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## **COUNCIL EXECUTIVE**

### **WEST LOTHIAN RAPID REHOUSING TRANSITION PLAN (RRTP) 2022/23 UPDATE**

#### **REPORT BY HEAD OF HOUSING CUSTOMER AND BUILDING SERVICES**

#### **A. PURPOSE OF REPORT**

The purpose of this report is to advise the Council Executive on the progress of the West Lothian Rapid Rehousing Transition Plan (RRTP) 2019 - 2024 and to consider the annual update of the RRTP 2021/22 prior to submission to the Scottish Government by 30 June 2022.

#### **B. RECOMMENDATION**

It is recommended that the Council Executive:

1. Note that progress of the delivery of the West Lothian RRTP in 2021/22 continues to be significantly impacted by Covid-19 resulting in high backlogs of open homeless cases;
2. Note the Scottish Government allocation of £315,000 in 2022/23 and an estimated further £315,000 in 2023/24 towards the delivery of the plan in through the Scottish Government Ending Homeless Together (EHT) fund, and
3. Approves the RRTP update 2022/23, attached as Appendix 1, for submission to Scottish Government on 30 June 2022.

#### **C. SUMMARY OF IMPLICATIONS**

<b>I Council Values</b>	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
<b>II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	The Housing (Scotland) Act 1987 as amended in accordance with the Homelessness (etc) (Scotland) Act 2003, Housing (Scotland) Act 2001, Housing (Scotland) 2014. Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014

<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	The Scottish Government have agreed a performance monitoring framework for the RRTP. The pandemic has impacted on the performance framework.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	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
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	The Homelessness budget for 2021/22 was £4.367 million. The revised budget for 2022/23 budget is £4.504 million including one-off resources of £954,000. Total RRTP resource of £1.555 million has been allocated by the Scottish Government from the Ending Homelessness Together Funds, to support the delivery of the West Lothian RRTP. One-off additional funding of £195,000 was allocated by the Scottish Government in 2020/21.
<b>VII</b>	<b>Consideration at PDSP</b>	Report was circulated to Service for the Community PDSP for comment on 7 <sup>th</sup> June 2022 with comments due by 12 noon 13 June 2022. No comments were received.
<b>VII</b>	<b>Other consultations</b>	Education, West Lothian Health and Social Care Partnership, Registered Social Landlords (RSLs) and the third sector are partners in the RRTP.

## **D. TERMS OF REPORT**

### **D.1 Background**

The West Lothian (RRTP) 2019-2024 was approved by Council Executive on the 25 June 2019 and submitted to the Scottish Government for the end of June 2019. The plan set out a clear vision for the transition to a rapid rehousing approach in West Lothian over the five-year period, including a greater focus on prevention of homeless, a reduction in the use of B&B accommodation and the delivery of a Housing First model.

The RRTP also identified the need for £3 million of additional Scottish Government transition funding to support the delivery of the plan over the period 2019/20 to 2023/24. The council was allocated £302,000 in 2019/20, £311,000 in 2020/21, £312,000 for 2021/22, £315,000 for 2022/23 and £315,000 for 2023/24 by the

Scottish Government and Cosla through the agreed distribution formula. In addition, the Scottish Government provided a further one-off allocation of £195,000 in 2020/21. This is significantly below the funding requested of £3,000,000.

The council is required to submit to the Scottish Government by the end of June 2022 an annual update to report progress with the RRTP along with key activity for 2022/23. The draft West Lothian RRTP Update 2022/23 is attached as Appendix 1.

## **D.2 RRTP Progress**

Progress on the delivery of the RRTP continues to remain collaborative in its operation both at a strategic level through the quarterly meetings of the RRTP Board and at an operational level through the working groups. The working groups reduced from four to three by merging activities. All of the West Lothian Registered Social Landlords (RSLs) have continued to support the delivery of the RRTP and maintained a high percentage of lets to homeless during 2022/23.

The updated plan provides a review of the key factors impacting on homelessness locally and an update on the key statistics for 2021/22. The updated plan has been prepared as West Lothian continues to recover from the COVID-19 pandemic. Material poverty remains a significant issue for many households and communities locally which continues to drive demand for people to seek council and RSLs housing as the main affordable housing option.

