



SERVICES FOR THE COMMUNITY POLICY DEVELOPMENT AND SCRUTINY PANEL

WEST LOTHIAN RAPID REHOUSING TRANSITION PLAN

REPORT BY HEAD OF HOUSING, CUSTOMER AND BUILDING SERVICES

A. PURPOSE OF REPORT

The purpose is to report on progress with the preparation and development of the first iteration of the West Lothian Rapid Rehousing Transition Plan (RRTP) which is required to be submitted to the Scottish Government by the 31 December 2018.

B. RECOMMENDATION

Services for the Community PDSP is asked to:

1. Note and comment on the first iteration of the West Lothian RRTP.
2. Note the proposed timeline for the governance arrangements of the plan to meet the implementation date of 1 April 2019.

C. SUMMARY OF IMPLICATIONS

I	Council Values	Focusing on our customers' needs; being honest, open and accountable; providing equality of opportunities; developing employees; making best use of our resources; working in partnership
II	Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The Housing (Scotland) Act 1987 as amended and in accordance with the Homelessness (etc.) (Scotland) Act 2003, Housing (Scotland) Act 2001, Housing (Scotland) Act 2014. An Integrated Relevance Assessment is currently being undertaken and will be completed for the final draft of the West Lothian RRTP.
III	Implications for Scheme of Delegations to Officers	None
IV	Impact on performance and performance Indicators	Increasing levels of homelessness will have an adverse effect on the council's performance. Quarterly performance returns are monitored by the council.
V	Relevance to Single Outcome Agreement	Outcome 6: People most at risk are protected and supported to achieve improved life

chances.

Outcome 7: we live longer, healthier lives and have reduced health inequalities.

VI	Resources - (Financial, Staffing and Property)	Homeless Services has a general fund budget of £2.754million and FTE of 54 staff. £21million has been allocated by the Scottish Government which includes £2m for the development of the RRTPs. Also included is £1.5m over two years from the £20m of Health funding from Addictions Services. The Scottish Government has made Resource Planning Assumptions for affordable housing in West Lothian of £12.174million for 2018/19, £12.189million for 2019/20 and £13.757million for 2020/21.
VII	Consideration at PDSP	Report to Services for the Community PDSP, 18 September 2018, and report to Council Executive 9 October 2018.
VIII	Other consultations	Head of Social Policy, Head of Education, Head of Finance and Property Services, Head of Operational Services and Property. Director of West Lothian IJB.

D. TERMS OF REPORT

D.1 Background

A high level overview of the requirement for local authorities to prepare 5 Year Rapid Rehousing Transition Plans (RRTP) to reduce homelessness was reported to Services for the Community PDSP on the 18 September 2018 and the Council Executive on the 9 October 2018.

The council is required to submit the first iteration of the West Lothian RRTP to the Scottish Government by the 31 December 2018.

To ensure a collaborative approach to the development of West Lothian's RRTP, a West Lothian RRTP Board has been established consisting of membership from across the council, West Lothian IJB, Registered Social Landlords (RSLs) and the Voluntary Sector.

The council and its key strategic partners have prepared and developed the first iteration of the plan attached as Appendix 1. The purpose of this report is to provide a high level overview of the key elements of the plan and the proposed work streams to deliver the plan.

D.2 Collaborative Approach and Background Work

Three interim working groups have also been meeting to collate the information required for the plan and undertake the analytical work to assist with developing targets and action required. Updates from the working groups have been provided at the RRTP Board meetings.

Briefing and feedback sessions have also been held with relevant service areas in the council, West Lothian IJB, RSLs, voluntary organisations, staff and service users. This included a feedback session with all stakeholders on the 31st October 2018, to inform the development of the West Lothian RRTP vision and high level actions of the plan.

To date, West Lothian RRTP Board has met on three occasions with the first draft of the West Lothian RRTP circulated for comment on the 6th November 2018. The council has also met with individual RSLs to discuss and agree local target setting for increasing lets to homeless households, a key element of the plan. Feedback has now been received from members of the West Lothian RRTP to finalise the proposed vision for West Lothian.

