATION

- 2.1 It is recommended that Committee approves the Rapid Rehousing Transition Plan for submission to the Scottish Government.

3 FINANCIAL IMPLICATIONS

- 3.1 The investment plan within the report outlines changes which will require to be made to deliver the Rapid Rehousing Transition Plan. The changes required will be financed in part through the re-allocation of existing resources from the Council and the Integrated Joint Board Health and Social Care Partnership. The investment plan within the RRTP is also a bidding document to the Scottish Government for the £51 million resources the Scottish Government will be making available across the thirty two Scottish Local authorities.

4 BACKGROUND

- 4.1 Reference is made to Article III of the minute of meeting of this Committee of 24th September 2018, report no. 299-2018 - Housing Options and Homelessness Update refers. The Scottish Government established the Homelessness and Rough Sleeping Action Group (HARSAG) in October 2017 to produce short and long term solutions to end homelessness and rough sleeping. The group which has been chaired by Jon Sparkes from Crisis has presented its findings to the Scottish Government. Kevin Stewart, Minister for Local Government, Housing and Planning wrote to local authorities in June 2018 stating that he has accepted the recommendations on ending homelessness and rough sleeping from HARSAG. These recommendations are entirely consistent with our recently adopted 'Not Just a Roof' Housing Options and Homelessness Strategy and what we want to implement for citizens in Dundee.

The cornerstone of the recommendations is a transition to a Rapid Rehousing approach along with Housing First. Rapid Rehousing is about taking a housing led approach for rehousing people who have experienced homelessness ensuring that they reach a settled housing option as quickly as possible rather than staying too long in temporary accommodation.

Where Homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better;
- When temporary accommodation is needed, the optimum type is mainstream, furnished within a community.

And for people with multiple needs beyond housing:

- Housing First as the first response for people with complex need and facing multiple disadvantages;

- Highly specialist provision within small, shared, supported and trauma informed environments i.e. specialist supported accommodation, if mainstream housing, including Housing First, is not possible or preferable.

The Scottish Government requires local authorities to prepare Rapid Rehousing Transition Plans (RRTPs) for submission to the Scottish Government.

RRTPs will sit within the Strategic Planning Frameworks of the Local Outcome Improvement Framework and the Local Housing Strategy. Our plan has been developed with the Integrated Joint Board Health and Social Care Partnership, Registered Social Landlords, third sector and other partner agencies. The core purpose of the plan is how to redress the current balance of housing options for homeless households and redress these to the housing led approach.

The RRTP sets out the local homelessness context, provides a baseline position of temporary accommodation supply, sets out a 5 year vision, identifies support needs and how we will, with our partners, achieve our vision for temporary accommodation and settled housing options for homeless households as well as containing an investment plan which will be required to deliver the plan.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. A copy of the Impact Assessment is available on the Council's website at www.dundee.gov.uk/ia.

6 CONSULTATIONS

- 6.1 The Council's Management Team were consulted in the preparation of this report.

7 BACKGROUND PAPERS

- 7.1 None.

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11 December 2018

RAPID REHOUSING TRANSITION PLAN

Scotland's transition
to rapid rehousing



2019-2024

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1 Introduction

This plan outlines Dundee City Council's transition to rapid rehousing following the recommendations of the Homelessness and Rough Sleeping Action Group (HARSAG) being accepted by Scottish Government Ministers. Dundee Homelessness Partnership's Homelessness and Housing Options Strategy 'Not Just a Roof' has already started to transform the way we are tackling homelessness in Dundee.

HARSAG was set up to recommend to Scottish Government Ministers the actions and solutions needed to eradicate rough sleeping and transform the use of temporary accommodation in Scotland¹. The final recommendations of the group were published in June 2018 and provided a whole system approach to addressing homelessness. The principle recommendations are a move to a rapid rehousing approach along with Housing First, supported accommodation and reducing the requirement for temporary accommodation

Rapid rehousing is based on a housing led solution to ensure that homeless households are rehoused into settled accommodation as quickly as possible rather than staying in temporary accommodation.

Where homelessness cannot be prevented, Rapid Rehousing means²:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better;
- When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

And for people with multiple needs beyond housing:

- Housing First is the first response for people with complex needs and facing multiple disadvantages;
- Highly specialised supported accommodation if mainstream housing, including Housing First, is not possible.

The purpose of this plan is to outline the changes and resources required to achieve the transition to rapid rehousing over the next 5 years. The Scottish Government will use this plan to assess Dundee's progress towards the 5-year vision of rapid rehousing and assist in the allocation of resources for Dundee City Council and partners to reach the rapid rehousing transition.

This plan cannot be achieved in isolation and will have close links with other strategies such as the Local Housing Strategy, Strategic Housing Investment Plan, Housing Need and Demand Assessment and our Homelessness and Housing options strategy developed in partnership with Dundee Health &

¹ Scottish Government (2018). *Homelessness and Rough Sleeping Action Group*. Available at <https://www.gov.scot/groups/homelessness-and-rough-sleeping-action-group/>

² Indigo House (2018). *Scotland's transition to rapid rehousing, Rapid rehousing Transition Plans: Guidance for Local Authorities and Partners* [Online] Available at http://www.ghn.org.uk/wp-content/uploads/2018/06/Rapid_Rehousing_Guidance1.1.pdf

Social Care Partnership, “Not Just a Roof”. Partnership working is well embedded in Dundee and continued partnership working will be key to implementing the transformational change through Rapid Rehousing.

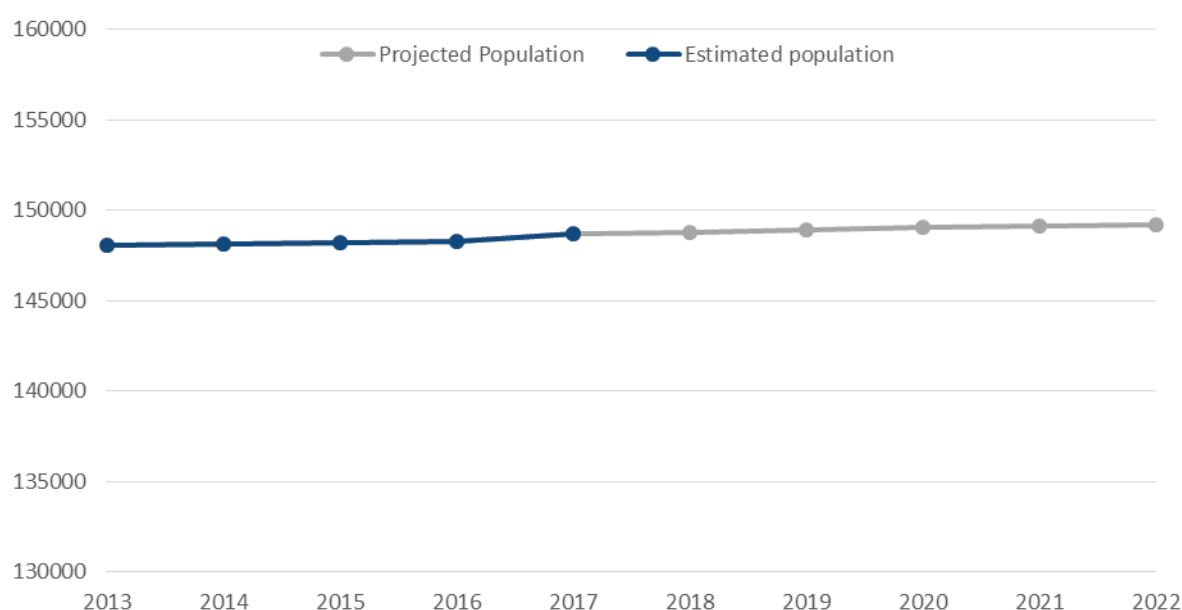
2 Local Context of Dundee

2.1 Population

Dundee is Scotland's fourth largest city, the most recent estimates of Dundee's population is 148,710³. This includes a sizeable student population. This is an increase of 0.3% when compared to the 2016 mid-year population estimate of 148,270.

The Dundee City Council area covers 60 square kilometres and is, geographically, the smallest local authority area in Scotland. It is bordered by Perth and Kinross to the west and Angus Council to the north and east.

Dundee City's estimated and projected Population 2013 to 2022



Source: NRS Mid-Year population Estimates 2017 and NRS population Projections for Scottish Areas 2016

Dundee's population has been relatively stable but is projected to rise slightly over the course of the plan. When compared to the average population share nationally, Dundee City has a larger share of the population who are aged 18-35 years. Dundee City also has a slightly larger share of the very elderly population⁴.

2.2 Deprivation

In Dundee, 28.6% (42,405) of the population live within the data zones ranked in the 15% most deprived in Scotland. This includes 35% (8,472) of children in Dundee. Evidence across a range of issues such as attainment, health, mental health and substance misuse highlights a strong correlation between poverty and poorer life outcomes

³ NRS Mid-Year population Estimates 2017

⁴ Ibid

2.3 Households

There are approximately 70,000⁵ households living within the Dundee City Council boundaries. The table below shows the number of households in Dundee City as at the 2011 Census and a breakdown of their household tenure.

2011 Census Households by tenure

Total number of households (with residents)	69,193	100	2,372,777	100
Privately Owned outright	15,971	23.1	660,643	27.8
Owned with mortgage or loan	18,609	26.9	800,175	33.7
Shared ownership	305	0.1	10,168	0.4
Rented from local authority	12,826	18.5	312,745	13.2
Other Social rent	7,971	11.5	263,674	11.1
Privately rented	12,921	18.7	294,892	12.4
Living rent free	590	0.9	30,480	1.3

Source: Scottish Census 2011, Table KS402SC, Tenure, All Households

Owned Properties

The Scottish Census 2011 found that in Dundee City only 50.4% of households were living in owned properties compared to 62% nationally. Dundee City has the second lowest proportion of households living in owned properties across all local Authority areas.