## **D.3 RRTP Performance**

Turnover rates of social housing stock continue to remain low with high tenancy sustainability. The council and its partners continue to face challenges in meeting peoples housing needs due to the significant imbalance between demand and supply of affordable social housing. Material poverty remains a significant issue for many households and communities in West Lothian which continues to drive demand for people to seek affordable social housing solutions.

The ongoing imbalance between demand and supply of affordable social housing has resulted in the council dealing with significant pressures within emergency accommodation and challenges in meeting the amendments to the Homeless Persons (Unsuitable Accommodation) (Scotland) Order (UAO) 2014 which took effect in October 2021.

The number of lets to homeless was 29% (258 less lets) less than projected in 2021/22 as a result of the continued impact of the COVID-19 pandemic on the turnover of properties, void performance and new build programmes. This resulted in the level of live cases in Year 3 of the RRTP being nearly 16% higher than what had been projected when the plan was revised in April 2021. This was despite there being fewer presentations in 2021/22 compared to the previous year. Table 1 highlights the severity of the gap between demand for homeless services and availability of supply. It shows that if 100% of social lets had all been allocated to homeless households in 2021/22 there would still be a shortfall in 930 properties. This means that there was a homeless demand of 217% against the supply of all available social rented lets in 2021/22.

**Table 1: Gaps Analysis**

Demand and Supply Gap Analysis	Year 0	2021/22 Projections	2021/22 Actual
Homeless Unintentional Demand Cases	1,165	1,290	1,188 (includes under invest)
Homeless live cases (backlog)	1,061	939	939
Less Contacts and Refusals	117	129	109
Total Homeless Demand	2,109	2,100	2,018
Social lets available	1,290	1,149	930
% demand against social lets	163%	183%	217%
Homeless lets available	927	893	635
Gaps in Homeless Lets	1,182	1,207	1,383
% demand against homeless lets	227%	235%	318%

To meet the demands for temporary accommodation and the requirements of the UAO, between 31 March 2019 and 31 March 2022 temporary accommodation provision was increased by 22% from a capacity of 638 units to 775 units. Despite this however the length of stay in temporary accommodation has inevitably increased to 292 days in council owned temporary accommodation and 44 days in B&B accommodation as the imbalance between demand and supply remains so high which has resulted in further pressures in homelessness services.

Despite these significant challenges progress has been made in reducing homeless applications in 2021/22 through shifting the balance to a more preventative approach with the revision of the Allocations Policy in March 2021. This has resulted in a 69% increase in prevention approaches and 19% reduction in homeless applications. A summary of the key progress is provided below.

- 19% Reduction in homeless applications between 2019/20 to 2021/22;
- 69% increase in prevention approaches between 2019/20 to 2021/22;
- 10% reduction in prevention approaches making a homeless application in between 2019/20 to 2021/22;
- 91% continued high sustainment of homeless applicants in 2021/22;
- 146 new/additional affordable social lets added by the council and RSL partners in 2021/22;
- 400% increase in sharing spaces;
- 32% increase in Private Sector Leases (PSL) spaces;
- Continuation of Housing First for adults with mental health/addictions;
- Continuation of Housing First for Young People, and
- Awarding of contract to prevent young people from becoming homeless to Action for Children due to commence in 2022/23 – Young Persons Emergency Prevention Support Service (YEP)

#### **D.4 RRTP Projections**

One of the main requirements of RRTP's is to improve flow by ensuring a consistent high level of lets to homeless households whilst balancing the high

demand from other high housing need groups. This in turn prevents homelessness whilst striving to reduce the backlog of open cases and improving the throughput in temporary accommodation.

The shortfall in available social lets against supply remains the biggest challenge with inadequate numbers of social lets to meet new demand and to address the backlogs from 2021/22.

The original RRTP had predicted that by Year 4 and Year 5 lets would reduce to 50% however updated modelling has identified that in order to reduce the backlog of open homeless cases and mitigate pressures in temporary accommodation lets to homeless require to increase. This needs to be balanced however with the large demand for general needs housing to ensure that other high priority groups and those at risk of homelessness can still successfully achieve social housing without having to present as homeless.

Updated projections for Year 4 and 5 have been made taking into consideration certain assumptions. Demand for homeless services will continue to decline by 10% as the council increases its focus on more preventative actions through a range of targeted interventions in 2022/23. Increases in the Private Sector Leases are also predicted to rise in Year 4 to 110 spaces along with increases in Sharing Spaces to 30 in Year 4. New Build Programme updates have also been factored in to updated modelling for 2022/23 and 2023/24.

