

North Lanarkshire Council

Report

Communities and Housing Committee

approval noting

Ref SL/JH/LV

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Rapid Rehousing Transition Plan

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Executive Summary

North Lanarkshire's Rapid Rehousing Transition Plan (RRTP) was submitted to Scottish Government on 19th December 2018 in line with the recommendations outlined within the Report which Committee approved on 14 November 2018.

The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. Recommendations from this group have led to a transition to a Rapid Rehousing approach of which Housing First forms part. Rapid rehousing is about taking a housing led approach for rehousing people that have experienced homelessness by ensuring settled housing as an option as soon as possible rather than lengthy stays in temporary accommodation.

Transitioning to rapid rehousing is an opportunity for the Council and our partners to redress the balance of housing and support options availability and accessibility.

The five year plan submitted sets out how North Lanarkshire Council and our partners will move forward from our current position to deliver a future vision. It sets out the changes required in temporary accommodation supply, housing supply and support across all partners to enable settled housing options for homeless households.

Recommendations

It is recommended that committee:

1. Note the Rapid Rehousing Transition Plan and associated appendices, which were co-produced with our partners was submitted to the Scottish Government on 19th December 2018, achieving the 31st December deadline.
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Supporting Documents

Council business plan to 2020	The intentions in this report contribute to meeting the Council's Business Plan priority outcome of improving the health and wellbeing of communities.
The Local Housing Strategy (2016-21)	The intentions support the Local Housing Strategy (2016-21) strategic priorities, specifically priority 3.
North Lanarkshire Rapid Rehousing Transition Plan and Resource Plan	The intentions within this Plan support the Local Housing Strategy, Council Business Plan and wider Local Outcome Improvement Plan Homelessness priority.

1. Background

- 1.1 Transitioning to rapid rehousing is an opportunity for the Council and our partners to redress the balance of housing and support options availability and accessibility for homeless households.
- 1.2 The RRTP sets out how North Lanarkshire Council and our partners plan to deliver our future vision. It sets out the changes required in temporary accommodation supply, housing supply and multi-agency support to enable settled sustainable housing options for homeless households as quickly as possible.

2. Report

- 2.1 Scotland's vision for rapid rehousing is 'To provide a safe and secure home as a base to enable people to build and live their lives. We want to reduce the time people spend in homeless and temporary accommodation to reduce damage to people's health and wellbeing that homelessness causes.' (Source: Scottish Government).
- 2.2 Where homelessness cannot be prevented the intention is to:
 - Ensure a settled, mainstream housing outcome as quickly as possible
 - Minimise transitions and time spent in temporary accommodation
 - Maximise use of mainstream, furnished temporary accommodation within communities.
- 2.3 Where people have multiple needs beyond housing the aim will be to:
 - Adopt a 'Housing First' approach for people with complex needs and facing multiple disadvantage, and/or
 - Provide specialist provision within small, shared, supported and trauma informed environments of mainstream housing.