D.3 Key Elements of the Plan

There are 7 key elements of the West Lothian RRTP.

- Understanding West Lothian's Housing Market Context: This section sets out the local housing market strategic context, housing tenure in West Lothian, the supply of affordable housing and future new build programme.
- West Lothian's Homeless Position: This section sets out the current homeless position in West Lothian and demand for temporary accommodation. It also includes the 5 year gaps analysis of the demand for social rented housing in West Lothian from homeless households versus available social lets.
- West Lothian's Temporary Accommodation Provision: Outlines the current provision of temporary accommodation in West Lothian.
- West Lothian's 5 Year Projections for Temporary Accommodation: Outlines the challenges facing the council and its partner in the provision of temporary accommodation and the projections for the future provision as the transition to rapid rehousing is implemented.
- Identifying Support Needs: Estimates the support needs required to deal with current open cases as well as future new homeless demand to transition to a rapid rehousing.
- Transitioning to a rapid Rehousing Approach in West Lothian: This section sets out how the council and its partners are going to transition from the current position to the future vision, including a locally agreed target for percentage of social lets to homeless households.
- Resources: Identifies the gaps in resources required to meet the vision and quantifies a bid of £3million against the £21million allocated by the Scottish Government.

D.4 Social Lets to Homeless Households

One of the main requirements of RRTPs is to improve flow by increasing offers of permanent accommodation to homeless households thereby reducing the backlog of open cases and improving the through put in temporary accommodation.

Four scenarios have been modelled, using certain assumptions, which quantify the impact on open cases and the use of temporary accommodation, including B&B Accommodation if social lets in West Lothian were increased from the current position of 59%. Appendix 2 provides further detail for each scenario.

Assumptions have been made on reducing homeless demand to reflect the impact of early intervention and prevention strategies over the 5 year period of the RRTP. Year 1 would remain at current levels of 1,165 homeless households where the council has a duty to find permanent accommodation. A reduction of 4% in Year 2 would be applied, 6 % in Year 3 and 5 % in Years 4 and 5.

- **Scenario 1: 59% lets to homeless:** If the percentage of social rented lets to homeless households remains at current levels the council and its partners will not realise the vision of reducing homelessness and the use of B&B Accommodation. There will be no impact on open cases which will continue to rise over the period of the plan from 1,061 to 1,145. There will also continue to be high demand for B&B Accommodation at 146 places at the end of Year 5 of the plan.
- **Scenario 2: 65% lets to homeless:** Increasing the percentage of social rented lets to homeless households from 59% to 65% will have some impact on reducing the backlog of open cases from 1,061 to 649 over the 5 year period of the plan. The need for B&B Accommodation by Year 5 will have reduced from 126 places to 28 places. However there will continue to be a need for the same level of furnished temporary accommodation in the community.
- **Scenario 3: 70% lets to homeless:** Increasing the percentage of social rented lets from 59% to 70% will reduce open cases from 1,061 to 235 by end of Year 5 and reduce the use of B&B Accommodation by Year 3. The need for furnished temporary accommodation in the community will also reduce from 450 to 125 units
- **Scenario 4: 75% lets to homeless:** Increasing the percentage of social rented lets to homeless households from 59% to 75% will stop the use of B&B Accommodation by Year 2 and open cases will have been eradicated by Year 5. If implemented Scenario 4 would meet the RRTP Vision during the lifetime of the plan.

In order to meet the West Lothian RRTP Vision, the council and its partners would need to agree that social rented lets to homeless households are increased from 59% to 75% over the 5 year period of the plan.

Whilst the council agrees that 75% lets to homeless (Scenario 4) is the local target needed to meet the RRTP vision, at this stage a local target has not been agreed and is pending the outcome from individual discussions with RSL partners and would be subject to final agreement by their respective boards.

The four scenarios modelled are also based on the assumptions of delivery of the affordable housing programme over the period of the plan.