Dundee City Council

Approximately 18.5% of households in Dundee City Council reside in Dundee City Council properties. Nationally, only 13.2% of households rent from a Local authority.

Dundee City Council currently has 12,420 properties which is a reduction from the 2011 census. The composition of this stock is:

Dundee City Council Lettable Stock Profile

						ta
1 Apt	0%	0%	1%	0%	0%	1%
2 Apt	3%	3%	19%	2%	2%	30%

⁵ NRS Estimates of Households and Dwellings in Scotland 2017

3 Apt	11%	5%	26%	7%	2%	52%
4 Apt	9%	0%	5%	0%	0%	15%
5+ Apt	3%	0%	0%	0%	0%	3%
Total SC	26%	8%	52%	10%	4%	100%

Source: Dundee City Council Annual return of the Charter 2017/2018

Registered Social Landlords

Households renting from another Social Landlord makes up 11.5% of households in Dundee City compared to 11.1% nationally. This represents approximately 8,000 properties. The Registered Social Landlords operating in Dundee are:

- Abertay Housing Association
- Angus Housing Association
- Bield
- Caledonia
- Cairn Housing Association
- Hillcrest
- Home Scotland
- Margaret Blackwood
- Sanctuary

Private Rented

Dundee City has the second highest proportion of private rented households in Scotland at 18.7%⁶, this is considerably higher than the national average of 12.4%.

Private Sector rents for 2018 in the Dundee and Angus Broad Rental Market Area⁷ are:

Private Sector rents in Dundee and Angus BRMA

Lower Quartile	£280	£350	£475	£600	£900
Median	£315	£385	£550	£750	£1,100
Mean	£332	£390	£562	£746	£1,085
Upper Quartile	£365	£425	£630	£860	£1,255

Source: Scottish Government Private Sector Rent Statistics, Scotland, 2010 to 2018

Although these rents are cheaper than the Scottish average for all property sizes, they have now increased to a level where the current Local Housing Allowance rates (see below) would not fully cover a lower quartile property at any size.

LHA Rates Dundee and Angus BRMA

Shared	£57.69	£230.76	£249.99
1 Bedroom	£79.24	£316.96	£343.37

⁶ Rented: Private landlord or letting agency and Rented: Other from 2011 Census Table KS402SC

⁷ BRMA will include areas of Angus which may have different rent levels than Dundee

⁸ LHA is paid 4 weekly, this is for comparative purposes only. Based on (weekly LHA*52)/12

2 Bedrooms	£103.85	£415.40	£450.02
3 Bedrooms	£128.19	£512.76	£555.49
4 Bedrooms	£189.07	£756.28	£819.30

Source: Dundee City Council

3 Existing Strategies

3.1 Local Housing Strategy

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need, demand and affordability. The Local Housing Strategy is the primary strategy for the provision of housing and associated services to address homelessness, meeting housing needs and tackling fuel poverty.

The LHS aims to deliver a positive housing future for all people living in Dundee by ensuring provision of high quality housing and neighbourhoods where people want to live. The LHS and its action plans have been developed in partnership with other government agencies, Health and Social Care Partnership and the third sector. The LHS has been subject to consultation with all of these organisations, residents within the city and equalities groups.

The LHS analyses the main needs and demands in Dundee's wider housing market area and sets out the local and national policy context for housing in the City. The LHS has identified a number of main areas for consideration, these being:

- The built environment
- Strategic Housing Investment Plan
- Communities
- Tenancy Sustainment
- Private Sector Housing
- Specialist Provision and Independent Living
- Homelessness
- Tackling Climate Change and Fuel Poverty
- Gypsy Travellers and Travelling Show People

The LHS identifies the main issues in each of these areas and has developed actions and interventions to address the issues identified. We report the progress on the LHS and update the Scottish Government on an annual basis.

Historically where there has been a problem of low demand for parts of the Housing stock this has been addressed by applying a range of initiatives to help turn unpopular stock in to sustainable long term attractive properties. With the successful ongoing implementation of the various regeneration projects the priorities for investment opportunities for housing will continue to meet housing need, improve housing choice as well as ensuring that existing stable neighbourhoods do not deteriorate. This investment will also consider requirements of people with particular housing needs such as wheelchair adapted housing as well as housing to meet community care needs.

3.2 Housing Need and Demand

The Dundee, Perth, Angus and North East Fife Strategic Development Planning Authority (TAYplan) was established under the 2006 Planning etc. (Scotland) Act to produce the Strategic Development Plan for the TAYplan area.

The TAYplan Strategic Development Plan 2016-2036 was approved in October 2017 and set out the vision of how the Dundee, Perth, Angus and North East Fife area should develop over the next 20

years. The TAYplan Strategic Development Plan and supporting documents can be viewed at www.tayplan-sdpa.gov.uk

The Plan provides a broad indication of the scale and direction of growth within the area and seeks to focus the majority of development in the region's principal settlements with Dundee being a Tier 1 settlement.

The vision for the TAYplan area states that "By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, and where business choose to invest and create jobs."

The TAYplan Strategic Development Plan sets out three main guiding principles:

- Supporting sustainable economic development and improving regional image and distinctiveness.
- Enhancing the quality of places through better development outcomes.
- Ensuring effective resource management and promoting an accessible connected and network region.

An important aspect of the TAYplan Strategic Development Plan is setting out allied to the Housing Needs and Demand Assessment the scale of new house building that will be required to meet the identified need and demand for the plan period.

Policy 4 of the approved TAYplan Strategic Development Plan requires the Dundee Local Development Plan to identify sufficient generous land supply to ensure the delivery of the average annual housing supply targets which for Dundee City has been set at 480 homes (across all tenures) per year. The housing supply target is then increased by a margin of 10% to provide a housing land requirement of 528 homes per annum to be planned over the lifetime of the Local Development Plan.

The Housing Needs and Demand Assessment indicates the greatest needs for the provision of affordable homes within the City is for larger family houses, wheelchair housing and one bedroom flats. These priorities are reflected in the developments planned within the Strategic Housing Investment Plan (SHIP).

3.3 SHIP

The Strategic Housing Investment Plan (SHIP) 2019 - 24 sets out the affordable housing investment priorities of the Council and its partner Registered Social Landlords (RSLs) over the next 5 years.

The Strategic Housing Investment Plan (SHIP) is the key statement on affordable housing development priorities within Dundee. The SHIP is a rolling programme covering a period of five years. It is linked to the Local Housing Strategy (LHS), identifying the affordable housing investment priorities outlined in the strategy.

The SHIP allocates the Scottish Government Affordable Housing Supply grant to deliver on the strategic affordable priorities for the City. We work closely with the Health & Social Care Partnership to identify housing and associated care requirements. In order to meet the needs of wheelchair

users and community care groups the SHIP targets up to 30% of units to meet these particular needs.

The identification of priority areas for investment in affordable housing is set within the context for regeneration in the City flowing from the Council Plan, The Local Development Plan and the Local Housing Strategy.

Local Authority New Build

Dundee City Council is currently completing 33 new build units at Alexander Street. Eighty three new build units are currently being built at Derby Street due for completion towards the end of 2019. Within our HRA Capital Plan we plan to build around 40 new build units per annum over the next 5 years.

Registered Social Landlords

Within the RSL sector there have been 406 new social rented units built in Dundee in the period 2013 - 2018.

It is projected that up to 1000 new build social rented units to be built in the city by 2023.

3.4 Not Just a Roof

Our Housing Options and Homelessness Strategic Plan (2016-2021) sets out a vision that:

“Citizens of Dundee will be able to live a fulfilled life in their own home or homely setting. If people do become homeless, they will be able to access quality information, advice and support which will enable them to live a fulfilled life and gain and maintain their own home”.

Our vision is being demonstrated through the following strategic outcomes:

- Prevention of homelessness
- Positive Experiences of supports and services
- Living an independent, fulfilled and healthy life

These outcomes are reflective of what local people told us. They also align with the nationally defined, Getting it Right for Every Child wellbeing outcomes (SHANARRI), the Community Justice Authority, the National Health and Wellbeing Outcomes, Dundee’s Health and Social Care Partnership priorities and also fits with the Dundee City Plan, Dundee City Council Plan and Dundee Fairness Commission Report.

The Homelessness Strategic Planning Partnership is responsible for the implementation of this strategy. The Partnership believes that everyone should be able to live with human dignity and have a good quality life. Any support provided will be based on the person’s views and their individual preferences, outcomes and strengths. The approach is implementing Psychologically Informed Environments.

The partnership provides immediate support to those in crisis. For people who are in need of support, self-directed support will be offered so that individuals can take a central role in planning the supports they receive that help them maintain their tenancy and live a healthy and fulfilled life.

Within Dundee, the Homeless Partnership have commissioned a range of resources designed to support the prevention and response to homelessness, funded by Dundee Health and Social Care

Partnership, Dundee City Council Neighbourhood Services, Dundee City Council Children and Families Services. These resources have been traditionally commissioned based on a hierarchy of need however the partnership intends to consider how services/supports are commissioned based on outcomes for people. This transition plan will embrace this ethos to deliver services to homeless households or threatened with homelessness.

To assist transitions use of the Public Social Partnership Model is under consideration. This is seen by all stakeholders as a positive way of facilitating change with stakeholder involvement and the ability to pilot service remodelling.