- 2.4 'Housing First' provides ordinary, settled housing as a first response for homeless people with complex needs. This approach recognises a safe and secure home with open ended flexible support as the best base for recovery, including ending homelessness by offering choice and control. Evidence suggests it provides sustainable options for people in Scotland, which go beyond traditional forms of supported accommodation. We estimate there are around 100 households within North Lanarkshire who have complex needs. Over the lifetime of this plan, we anticipate being able to deliver the Housing First approach to approximately 27 households per annum; and enabling rapid rehousing or temporary residential supported accommodation for those who do not meet this criteria.
- 2.5 The RRTP has been co-produced with our Health and Social Care Partners, local Registered Social Landlords (RSLs), our Third Sector Housing Support Providers and the Scottish Fire and Rescue Service. The Steering Group met on a number of occasions to oversee development of the plan with wider consultation workshops taking place on 25th September 2018 and 13th December 2018. Through this process partners agreed to adopt the planning framework outlined in Scotland's transition to rapid rehousing – 'Rapid Rehousing Transition Plans: Guidance for Local Authorities and Partners', June 2018.
- 2.6 North Lanarkshire's RRTP is informed by local planning and practice intelligence and has been framed by current homelessness market analysis. It sets out the baseline position for temporary accommodation and housing support, along with requirements required to provide Housing First and Rapid Rehousing.
- 2.7 The RRTP sets out the vision for the change in temporary accommodation supply required by 2023/24 including a concise commentary and analysis of the key areas of change. This quantifies the change between the current temporary accommodation supply and the future projected profile. The projections indicate a reduction in dispersed temporary accommodation and length of stay in temporary accommodation as people are rehoused into settled accommodation more quickly than at present. All of this is predicated on an assumption that partners will also increase efforts to prevent homelessness from occurring in the first place.
- 2.8 The journey for those experiencing homelessness will mean that the average length of stay in temporary dispersed accommodation will reduce from 26 weeks to 14 weeks; and for residential supported accommodation, the length of stay will increase from 26 weeks to 30 weeks. In order to achieve this, the council will have to provide on average 46% of all available lets to homeless households; whilst RSLs will need to significantly increase their proportion of available allocations to 25% from a current average of 14% per annum. Overall, this will enable a net reduction in temporary accommodation units of 78 over the five year period.
- 2.9 In moving to rapid rehousing we will require to support those with most complex needs into their own settled home; rather than in temporary or supported accommodation, which can often be for prolonged periods of time. The success of this approach is reliant on all partners and stakeholders delivering the commitments outlined within the RRTP Action Plan.
- 2.10 The Resource Plan which sits alongside the RRTP indicates the significant investment required to initiate this ambitious approach; however, it also

demonstrates the significant cost benefits of prevention and Housing First approaches in comparison to interventions at crisis point.

3. Equality and Diversity

3.1 Fairer Scotland

This proposal does not impact on socio-economic disadvantage. Full consideration has been given to how any potential inequalities can be reduced.

3.2 Equality Impact Assessment

A full equality impact assessment has been carried out on the proposals within the RRTP with no adverse impact identified for any protected characteristic group.

4. Implications

4.1 Financial Impact

The financial implications of implementing Rapid Rehousing within North Lanarkshire are considerable. North Lanarkshire have been allocated £96,000 to assist with continuing development of the Plan and a further £31m is available from Scottish Government between all 32 authorities for implementation.

The RRTP Resource Plan identifies the additional resource requirements for implementation and delivery of RRTP over the next five years. The Plan is currently with Scottish Government being assessed and we are likely to know the outcome of our resource allocation for delivering RRTP in the near future.

4.2 HR/Policy/Legislative Impact

There is potential to increase Non-HRA staffing resources by 10 FTE posts to deliver Housing First, however; this will be subject to the award allocation from the Scottish Government.

The Temporary Accommodation Strategy and Local Housing Strategy will require to be reviewed to accommodate changes that will be determined through the RRTP.

The governing legislation is laid out in Housing (Homeless Persons) Act 1977 which was augmented by Housing (Scotland) Act 1987. This provides the foundation for the modern legislative framework and has since been amended through 34 different forms of legislation and Guidance from Scottish Government.

4.3 Environmental Impact

There are no known environmental impacts resulting from this proposal.

4.4 Risk Impact

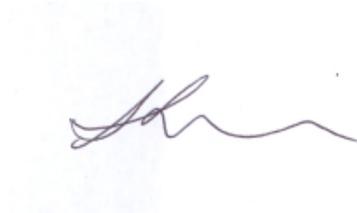
There is a risk associated with sustainability of those who are allocated homes through the Housing First and Rapid Rehousing approaches. This approach will require our wider partnership to have the capacity and resources necessary to provide support, to enable the best chance of tenancy sustainment. Multi-agency, co-ordinated efforts to sustain people in their homes; and to support people for

extended periods after they have been rehoused from homelessness, takes commitment and resources that need to be maintained.

Reducing temporary accommodation means we will be moving homeless households into settled housing outcomes as quickly as possible. There is therefore the potential to see an increase in homeless applications during the initial piloting and implementation of the new approach, with a higher proportion of allocations to this category.

5. Measures of success

- 5.1 The measure of success would be delivery of the Action Plan contained within the RRTP in collaboration with our partners and stakeholders. A successful RRTP will provide early interventions to prevent homelessness and where homelessness occurs ensure settled accommodation is made available as quickly as possible.
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