It is proposed that the council and RSL partners increase the percentage of lets to homeless applications through 2022/23. This is to mitigate long lengths of stay in temporary accommodation, reduce the homeless backlog further, reduce pressures in B&B accommodation and further reduce breaches of the UAO.

**WLC: Increase target to 65% for 2022/23**

**RSLs: Increase collective target to 56% for 2022/23.**

The revised modelling predicts that through the targeted interventions and increases in lets to homeless the number of households in B&B accommodation will likely reduce by 17% in Year 4 and 38% by Year 5 and the overall spend on B&B accommodation will potentially reduce by £230,000 in 2022/23 and by £340,000 in 2023/24.

## **D.5 Challenges and Priorities**

There are no short-term solutions to the pressures faced in West Lothian. Whilst some progress can be demonstrated with the RRTP delivery, the imbalance between supply and demand for social rented housing, the continued impact of the pandemic, lack of adequate Scottish Government resources and the requirements to meet the UAO will continue to impact on the delivery of the plan.

The wider economic context of high levels of low paid and insecure jobs, rises in energy costs and inflation will continue to push households into material poverty and continue to drive demand for affordable housing locally remains high. The continued high rate of youth homeless and changes to Local Connection powers will also be a challenge in 2022/23. This means that despite implementing the actions within the RRTP, homelessness demand will remain high and rapid rehousing will not be achieved by Year 5 of the plan based on modelling assumptions.

The RRTP has been reengineered with the support of additional funding by the council, to take account of the severity of the challenges faced alongside the revised modelling assumptions. The plan has been reengineered to ensure there is a more collaborative and targeted focus on key priorities which will have the greatest impact in reducing pressures across homelessness services and striving to achieve rapid rehousing. The key priorities are:

- Review and implement new Housing Options pathways to prevent homelessness and implement personal housing planning approach;
- Continue work with Economic Development to ensure homeless and at risk of homeless households employment outcomes are improved to improve long term sustainability of housing solutions and increase access to alternative housing solutions
- Develop specialist Housing Options provisions for targeted groups at risk of homelessness, including, private rented sector, prison release, hospital discharge, mental health, domestic abuse and addictions;
- Continue to increase access and supply of affordable housing solutions;
- Continue to increase the supply of suitable temporary accommodation through meeting the agreed targets for Private Sector Lease, Sharing Spaces and introducing Rapid Access Accommodation to reduce the use of B&B accommodation;
- Increase the prevention of youth homelessness through a multi-agency early intervention and targeted approaches to prevent youth homelessness;
- Deliver a new build supported accommodation unit and dispersed temporary accommodation for young people;
- Improve Health & Wellbeing outcomes for people at risk of homeless and homeless through a range of actions including developing pathways for hospital discharge, mental health, domestic abuse and addictions and employing addictions working;
- Quantifying the residential accommodation requirements for adults where housing in the community would not be suitable;
- Improve housing support provisions and continue to deliver Housing First services, and
- Continue to provide Business Support to RRTP model.

## D.6 Resources and Key Activities

The original RRTP 2019-2024 sought to secure £3 million of additional resource to allow the transition required to fully implement the RRTP. Since 2019 the allocation of resources to the West Lothian RRTP from the Scottish Government are shown in table 2 which includes an allocation of £315,000 for 2022/23 and an estimated allocation of £315,000 for 2023/24 which were announced on 19 December 2021. In total the council should receive £1.745m over 5 years including the additional £195,000.

**Table 2: RRTP Funding Resources**

Year	2019/20	2020/21	2021/22	2022/23	2023/24
Year	£302,000	£311,000	£312,000	£315,000	£315,000

In addition to the above, the Scottish Government in response to COVID-19 also provided a further one-off allocation of £195,000 in 2020/21. Further to the additional Scottish Government RRTP resources, the delivery of the RRTP also

benefitted from £240,000 allocated from the West Lothian Alcohol and Drug Partnership which has been used to deliver a Housing First service for 12 adults suffering from mental health/addictions.

To further assist with the additional costs associated with homelessness and increased use of B&B, the council has provided an additional one-off funding of £1,100,000 in 2021/22 and £504,000 for 2022/23 to help implement the Rapid Rehousing Transition Plan (RRTP) and address budget pressures whilst the RRTP is implemented.