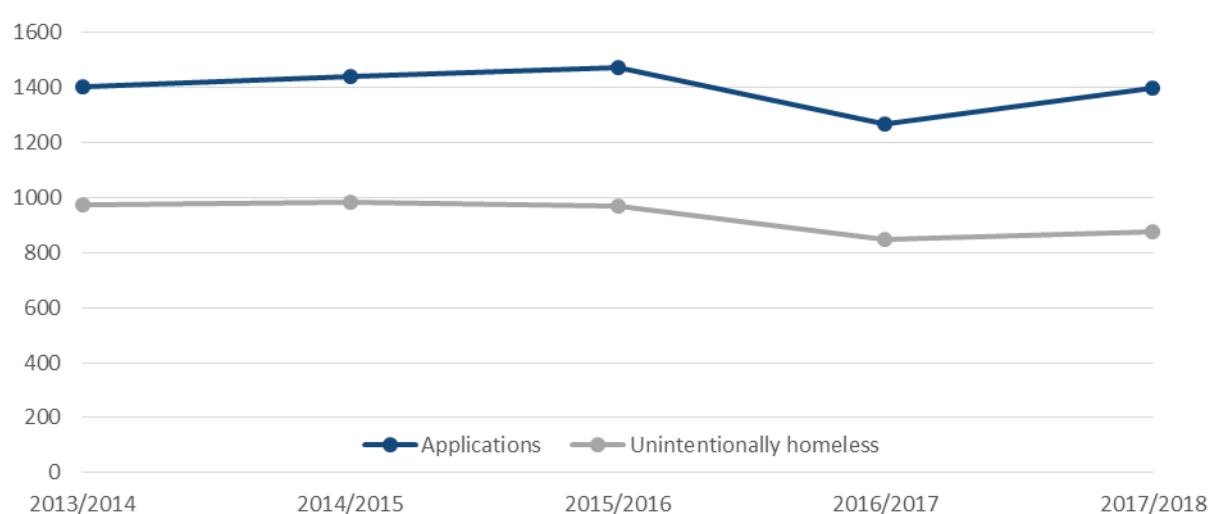
4 Homelessness position

This section provides details of homeless applications, assessments and outcomes recorded by Dundee City Council in 2017/2018.

4.1 Homelessness applications

There were 1,401 new homeless applications made to Dundee City Council in 2017/2018. This was a 10% increase from the previous year. Across the previous five years the average presentations has been 1397. Approximately 71% of these applications were made from households not containing children and 29% from households containing children.

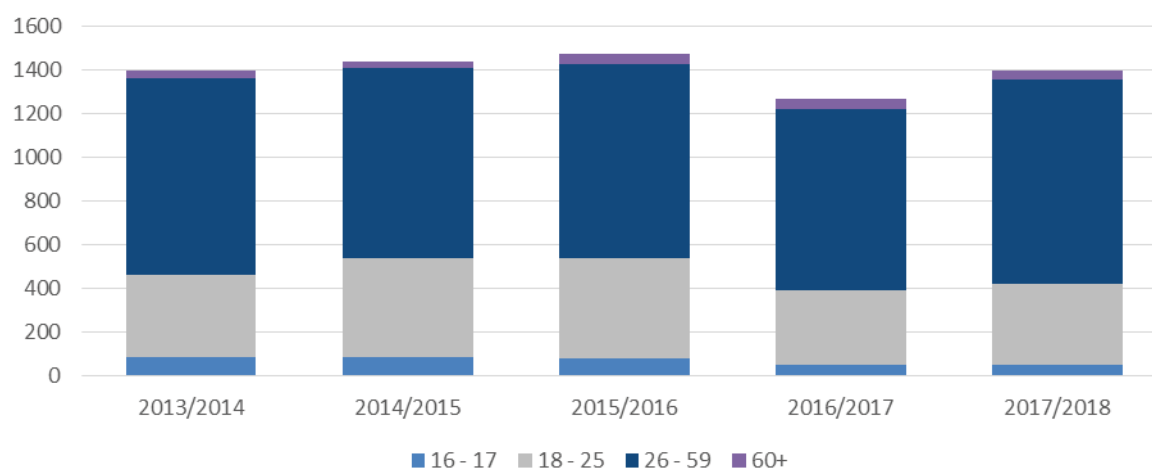
Homeless applications to DCC and those assessed as unintentionally homeless 2013/2014 – 2017/2018



Source: Dundee City Council HL1 2017/2018

Most homeless applications are made by applicants aged 26-59 and this proportion has increased over recent years. This can mainly be attributed to the fall in applications from those aged 16-17 and 18-25 as a result of a specialised early intervention project managed by Action for Children. Those over 60 make up approximately 3% of applications on average.

Homeless Applications to DCC by banded age 2013/2014 – 2017/2018



Source: Dundee City Council HL1 2017/2018

The most common property type for applications to be made from in 2017/2018 were Parental/family home/relatives and Friends/Partners. Applications from these property types made up just under half of all applications. From those presenting from their own property, those who rent from either a private landlord or Local Authority made up the bulk of applications.

Most common Property types for Application to DCC 2017/2018

Property Type	2017/2018
Parental / family home / relatives	358
Friends / partners	297
Own property - private rented tenancy	282
Own property - LA tenancy	146
Prison	93

Source: Dundee City Council HL1 2017/2018

The main reasons for applications on the HL1 in 2017/2018 were:

Most common technical reasons for Applications to DCC 2017/2018

Technical reason	2017/2018
Asked to leave	316
Dispute within household / relationship breakdown: non-violent	269
Dispute within household: violent or abusive	199
Other action by landlord resulting in the termination of the tenancy	157
Other reason for leaving accommodation / household	114
Discharge from prison / hospital / care / other institution	98

Source: Dundee City Council HL1 2017/2018

These statistics show that the main reasons provided by applicants for their homelessness are; being asked to leave, relationship breakdown or ending of a private sector tenancy by the landlord.

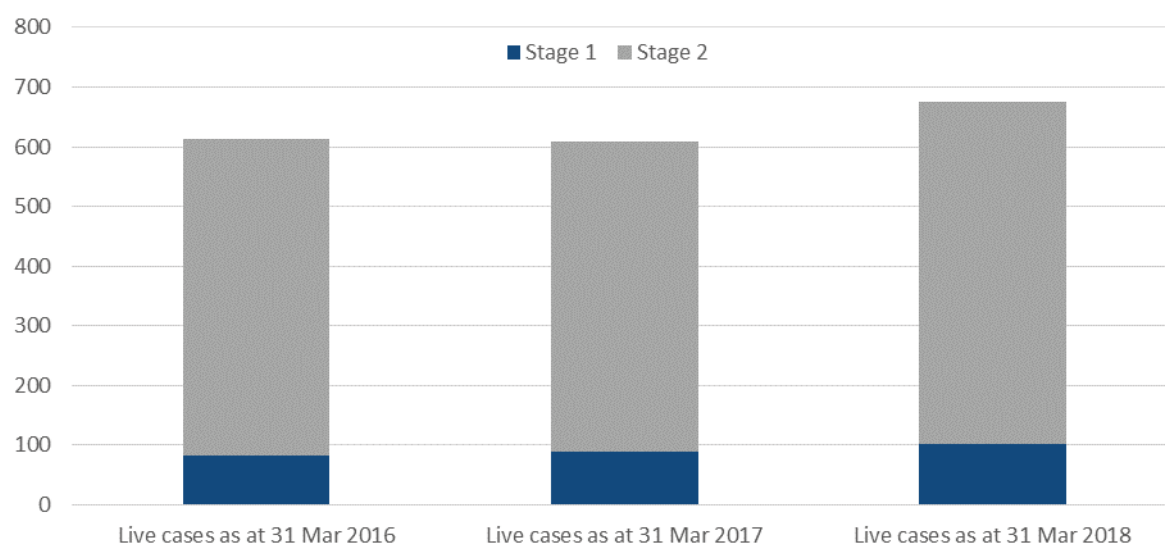
4.2 Total new assessments in the financial year where the local authority has a duty to find settled accommodation

Dundee City Council had a duty to find settled accommodation for 877 applicants who were assessed as unintentionally homeless. There were a further 136 applicants assessed as unintentionally threatened with homelessness. In these cases there is a duty to ensure that accommodation remains available.

4.3 Open homeless cases as at 31st March

As at 31st March there were 573 households which still had a live case awaiting discharge of duty. A further 102 were still to be assessed.