The table below gives the future indicative new build completions, year on year to 2023/24. These figures are assumptive based on the current and future new build programme and the sites included in the Strategic Housing Investment Plan 2019-2024

Table1: Indicative Future New Build Affordable Completions

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
RSL	55	275	233	198	100	100	961
WLC	504	221	203	79	0	0	1,007
Total	559	496	436	277	100	100	1,968

To meet future homeless demand it is estimated that the supply of new build affordable housing will need to be at least 100 units per annum beyond 2021/22. At this stage no council completions are assumed beyond the period of the council term and the delivery of the 100 unit per annum is dependent upon the delivery of new build housing by RSLs.

D.5 RRTP Actions

To transition from the current provision to the West Lothian vision, the council and key partners have identified four high level actions. These are:

- Increase focus on early intervention, prevention and housing options to stop homelessness happening in first place.
- To ensure where homelessness does occur that housing options are focused on enabling households to navigate through the system as quickly as possible.
- Implement actions required to ensure that people have access to the required levels of support.
- Improving access to affordable housing options and reducing the length of stay in temporary accommodation by improving flow through the system diverting away from the use of Bed and Breakfast Accommodation.

These actions will be taken forward through 4 RRTP Work streams of, early intervention/ Prevention and Housing Options, Supply and Temporary Accommodation, Support and Supported Accommodation and Health and Wellbeing. An action plan has been developed for the five years of the West Lothian RRTP and is attached as an Appendix 3.

A review of the Housing Allocations Policy will be undertaken to dovetail the RRTP in terms of ensuring compliance with the plan and ability to move people that are homeless through the system quickly in order to obtain a permanent let. At the same time the review will also need to make provision for persons on the mainstream housing list in order to ensure that their housing needs are also provided for and that homelessness is not seen as the only route to a council house.

D.6 Next Steps

Table 2 below outlines the proposed timescale for submitting the first iteration of the RRTP to the Scottish Government by the 31 December 2018. The Scottish Government will provide feedback to local authorities prior to the RRTP implementation date of the 1 April 2019. At this stage, it is unclear of the Scottish governments timescales for feedback required to the RRTP prior to the implementation date of the 1 April 2019, therefore it is proposed that the final plan is reported back to Services for the Community PDSP and Council Executive in March 2019 as detailed in Table 2 below.

Table 2: West Lothian RRTP Timelines

Key Dates	Outcomes
• 18 December 2018	Final RRTP draft to be reported to Council Executive for submission to the Scottish Government
• 31 December 2018	Date for RRTP to be submitted to the Scottish Government
• 19 March 2019	Final RRTP to be reported to Services for the Community PDSP
• 26 March 2019	Final RRTP draft to be reported to Council Executive for implementation as of 1 st April 2019

Consultation with the main RSL providers of social rented housing in West Lothian has identified that their Boards will not meet until after the New Year to make individual decisions on target lets to homeless households. Therefore, the council will continue to work with individual RSLs on target setting for the RRTP and will have concluded targets for the final draft plan to be reported to Services for the Communities PDSP on the 19 March 2019 and Council Executive on the 26 March 2019.

The Scottish Government has recently provided further clarification on the first iteration of the RRTP. The 31 December 2018 submission deadline is a milestone which will offer an opportunity for further evaluation and feedback to enable local authorities time to further refine the RRTPs where required. The Scottish Government and COSLA will work with local authorities to develop a timescale for the submission of a refined RRTP.

E. Conclusion

Significant progress has been made in the preparation and development of the first iteration of the West Lothian RRTP. The council is on target to meet the Scottish Government's submission deadline of the 31 December 2018. The council has undertaken a collaborative approach to the development of the West Lothian RRTP vision and key actions. The next step will be to take a report to Council Executive on the 18 December 2018 and continue to work with RSL partners to agree targets for social lets to homeless households.

F. BACKGROUND REFERENCES

Services for the Community PDSP - 18 September 2018
Council Executive - 9 October 2018.

Appendices/Attachments:

Appendix 1: West Lothian Rapid Rehousing Transition Plan 2019/20 to 2023/24.

Appendix 2: West Lothian Supply Forecasting Model

Appendix 3: RRTP Action Plan

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