The RRTP expenditure for 2021/22 was agreed by the Board in May 2021 and was allocated to a range of projects which aligned with the key priorities agreed by the RRTP Project Board. The proposed RRTP expenditure for 2022/23 and 2023/24 has been allocated to projects which align with the key priorities with projected expenditure for 2022/23 of £315,000 and approximately £315,000 for 2023/24.

## **D.7 Next Steps**

The proposed final draft of the West Lothian RRTP Update for 2022/23 is attached at Appendix 1. Following consultation, the final draft plan was approved by the RRTP Board on 27 May and was circulated to the Services for the Community PDSP on the 7<sup>th</sup> June 2022 for comments by 13 June 2022, no comments were received. Following consideration by the Council Executive it is hoped the RRTP update can be submitted to the Scottish Government by 30 June 2022.

## **E. Conclusion**

It is considered that progress has been made on the delivery of the West Lothian RRTP to date, against the increasing pressures on homelessness as a result of the COVID19 pandemic in Year 2 (2020/21) and Year 3 (2021/22), lower than expected funding through the Ending Homelessness Together fund and the ongoing imbalance between demand and supply of affordable social housing.

The demand for affordable social housing and homeless services is anticipated to remain high and could be further affected by additional external factors. It is anticipated that through the continued prevention efforts, additional funding to deliver targeted actions in Year 4 and increases in homeless lets, further progress can be achieved towards meeting the aims of the RRTP to achieve rapid rehousing.

There are no short-term solutions however to the pressures faced in West Lothian. The challenges will continue to take time, adequate resources and joint working to address.

## **F. BACKGROUND REFERENCES**

West Lothian RRTP 2019- 2024: Report by Head of Housing, Customer and Building Services, Council Executive, 25 June 2019

West Lothian RRTP 2020/21 Update: Report by Head of Housing, Customer and Building Services, Council Executive, 23 June 2020

West Lothian RRTP 2021/22 Update: Report by Head of Housing, Customer and Building Services, Council Executive, 22 June 2021

Appendices/Attachments: 1: RRTP Update 2022/23

Contact Person: Laura Harris, Service Development Officer,  
Laura.Harris@westlothian.gov.uk, 01506 282796

**Julie Whitelaw**

**Interim Head of Housing, Customer and Building Services**

**21 June 2022**





**Rapid Rehousing Transition Plan  
Update  
2022/2023**

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## 1. Executive Summary

The provision of a 5-year Rapid Rehousing Transition Plan (RRTP) for each of Scotland's 32 Local Authorities covering the period 2019-2024 is regarded as a key pillar in the delivery of the Ending Homelessness Together Plan. RRTPs and their actions are locally owned by the council and its partners and are seen as a dynamic living document.

The Scottish Government have sought an update of the RRTP on an annual basis. This report provides the annual update for the year 2021/2022 which has informed the key priorities and actions for 2022/23.

This annual update provides a review of the key factors impacting on homelessness locally, an update on the key statistics for 2021/22, and undertakes analysis of comparisons with 2020/21 and 2021/22. A comparison of the outturn position for 2021/22 against RRTP modelling is included along with a review of the successes and challenges during 2021/22. An updated RRTP action plan for 2022/23 is also included at Appendix 4.

The updated plan has been prepared as West Lothian continues to recover from the COVID-19 pandemic. Material poverty remains a significant issue for many households and communities locally which continues to drive demand for people to seek council and Registered Social Landlord (RSL) housing as the main affordable housing option. With continued low turnover rates of social housing stock and high tenancy sustainability, the council and its partners continue to face challenges in meeting peoples housing needs due to the significant imbalance between demand and supply of affordable social housing. This ongoing imbalance results in the council dealing with significant pressures within emergency accommodation and challenges in meeting the amendments to the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 which took effect in October 2021.

Despite these challenges good progress has been made in reducing homeless applications in 2021/22 through shifting the balance to a more preventative approach with the revision of the Allocations Policy in March 2021.

The demand for social housing however remains high. During 2022/23 the RRTP will seek to strengthen homelessness prevention further by enhancing the Housing Options approach for all applicants at risk of homelessness, developing a targeted approach to reducing youth homelessness, improving the number of permanent outcomes into the private rented sector, continuing to increase social rented housing, maximise the lets to homeless and sustain our Housing First provision.