Live Homeless cases open to DCC at end of financial year 2016-2018

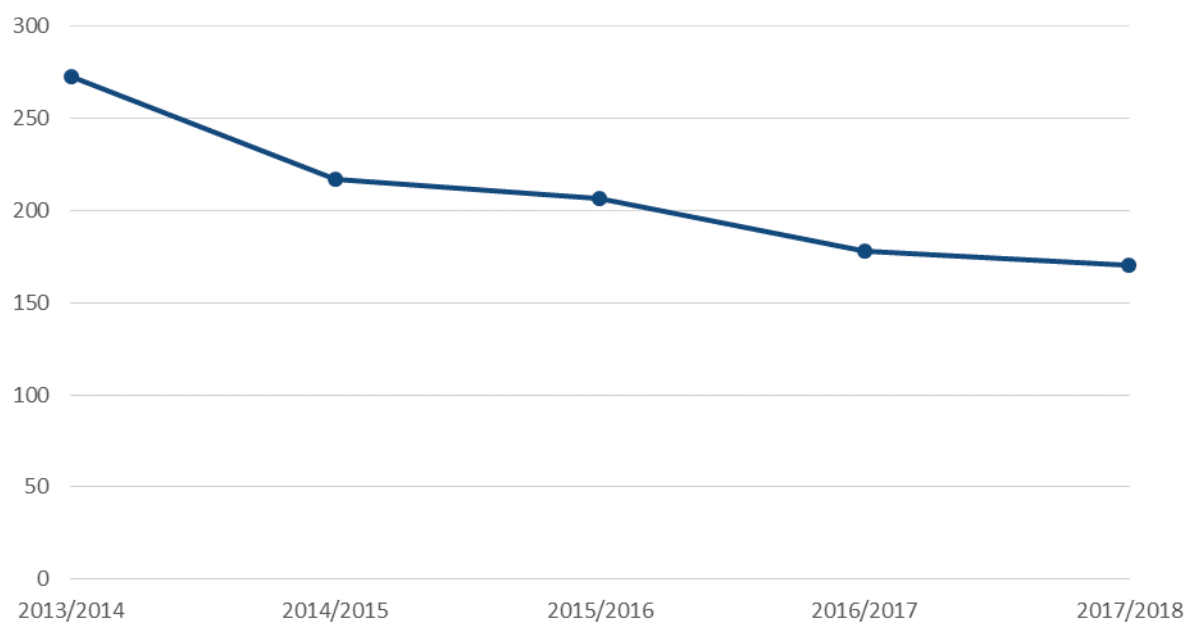


Source: Dundee City Council HL1 2017/2018

4.4 Average length of cases closed during the financial year

The mean case duration in 2017/2018 for those assessed as unintentionally homeless was 172 days. For all cases assessed as homeless or threatened with homelessness it was 170 days. This is a decrease from previous years.

Mean case duration for those assessed as unintentionally homeless by DCC 2013/2014 to 2017/2018



Source: Dundee City Council HL1 2017/2018

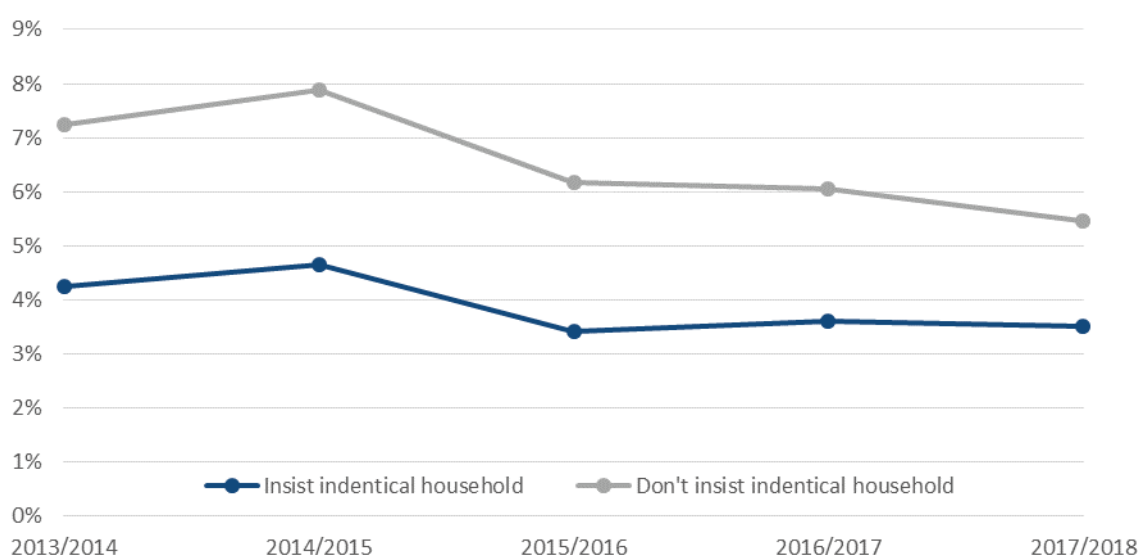
4.5 Total households sleeping rough at least once in the last 3 months

176 applicants stated on their application that they slept rough in the 3 months preceding their application. Of these, 84 also stated they slept rough the night before their application. Through ongoing outreach work carried out, evidence of any actual rough sleeping in the City has been significantly lower than the application figures suggest. The Council's Housing Options and Homelessness Service undertakes regular outreach work and links in with Faith in The Community, Shelter, Street Ambassadors and the Police to ensure that anyone identified as rough sleeping can be provided with accommodation and support. The Council has a good supply of high quality temporary accommodation available for those who require it.

4.6 Repeat Homelessness

Although recorded levels of repeat homelessness only make up approximately 4% of homeless applications⁹. There is recent evidence published in the report "Health and Homelessness in Scotland" that the actual numbers may be considerably higher when taken over a longer time frame. This study found that 29% of males and 26% of females had been in households assessed as homeless on multiple occasions during the study period.

Repeat homeless applications to DCC 2013/2014 – 2017/2018



Source: Dundee City Council HL1 2017/2018

4.7 Prevalence of severe and multiple disadvantage

Based on the methodology used in Heriot-Watt University 'Hard Edges Scotland' estimates¹⁰, there are approximately 182 applicants on average each year with severe and multiple disadvantage based on an average of the last 3 years.

As identified earlier at 2.2, in Dundee, 28.6% (42,405) of the population live within the data zones ranked in the 15% most deprived in Scotland. This includes 35% (8,472) of children in Dundee.

⁹ Repeat homelessness is defined by the SG as 'where the applicant household was assessed as homeless or threatened with homelessness, had previously applied and been assessed as homeless or threatened with homelessness and whose previous application had been closed within 12 months of their current application.'

¹⁰ Q.17 = 1-6, Q14a = 9 OR Q.16B.8 = 1, Q16B.7 = 1 OR Q.20b. 5) = 1

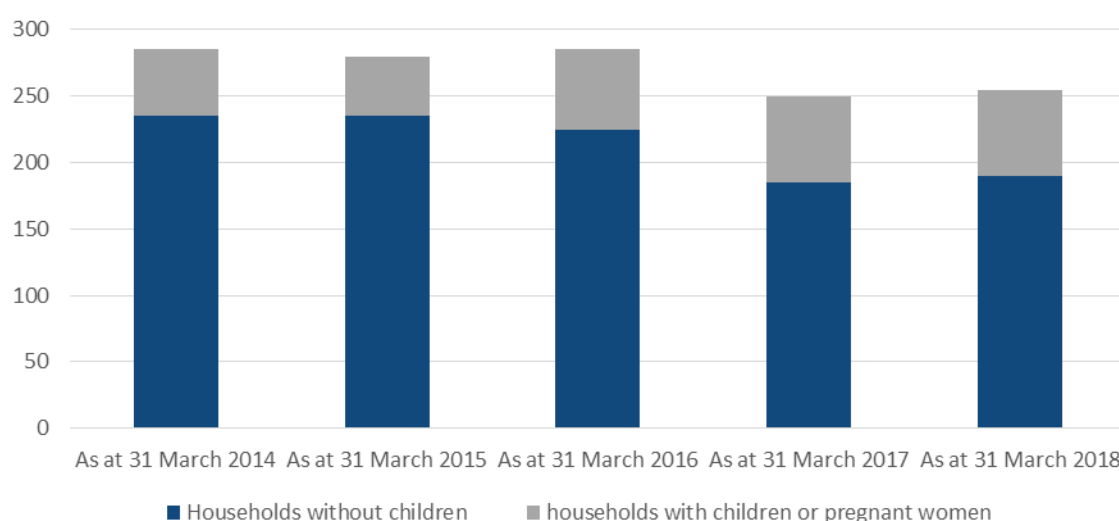
Evidence across a range of issues such as attainment, health, mental health and substance misuse highlights a strong correlation between poverty and poorer life outcomes.

The Housing Options and Homelessness Strategy 'Not Just a Roof' identifies the need for an effective range of supports to be put in place for individual's threatened with or experiencing homelessness to assist them in achieving settled accommodation and sustainable outcomes, including substance misuse services and mental health services.

4.8 Total households living in temporary accommodation at 31st March 2018

At 31st March 2018 there were 255 cases residing in temporary accommodation. Approximately 75% of applicants occupying temporary accommodation were households without children or pregnant women.

Number of households occupying temporary accommodation at end of financial year in DCC 2014-2018



Source: Dundee City Council HL1 2017/2018

4.9 Average length of stay in temporary accommodation, by type of accommodation

Overall average length of stays in 2017/2018 was 139 days (129 days for households without children and 176 days for households with children).

Average length of stay by HL3 category for DCC 2017/2018

Type of temporary accommodation	2017/2018
LA ordinary dwelling	131.8
Housing association / RSL dwelling	192.6
Hostel - local authority owned	70.4
Hostel - RSL	61.4
Hostel - other	44.5
Bed and breakfast	1
Womens refuge	126.7
Private sector lease	0
Other placed by authority	0
Total (ALL)	82.2

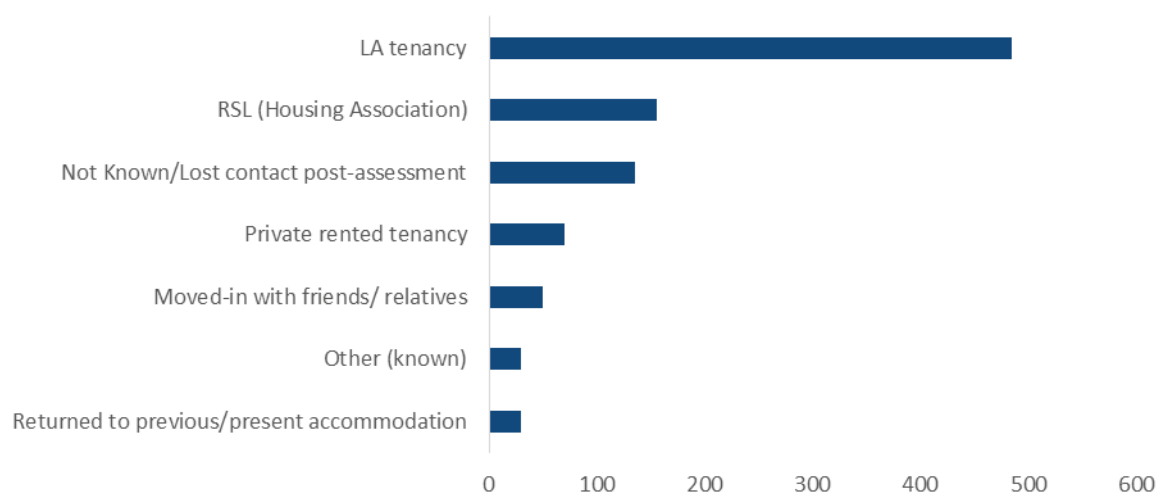
Source: Dundee City Council HL1 2017/2018

Although stays in hostel type accommodation are shorter than in other types of accommodation, this form of accommodation is more associated with multiple moves between accommodation (e.g. from a direct access hostel to a resettlement hostel).

4.10 Rehousing outcomes

For those assessed as unintentionally homeless or threatened with homelessness by Dundee City Council, 485 were rehoused into a Local Authority tenancy, 155 by a Registered Social Landlord and 70 in the private rented sector during 2017/2018. As a proportion of all outcomes 74% of applicants secured settled accommodation.

Rehousing Outcomes for DCC in 2017/2018



Source: Dundee City Council HL1 2017/2018

4.11 Proportion of all social lets that are let to statutory homeless households

During 2017/2018, Dundee City Council let approximately 41% of all properties which became available to homeless applicants. The figure for RSLs within the Common Housing Register was approximately 35%.

4.12 All social and private lets made to statutory homeless households as a proportion of the new homeless demand

Using those assessed as unintentionally homeless in the financial year, lets across all sectors only met 81% of new demand.

4.13 Gap analysis – existing demand + projected new demand compared to recent rehousing history

Using the Scottish Government methodology provided, based on the number of applicants awaiting housing, the backlog and new assessments and the current number of applicants who are either rehoused or lose contact after assessment there is a projected deficit of at least 141 properties for homeless applicants per year.

5 Rapid Rehousing Baseline Position

This section of the plan describes the baseline position of temporary accommodation in Dundee City during 2017/2018. The broad descriptions used for temporary accommodation types are the same as those used in the Rapid Rehousing Transition Plan guidance. These are:

- Emergency accommodation – Provided at first point of contact and only used as short term accommodation
- Interim – Accommodation provided on an interim basis before the LA has discharged its duty into settled accommodation
- Temporary Furnished Flats (TFF) – Self-contained flats in the community used as temporary accommodation
- Other – Anything else used as temporary accommodation (e.g. Refuge accommodation)

5.1 Capacity

There were 309 units of temporary accommodation available at 31 March 2018. This accommodation is spread throughout the city and comprises of flats, hostels, supported accommodation and supervised units. A description of each unit of accommodation is available at Appendix A.

Number of units of temporary accommodation in DCC as at 31st March 2018

Type of temporary accommodation	Number	Percentage
Emergency	98	32%
Interim	97	31%
Other	29	9%
TFF	85	28%

Source: Dundee City Council

5.2 Number of households living in the accommodation during 2017/2018

During 2017/2018 it is estimated that 1,093 temporary accommodation placements started and 1,091 placements ended. When these figures are added to the 252 applicants who were in temporary accommodation from the previous reporting period there were an estimated 1345¹¹ stays within temporary accommodation during 2017/2018. This comprised of approximately 625 unique households.

Number of households living in temporary accommodation in DCC during 2017/2018

Type of temporary accommodation	Number	Percentage
Emergency	769	57%
Interim (Resettlement)	263	20%
TFF	232	17%
Other	81	6%

Source: Dundee City Council

¹¹ This figure differs from the HL3 as that only includes cases which have been closed during the reporting year.

5.3 Type of provision

Based on the ownership of the accommodation, the baseline position for Dundee City Council's provision of temporary accommodation is:

Temporary accommodation types in DCC 2017/2018

Type of temporary accommodation	Emergency	Interim	Other	TFF	Total
5.1 LA ordinary dwelling		3	13	71	87
5.2 Housing association / RSL dwelling		32		14	46
5.3 Hostel - local authority owned	26	22			48
5.4 Hostel - RSL	47	40			87
5.5 Hostel - other	25				25
5.7 Women's refuge			16		16

Source: Dundee City Council

These can be broken down further to give a more detailed look at the facilities in the temporary accommodation types:

Temporary accommodation facilities in DCC 2017/2018

Type of temporary accommodation	Emergency	Interim	Other	TFF	Total
Self-contained rooms with shared kitchen and bathrooms	72				72
Self-contained rooms/flats with own kitchen and bathroom facilities but shared common areas	26				26
Self-contained, no shared facilities		97	29	85	211

Source: Dundee City Council

Over 50% of the temporary accommodation provision is currently defined as hostel accommodation. Within this category there is a mix of direct access hostels and resettlement hostels. It should be noted that the resettlement hostels consist of self-contained furnished apartments. The accommodation is of a high standard and occupants report high levels of satisfaction.

5.4 Type of households

During 2017/2018 there were an estimated 625 unique households which entered temporary accommodation over 1,345 placements. Approximately 75% of these were single person households and a further 3% couples and 1% other households without children. Single parents make up 18% of households requiring temporary accommodation, 2% of placements are couples with children and the remaining 1% is other household with children. Almost all multiple placements were made by single people. These were mainly moves from direct access to resettlement hostels.

Types of households in temporary accommodation in DCC 2017/2018

Type of temporary accommodation	Emergency	Interim	Other	TFF	Total
Families		27		69	96
Mixed			81	34	115
Single	573	236			809
Single and couples	196			129	325

Source: Dundee City Council

5.5 Level of support provided

Most emergency accommodation provides a high-level of support for individual occupants. The exception to this is the Lily Walker Centre where outreach support is provided alongside a 24 hour concierge service. High support is also provided in all Action for Children accommodation, with residential support being provided to families in the Core Block and outreach support is provided by Action for Children at Reid Square.

Households with no/low support needs are currently accommodated in temporary furnished flats with housing management based support although more intensive support can also be arranged for this accommodation type.

Level of support provided in temporary accommodation in DCC 2017/2018

Type of temporary accommodation	Emergency	Interim	Other	TFF	Total
Residential support		3			3
High - intense wrap-around support for individuals	72	84	16		172
Medium - low level concierge plus visiting housing support		10		11	21
Medium - visiting individual housing support				14	14
Low - 24 hour low level concierge/accommodation based support	26				26
None/low - no support or low housing management based			13	60	73

Source: Dundee City Council

The baseline temporary accommodation model focuses on support being provided within specialist units for complex support needs with only low/medium support being provided on an outreach basis.

5.6 Average length of stay in the last year

The average length of stays in Emergency accommodation were considerably shorter than other types of temporary accommodation. Applicants tend to be accommodated in this type of temporary accommodation initially before being moved on to other types of temporary accommodation.

The longest average length of stay is in 'other' type of temporary accommodation. However, there is significant variance within this category with average length of stays in low management network flats being 237 days and Dundee Women's Aid being 127 days.

Interim accommodation provides resettlement accommodation for applicants to prepare for a tenancy. The average length of stay in this category is just under six months.

Average length of stays within temporary furnished flats are under six months. However, within this category there is significant variance with Honeygreen Road and single network flats (which tend to accommodate smaller family households) having considerably shorter average length of stays than network flats which accommodate larger households.

Average length of stay by accommodation type in DCC in 2017/2018

Type of temporary accommodation	Average length of stay in the last year (days)
Other	182
Interim (Resettlement)	180
TFF	153
Emergency	42

Source: Dundee City Council

5.7 Weekly charge including rent and service charge

The weekly charge for temporary accommodation comprises of rent charges and service charges. Temporary furnished (network) flats have higher charges. Charges across emergency accommodation units vary dependent upon the services provided. It is recognised that affordability can be an issue for residents particularly with welfare reform. Clarity on Central Government Funding for temporary accommodation going forward would assist in determining future rents and service charges. As the situation becomes clearer and temporary accommodation is reviewed and changes implemented the associated services and charges will be reviewed.

Temporary accommodation weekly charges in DCC in 2017/2018

Type of temporary accommodation	Average weekly charge
TFF	£320.81
Other	£225.11
Interim	£190.96
Emergency	£175.15

Source: Dundee City Council

5.8 Housing First capacity

Housing First is about providing secure tenancies for homeless individuals with more complex support needs along with a package of assertive intensive housing support. Tenants should also be linked into other appropriate statutory and third sector services and the importance of linking into community supports to prevent social isolation is acknowledged. Tenancies will be provided by the Council, RSLs and the private sector.

Dundee City Council is one of the 5 Pathfinder local authorities for Housing First. A local consortium has been created comprising Transform Community Development, Salvation Army, Addaction and Dundee Survival Group to deliver intensive housing support for the programme. At this stage the Social Bite Programme has awarded £400,000 through the Corra Foundation to the consortium to support an initial 33 Housing First tenancies. Further funding has been identified through Social Bite and along with Scottish Government funding it is anticipated that further funding will be awarded to the consortium to upscale Housing First to 100 tenancies over 2 years.

The consortium has appointed a Project Co-ordinator and is recruiting support workers. A referral protocol has been developed and the consortium is working with DCC Housing and the Health and Social Care Partnership to set up the first tenancies.

Positive Steps along with the Council and using private sector tenancies provides up to 35 supported tenancies to support individuals with less intensive support needs.

6 Rapid Rehousing 5 year vision / projections

The Council along with third sector temporary accommodation providers have been working together on plans for transforming temporary accommodation and developing an implementation plan – see Appendix B. The transformation will be monitored on at least an annual basis to ensure there is a sufficient supply of temporary accommodation available. The temporary accommodation types are the same as those described in section 5.

6.1 Capacity

Over the five years of the plan it is envisaged that the supply of temporary accommodation will be reduced considerably. This will mainly involve much shorter length of stays due to providing settled accommodation in shorter timescales, making better use of the existing supply and transforming some units into permanent supported accommodation to provide settled accommodation. It is projected that the Rapid Rehousing Transition Plan can reduce the need for temporary accommodation from 309 units in Year 1 to 152 units by the end of Year 4 (see Appendix B) with a further review after Year 5. The transformation of temporary accommodation will provide additional units of permanent supported accommodation.

This reduction in capacity will rely on the level of homeless applications remaining similar to current levels and settled accommodation being made available within the timescales defined in the plan. These projections will be reviewed on an annual basis to ensure that supply is in line with demand and length of stay.

6.2 Number of households living in the accommodation at 31 March, and net flows in/out in the year

The projections for future temporary accommodation provision are based on a 5% void rate across all temporary accommodation. This would predict approximately 140 occupants of temporary accommodation at the start of Year 4. During the year, the projected supply and void level would be sufficient to allow for a further 1,000 placements in temporary accommodation. Again these projections are based on the rehousing timescales defined within the plan.

6.3 Type of provision

A key aspect of the plan is to reduce the reliance on hostel-type accommodation and move towards a temporary accommodation model which has greater reliance on temporary furnished flats and 'Interim/supported' temporary accommodation where on-site support is provided and the occupant provided with self-contained fully furnished accommodation.

Housing First will be provided for people with complex needs and facing multiple disadvantages where assertive, intensive housing support will be provided.

There is an acknowledgment that a small supply of emergency accommodation will be required to provide for the immediate needs for temporary accommodation. This accommodation will be intended for very short stays until the applicant is moved to more suitable interim/supported accommodation or settled accommodation.

6.4 Type of households

It is not envisaged that the general profile of applicants requiring temporary accommodation will change over the course of the plan.

Temporary accommodation for households containing children typically have longer case durations, particularly for larger households waiting for 3, 4 or 5 bedroom properties. This is complex and impacted by the lack of larger family accommodation becoming available for permanent lets. The situation will need to be reviewed as allocations quotas change and new lets from the new build programme come on stream.

In the baseline model, single people have the greatest need for temporary accommodation and make up the majority of placements. It is likely that this will continue to be the case during the course of the plan. It is envisaged that the types of temporary accommodation used for single people will change from hostel type accommodation to temporary furnished/supported flats, with the exception of short-term emergency accommodation.

6.5 Level of support provided

Every individual occupant of temporary accommodation will have a support assessment which will determine the level of support requiring to be provided on an individual basis.

- Housing First is the first response for people with complex needs and facing multiple disadvantages where assertive, intensive housing support will be provided.
- Where mainstream housing, including Housing First, is not possible highly specialised supported accommodation with on-site support provision.
- Within tenancies generic housing support services.

In all instances along with housing support, individuals will be linked into required statutory and third sector supports as well as appropriate community supports.

6.6 Average length of stay

The Rapid Rehousing Transition plan aims to reduce the length of stay across all temporary accommodation types by approximately 50%. This would mean that emergency accommodation should only result in average stays of 3-4 weeks before more suitable accommodation is made available. If the applicant is then moved to interim accommodation it is envisaged that high support could be provided within this accommodation for a further 10-11 weeks until suitable settled accommodation is identified. Other forms of temporary accommodation, such as temporary furnished flats may require an average stay of approximately 12 weeks. It is expected that interim and temporary furnished flats would have the greatest variance in length of stays, particularly if the occupant is requiring specialised accommodation or a particularly large property / specific type of provision.

7 Support Needs

The provision of the appropriate level of support for each applicant will be a key determinant of the success of the transition to rapid rehousing. The baseline and predicted levels of support needs are documented in this section of the plan.

7.1 No/low support needs

The majority of homeless applicants to Dundee City Council will fall into this category. Approximately 70%¹² of applicants each year have no or low support needs except for assistance in being provided with suitable accommodation. This group of applicants would need case management and housing options assistance to source a suitable property as well as sign-posting and low-level housing management support provided by housing providers. The proportion of applicants within this category may rise as long term support issues such as repeat homelessness are addressed within the other categories.

7.2 Medium support needs

This proportion of homeless cases would be between 15%-20% on an annual basis. This is based on the proportion of applicant's who have been assessed as requiring housing support on an annual basis since 2012 excluding applicants who fall into other categories. This group would be capable of sustaining mainstream housing with the support of visiting housing support, along with other statutory and third sector supports.

7.3 SMD/Complex needs

Based on research carried out by Heriot-Watt University, Dundee City Council has one of the highest incidences of Severe and Multiple Disadvantage/Complex needs on Scotland¹³. This includes applicants with history of involvement with homelessness, criminal justice and substance misuse. By applying this methodology to HL1 data from subsequent years, approximately 17% of applicants assessed as homeless could fall into this category. However, with suitable multi-agency planning a proportion of this cohort would be capable of sustaining a mainstream tenancy with housing support and other professional supports. This may reduce the proportion requiring a more intensive support based approach, such as housing first to approximately 10% of homeless applicants based on current needs. This approach should reduce the likelihood of repeat homelessness and as a result it would be expected that this proportion would reduce in subsequent years.

7.4 Supported Accommodation

This category would contain applicants where independent living within the community is not possible and permanent supported accommodation would be the most appropriate outcome. It is expected that the proportion of applicants requiring this form of accommodation would be lower, with perhaps only 2-3% of cases per annum falling into this category. Due to the repeat nature of some of these applicants, it is expected that the proportion could drop once appropriate supported accommodation is available for all applicants that require this type of accommodation.

¹² Applicants who did not require support under section 32B

¹³ Hard Edges Scotland

7.5 Health & Homelessness

Many people presenting as homeless have health conditions to be addressed alongside their homelessness. The Health and Homelessness in Scotland study found that of those who had experienced homelessness at some point:

- 51% had no evidence of health conditions relating to drugs, alcohol or mental health
- Around 30% had evidence of mental health problem (with no drug or alcohol related conditions)
- 19% of people had evidence of drug and/or alcohol related conditions
- Of those with drug and/or alcohol related conditions 94% also had evidence of mental health issues

To tackle substance misuse Dundee Integrated Substance Misuse Partnership has redesigned the ways services will be delivered to ensure citizens of Dundee are enabled to have the information, advice and support they need to recover and live a healthy and fulfilled life.

The redesign of substance misuse services is a response to a number of drivers for change which highlighted that the previous approach needs to change. These drivers include:

- Feedback from citizens of Dundee, workforce and stakeholders.
- Integration of health and social care
- The priorities identified within Dundee IJB Strategic Commissioning Plan, Substance Misuse Strategic Commissioning Plan
- ADP Review Programme, GIRFEC Improvement Programme, Local Outcome Improvement Plan, Dundee Fairness Commission, Community Justice and Community Safety Programme, Mental Health Redesign and Homelessness Transformation programme, Discharge Management and Unscheduled Care Transformation Programme, Primary Care Transformation Programme.
- Carers (Scotland) Act 2016 and Carers Strategic Plan

Due to this, the redesign is a complex project which interlinks with a number of change programmes across the Health and Social Care Partnership and the City. The redesign has been progressed as a number of projects so as to develop pathways across a range of services. This plan is a dynamic plan and will be updated based on ongoing self-evaluation, learning and feedback. It is aimed that this approach will support and foster collaboration and an ongoing learning and improvement culture to the delivery of substance misuse services.

8 Rapid Rehousing Plan

8.1 Prevention of Homelessness

Prevention of homelessness is a strategic outcome in our Housing Options and Homelessness Strategic Plan. This is delivered by:

- Our Housing Options and Homelessness Team continuing to implement a housing options and prevention approach.
- Providing a range of Council services to provide advice and assistance on welfare benefits and money advice (Council Welfare Rights, CONNECT, Dundee Money Advice Project) as well as third sector agencies (Dundee North Law Centre, Brooksbank, CAB). We support welfare advice provision within GP's surgeries to maximize incomes.
- Through housing support providers moving towards providing locality based housing support services so that citizens of Dundee can access support when they need it to prevent homelessness occurring. Working with colleagues in Health and Social Care in Localities to ensure holistic service provision.
- Mapping out services and supports available in local communities against prevalence of homelessness in localities across Dundee as a partnership between University of Dundee and Dundee Health and Social Care Partnership. This will help us to develop supports based around needs of communities.
- Implementing conflict resolution processes to prevent homelessness through Neighbourhood Services and Action for Children.
- Reviewing pathways and supports for children, families and young people so that we have sufficient supports and measures in place so that families with children and young people do not become homeless.
- Implementing hospital discharge guidance and supports which means that people should not enter into homeless accommodation upon discharge from hospital.

This RRTP will allow us to increase our focus on prevention by:

- Implementing Sustainable Housing Outcomes on Release (SHORE) standards across the Local Authority. This will provide a sustainable solution for people being discharged from custody.
- Continuing to deliver the Homefinder Service working with private sector landlords.
- Working with Women's Aid to deliver a domestic abuse strategy with a focus on the prevention of homelessness for victims of domestic abuse and considering a Housing First for women project.
- Providing tenure neutral housing support services.
- Carrying out an analysis of common pathways into homelessness in the Dundee City Council area to identify those most at risk of homelessness and repeat homelessness.
- Providing resources to co-ordinate the lead professional approach to maximise multi-agency working.
- Developing IT solutions to provide enhanced housing options advice including a self-assessment tool.
- Using the findings of the Youth Housing Options test of change to further develop specialised housing options advice and prevention for at risk groups.
- Providing assertive outreach support services to eradicate rough sleeping
- Ensuring that no young person discharged from the care system becomes homeless

8.2 Proportion and numbers for rehousing/support supply requirements to meet demand over 5 years

The backlog of cases at the inception of the plan is expected to be approximately 600 cases. To reduce this backlog over the course of the plan will require an increase in lets across all housing providers and tenures.

It should be expected that the increased focus on prevention will lead to at least a small reduction in the number of homeless applications over the plan. Increased resources and improved case management should lead to a reduction in the number of cases which lose contact or withdraw their application prior to assessment. This could lead to an increase in the proportion of cases where there is a duty to rehouse. There is also currently a relatively high level of lost contacts after assessment which may be attributed to waiting times for settled accommodation, it is expected that lost contacts before discharge of duties would also decrease with improved waiting times.

Assuming a modest 1% annual decrease in homeless applications but an increase to 70% of applicants being assessed as unintentionally homeless, there is a requirement for the total lets to homeless households across all sectors to be in the region of 1,100 per annum across the 5 years of the plan (not including those requiring supported accommodation). Although there would inevitably still be some lost contacts and applicants who make their own arrangements or return to their previous accommodation.

In order to meet the backlog and new demand the following targets will be required:

- 55% of lets across the Common Housing Register (this is assuming that the total number of lets remains constant) in each year of the plan. This would result in an average of 634 lets from Dundee City Council and 245 lets from Registered Social Landlords in the CHR annually.
- An increase of 10% of lets from Registered Social Landlords not currently in the Common Housing Register. This would result in 33 lets per year on average.
- Approximately 120 private sector tenancies per year. This is a significant increase on the baseline position and would be achieved through increased use of the rent deposit guarantee scheme. This will be subject to the property being affordable to the household.

These targets would have to be monitored at least an annual basis to ensure that the backlog and new demand was being sufficiently addressed. It is expected that once the backlog has been cleared that the proportion of new social lets could be significantly reduced to ensure that other housing needs continue to be met.

8.3 A locally agreed target for the maximum time that homeless households will be living in temporary accommodation to be achieved within 5 years

If the backlog of households who are waiting for housing was to be cleared and the supply of supported housing increased, then waiting times for settled accommodation to be made available should significantly reduce. The target for an applicant to be rehoused should be 3 months or 90 days. This figure should be achievable for almost all households, including those in temporary accommodation, assuming that homeless applications do not increase. Any increase in applications would require a rise in rehousing targets to prevent a new backlog building. A particular challenge for this target will be households requiring larger family properties with 4 bedrooms or more.

8.4 Housing Options & Homelessness Team - focused responsibility for getting homeless households through the system quicker

Dundee City Council's Housing Options and Homelessness Team will have responsibility to assess homeless applications for rehousing needs and carry out initial support plans. Referrals will be made to any specialist support providers if the initial assessment of need indicates further support may be required. The officer will retain responsibility for sourcing suitable settled accommodation in the quickest possible timescale taking into account applicant's housing needs and available options across all tenures. A Personal Housing Action Plan developed in conjunction with the applicant will detail the pathway through the homelessness system until a suitable outcome is provided.

8.5 Working with social housing providers to optimise the rehousing process

Dundee City Council have an established Common Housing Register including Abertay Housing Association, Caledonia Housing Association and Hillcrest Housing Association as full partners. These housing providers also share a Common Allocations Policy with Dundee City Council. Any increase in rehousing quotas to homeless households as part of this transition plan will be agreed following consultation with our CHR partners.

Nomination and Section 5 protocols with our Registered Social Landlords not in the Common Housing Register will be updated to assist with the allocation of lets to homeless households.

8.6 Developing rehousing solutions in the private rented sector

The Rapid rehousing Transition Plan will require increased utilisation of the Private Rented Sector. This may be particularly useful for applicant's requiring housing in areas or property types which have a low turnover in the social rented sector.

Homefinder, our Rent Deposit Guarantee Scheme will work to expanded accessibility to the PRS. This team will provide specialised support to liaise with private sector landlords, facilitate viewings and secure private sector housing for applicants in housing need to alleviate and prevent homelessness.

Dundee City Council have also introduced a buy back scheme to purchase empty homes in the private sector. This scheme is particularly focussed on increasing our stock of larger family properties.

There are concerns that the disparity between Local Housing Allowance rates and rent levels, even in the lower quartile of the market may mean that the Private Rented sector is unaffordable to many households. A full affordability assessment will be required to ensure that this is a viable option.

8.7 Converting temporary furnished flats to settled home / Scottish Secure tenancies

Where appropriate, and if the occupant agrees, we will consider possibilities to convert temporary furnished flats to Scottish Secure Tenancies. This would provide permanent housing which minimises disruption for the household. This would be dependent on the supply of any required alternative temporary accommodation and the suitability of the accommodation.

8.8 LHS and SHIP targets to increase supply

The current projection for new supply affordable housing up to 2020/21 is up to 1,000 units including council and RSL new build.

Each completed new build project should rehouse homeless households in line with quotas agreed with the relevant housing provider.

There is a particular undersupply of 1 bedroom properties in the social rented sector across the City (only 30% of DCC housing stock is this size) despite single homeless people making up over 70% of applications. Dundee City Council allows single applicants to choose a 2 bedroom property on their application but many other housing providers do not allocate 2 bedrooms to single applicants and LHA rates do not normally allow applicants to source properties with additional properties in the PRS. An increased supply of 1 bedroom properties would increase available housing options and reduce waiting times for these applicants.

There is also a supply issue with larger properties containing four or more bedrooms. Our new build programmes continue to include larger family houses to alleviate the pressures on waiting times for these households but there still remains an undersupply and typically a lengthy wait for households requiring larger properties.

There is significant demand for fully adapted wheelchair housing and we have set a target of at least 10% for this type of housing within new affordable housing developments.

8.9 Mainstream existing Housing First initiatives and upscale in line with local projected need

Dundee City Council plan to implement initially 33 Housing First tenancies over the course of the Housing First Pathways Project and with anticipated additional funding extend this to up to 100 units over two years. With our Health and Social Care colleagues we will assess the effectiveness and levels of need to consider the necessary funding shifts to mainstream the project.

Projected support needs would predict ongoing demand for this type of accommodation over the course of the transition plan and beyond. These properties are currently contained within the overall rehousing supply projections above. However, the reconfiguration of some of the current hostel supply may allow the creation of accommodation blocks which would be suitable to contain self-contained flats which would be suitable for a Housing First type model with on-site support. This may be of particular use for groups which may have high support needs, but do not require permanent supported accommodation, such as those discharged from prison.

There is an identified need for an increased supply of permanent supported housing available to homeless households with support needs which would make mainstream housing or housing first inappropriate. This demand could be met by the reconfiguration of buildings currently used as temporary accommodation.

8.10 An Integrated Impact Assessment (IIA) which further considers socio-economic inequality

The IIA accompanies the Committee Report.

9 Investment Plan

The successful implementation of this plan will rely on the appropriate resources being available. Some of these costs such as increasing quotas of social lets will have no additional cost, reducing the level of temporary accommodation should facilitate reallocation of funding to other services required such as intensive housing support. Many of the changes such as introducing new support services and converting temporary accommodation to alternative uses will have substantial transformation costs attached. The investment plan (Appendix C) contains initial estimates of requirements for and sources of funding.

9.1 Investment

Homelessness and Housing options services in Dundee are currently funded by Dundee City Council and Dundee Health & Social Care Partnership.

In addition to current funding, there would be a need for additional investment across the 5 years of the plan for the following:

- Assertive Outreach Rough Sleeping project
- Remodelling of temporary accommodation
- Conversion of some hostels to supported accommodation
- 'Flip' temporary furnished flats to permanent tenancies
- Mainstreaming the pathfinder Housing First Project in Dundee
- Introducing specialised Housing First projects for Women and Young People
- Implementing SHORE standards
- Enhancing Housing Support provision
- Increasing access to Rent Deposit guarantee Scheme
- Introducing dedicated support and housing options models to meet the needs of Prisoners, those experiencing Domestic Abuse and Young People
- Rapid Rehousing and Lead Professional coordination and support

Due to the timescales involved in the production of this plan the Investment Plan contains estimated costs available at the present time. This will be subject to update and review as the implementation of the RRTP commences.

9.2 Monitoring

This Rapid Rehousing Transition Plan is intended to:

- End Rough Sleeping
- Prevent homelessness from occurring
- Improve the standards and types of temporary accommodation
- Reduce time spent in temporary accommodation
- Increase supply of permanent accommodation options
- Provide appropriate support and accommodation

These intended outcomes will be monitored on an annual basis alongside our Homelessness and Housing options Strategy to ensure that the implementation is successful and that appropriate resources are harnessed to deliver the RRTP.

Consultation

Rapid Rehousing Transition is about introducing a whole new culture and ways of working to the ways in which we as local authorities, along with all providers and partners, provide Housing Options, Homelessness and associated Housing Support services. This transformational change will seek to end rough sleeping and homelessness.

This Plan has been produced in partnership with the Homelessness Strategic Planning Group, other Council Services, Dundee Health & Social Care Partnership, the third sector and third sector accommodation providers.

A consultation event involving all partners, tenants and service users was held on the 4th December 2018.

The main themes from the event are outlined below.

The realisation of rapid rehousing over the next five years is going to require firm, strategic leadership, to bring together the many and diverse organisations that have a strategic and/or practice role to play in delivery. A clear case was put for all partners having 'equity of partnership' in terms of this leadership role.

The effective coordination of jointly delivered complimentary services was recognised. This will be an essential element of the rapid rehousing journey, from effective prevention through to the sustainment of solutions.

Building resilience to prevent homelessness will be key to achieving rapid rehousing

To achieve Rapid Rehousing best use of homes across all tenures, the Council, RSLs and the private sector will be essential. 27% of households in Dundee rent in the private sector, last year 70 homeless households accepted tenancies in the private sector. Continuing the construction of new homes under the Affordable Housing Supply Programme is crucial to increasing capacity, particularly one bedroom flats, larger family homes and fully adapted wheelchair housing.

Provision of appropriate support provision at all stages to prevent homelessness, through supported accommodation, Housing First and tenancy support in tenancies

As we embark on this journey the need to continue to explore and develop options for certain groups to better meet their needs.

Appendix A

Existing Temporary Accommodation Provision

Type of Accommodation/Accommodation/Notes			2018				
			Total	1apt	2apt	3apt	4&5 apt
Dispersed/Furnished	Furnished Family Network Flats Families	Supervised, Council owned Self-Catering	35			28	7
	Furnished Single Flats Single People	Supervised Council Owned Self Catering	25	1	24		
	Families	Supervised, leased from RSL – Supported AFC Self-Catering	10			8	2
	Single & Couples	Supervised Self-Catering	11		11		
	Unfurnished/Part Furnished Single People and Families	Supervised Council Owned Self Catering	12		4	4	4
	Single People and Families	Supported, owned and managed by RSL Single people supported by The Salvation Army Self-Catering	14		5		9
Hostels	Single & Couples	Council's reception and Assessment Centre Self-Catering	26	26			

	Single People	Managed by Transform Meals supplied	31	27	2	2	
		Owned & Managed Salvation Army Meals supplied	25	25			
	Single People	Managed by Action for Children Self-Catering	11		10	1	
	Single People	Managed by Dundee Survival Group, single unit mixed direct access/resettlement	14	14			
Resettlement Hostels	Single People	Meals supplied Rooms only. Self-Catering	20		20		
	Single People	Managed by Transform Self-Catering	21	20		1	
	Single People	Managed by Salvation Army Self Catering	20		20		
	Women's Aid Single People and Families	Managed by Women's Aid, multiple units Self-Catering	17		9	8	
	AFC Single People	Managed by Action for Children Self Catering	15	4	10	1	
	AFC – Dundee Families Project Families	Managed by Action for Children Self Catering	3			3	
	TOTAL SUPPLY		309	116	115	56	22

Temporary Accommodation Review Implementation Plan

Year	Close	Open	Actions
1	52 Temporary Direct Access beds	Early Intervention Support Assessment Service 11 Permanent Bed Supported Accommodation Unit 33 Housing First Tenancies	- Review all Direct Access Accommodation against HARSAG recommendations for Temporary Accommodation as well as cost and lease arrangements to inform future decisions. - Introduction of Housing First Service in Dundee for 33 tenancies. - Assess / Close 2 Direct access units and use resources to open a smaller supported accommodation unit. - Close Low Management Flats and where suitable offer to the new Housing First Service. - Bridging funding to be identified to facilitate the move from current position to year five position; this will include an annual review to ensure that financial positions remain secure. - Carry out ISMS support assessment for current longer term residents in Temporary Accommodation. - Develop resources to link visiting support services with ISMS locality based teams. - Carry out an evaluation of progress in light of implemented changes in line with statutory monitoring. - Develop and deliver a communication strategy for the transition of temporary accommodation.
Total	52	44	
2	10 Temporary Direct Access beds 20 Temporary Resettlement beds	20 Permanent Bed supported Accommodation Unit Up to 67 Housing First Tenancies (dependant on funding)	- Re-designate 1 existing Resettlement Service to a supported accommodation service - Close 10 Single Network Flats and where suitable offer to the new Housing First Service. - Implement further funding for Housing First Service. - Carry out an evaluation of progress in light of implemented changes in line with statutory monitoring. - Continue the communication strategy for the transition of temporary accommodation.
Total	30	20 + 67	
3	30 Temporary Direct Access Beds	20 Permanent Bed Supported Accommodation	Re-designate 1 existing Resettlement Service to a supported accommodation service.

	20 Temporary Resettlement Beds	Unit Locality Based Housing Support Service	• Close 5 Single Network Flats and if suitable offer to the new Housing First Service. • Mainstream Housing First Service. • Close a Direct Access Service and use the resources to develop a new Locality Based Housing Support Service, dependent on identified need. • Carry out an evaluation of progress in light of implemented changes in line with statutory monitoring.
Total	50	20	
4	25 Temporary Direct Access Beds	Locality Based Housing Support Service	• Close a Direct Access Service. • Use the resources to develop a locality based housing support service. • Carry out an evaluation of progress in light of implemented changes in line with statutory monitoring.
Total	25	0	
Total	157 Temporary Places	84 plus X Permanent Places	
5			• Re-designate remaining temporary accommodation to Emergency Accommodation and Options/Interim Accommodation. • Carry out an evaluation of progress in light of implemented changes in line with statutory monitoring.

Appendix C Investment Plan

Note: Due to the timescales involved in the production of this plan the Investment Plan contains estimated costs. Options appraisals require to be completed on buildings, conversion costs and possible alternative uses. Introducing new support services will require resourcing. This will be subject to update and review as the implementation of the RRTP commences. This investment plan will be the funding bid to the Scottish Government for Rapid Rehousing transitional funding.

Appendix C Investment Plan

Investment Area	Year / funding source					Evidence / Transformational Change
	Year 1	Year 2	Year 3	Year 4	Year 5	
Rough sleeping outreach project	5,200 - Scottish Government funding bid	5,200 - Scottish Government funding bid	5,200 - Scottish Government funding bid	5,200 - Scottish Government funding bid	5,200 - Scottish Government funding bid	Ensure effective outreach support with any rough sleepers aim to end rough sleeping
Remodelling temporary accommodation						
Close 52 direct access spaces	£ - £150,000 Scottish Government Funding bid					
Provide 11 supported units	£ - TBC remodel existing accommodation Scottish Government funding bid					
Provide 33 Housing First tenancies	£400,000 – Social Bite funding					
Close 30 direct access / resettlement spaces		£ - 120,000 existing accommodation				
Provide 20 supported accommodation		£ - TBC remodel existing accommodation				

units		Scottish Government funding bid				
Provide up to 100 Housing First tenancies		£800,000 – Social Bite / Scottish Government funding bid	Reallocate from existing H&SCP budgets to mainstream in years 3,4 & 5			Housing First mainstreamed
Close 50 direct access / resettlement spaces			£100,000 - Scottish Government funding bid			
Provide 20 supported accommodation units			£ - TBC remodel existing accommodation Scottish Government funding bid			
Establish Locality housing support service			£ - funding redirected from closing the direct access spaces			
Close 25 direct access spaces				£ 50,000 - Scottish Government funding bid		
Further develop locality support services				£ - reallocation of H&SCP funding		
Re-designate remaining temporary accommodation to					£ - reallocate existing resources	

emergency and interim accommodation							
R RTP implementation – flip network flats, re-provisioning with smaller numbers if required	20 flats £36,000 Scottish Government funding bid	20 flats £36,000 Scottish Government funding bid	20 flats £36,000 Scottish Government funding bid	20 flats £36,000 Scottish Government funding bid	20 flats £36,000 Scottish Government funding bid	20 flats £36,000 Scottish Government funding bid	
Women’s Aid Housing First model – 5 tenancies per year	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	
Youth Housing First - 5 tenancies per year	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	
SHORE Standards – 20 per year	£100,000 Scottish Government funding bid	£100,000 Scottish Government funding bid	£100,000 Scottish Government funding bid	£100,000 Scottish Government funding bid	£100,000 Scottish Government funding bid	£100,000 Scottish Government funding bid	
Additional housing support in temporary accommodation - 2 support workers	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	
Scaling up Private sector - Homefinder – 2 staff	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	£60,000 Scottish Government funding bid	
Private sector rent	£20,000	£20,000	£20,000	£20,000	£20,000	£20,000	

in advance payments to facilitate rehousing into private tenancies where necessary to assist given impact of UC	Scottish Government funding bid	Scottish Government funding bid	Scottish Government funding bid	Scottish Government funding bid	Scottish Government funding bid	Scottish Government funding bid
RTTP/Lead Professional Coordinator	£50,000 £20,000 Scottish Government funding bid	£50,000 £20,000 Scottish Government funding bid	£50,000 £20,000 Scottish Government funding bid	£50,000 £20,000 Scottish Government funding bid		
Housing Options Officers Prisoners - 1 Women's - 1 Youths - 1 Delayed Discharge - 1	£120,000 £20,000 Scottish Government funding bid	£120,000 £20,000 Scottish Government funding bid	£120,000 £20,000 Scottish Government funding bid	£120,000 £20,000 Scottish Government funding bid	£120,000 £20,000 Scottish Government funding bid	
Looked after Children 24 hour support for complex needs	£ - TBC Scottish Government funding bid	£ - TBC Scottish Government funding bid	£ - TBC Scottish Government funding bid	£ - TBC Scottish Government funding bid		
Prevention of Youth Homelessness	£30,000 Scottish Government funding bid	£30,000 Scottish Government funding bid	£30,000 Scottish Government funding bid	£30,000 Scottish Government funding bid	£30,000 Scottish Government funding bid	