A new Housing Need and Demand Assessment has been developed for the six South East Scotland councils (which includes West Lothian) and it is currently being reviewed by the Centre for Housing Market Analysis at Scottish Government. A new Local Housing Strategy is being developed which will highlight housing need in West Lothian and targets will be developed for the number of affordable homes to be provided over the next five years.

## 2. Introduction and Purpose

The RRTP sets out the vision, strategic direction and detailed action plan for the delivery of a rapid rehousing approach to homelessness.

Through a partnership vision of “Working Together”, West Lothian Council, West Lothian Integrated Joint Board (IJB), Registered Social Landlords (RSLs) and the voluntary sector, aim to reduce homelessness through early intervention and prevention. Through the provision of consistent advice and information, we will strive to work with people to offer a range of housing options to find a settled home with access to services and support mechanisms. Where homelessness does occur, we will work with people to ensure they are housed as quickly as possible with reduced lengths of stay in temporary accommodation. This vision is underpinned by 4 high level actions:

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

The delivery of the RRTP is largely met through the existing capital and revenue resources of the council and its partners.

The original RRTP 2019-2024 sought to secure £3 million of additional resource to allow the transition required to fully implement the RRTP from the £50 million Scottish Government Ending Homelessness Together Fund. Since 2019 the allocation of resources to the West Lothian RRTP from the Scottish Government are shown below and includes a future allocation of £315,000 for 2022/23 and an estimated allocation of £315,000 for 2023/24 which were announced on 19 December 2021.

**Table 1: RRTP Funding request to the Scottish Government 2019/20-2023/24**

	Year 1 (2019/20)	Year 2 (2020/21)	Year 3 (2021/22)	Year 4 (2022/23)	Year 5 (2023/24)	Total
Request	£746,000	£955,000	£952,000	£290,000	£57,000	£3,000,000
Awarded	£302,000	£311,000	£312,000	£315,000	£315,000	£1,555,000
Funding Shortfall	£444,000	£644,000	£640,000	+£25,000	+£258,000	£1,445,000

In addition to the above allocations, the Scottish Government have also provided a further one-off allocation of £195,000 in 2020/21 to assist with the pressures due to COVID-19.

Further to the additional Scottish Government RRTP resources, the delivery of the RRTP has also benefitted from £240,000 allocated from the West Lothian Alcohol and Drug Partnership which has been used to allow the partnership to deliver a Housing First service for 12 adults suffering from

mental health/addictions. The ADP funding covers the period to the end of March 2021. Additional funding was allocated from Health and Social Care of £40,000 for 2021/22.

To assist with the additional costs associated with Homelessness and the increased use of B&B, West Lothian Council have provided an additional one-off funding of £1,100,000 in 2021/22 and £504,000 in 2022/23 to help implement the Rapid Rehousing Transition Plan (RRTP) and address budget pressures whilst the RRTP is implemented.

The three main focused areas of the RRTP are:

- Homeless Prevention & Supply
- Housing Support, Housing First and Health & Wellbeing
- Youth Homelessness

These are underpinned by three working groups consisting of a range of key partners and voluntary organisations focused on a variety of actions which aim to meet the RRTP high level vision.

The purpose of this update is to review overall progress of Year 3 of the RRTP. The update will provide:

- A review of the key factors impacting on homelessness locally;
- Updates on the key statistics and undertake analysis of comparisons with 2020/21 and 2021/22;
- Compare the outturn position for 2021/22 against RRTP modelling
- Consider the continued imbalance between demand vs supply of affordable social housing
- Review and update the action plan for 2022/23.

### 3. Economic Context

West Lothian sees a large demand for affordable social housing which has increased year on year and is covered in Section 4. Unemployment, low wages and reduced disposable income will increasingly drive people to regard council and RSL housing as the main affordable option. Material poverty remains a significant issue for many households and communities locally.

West Lothian has seen significantly increased unemployment levels since the start of the pandemic. There has been a marked rise in the number of people who are in-work and claiming Universal Credit suggesting increased levels of in-work poverty, and the cost of living is at its highest point in decades.

Unemployment at local authority level is measured by the proportion of working age people not in work and claiming Universal Credit. With the loosening of Covid restrictions in Spring 2021 and again in early summer, West Lothian saw a slow recovery in the jobs market, returning to a more or less normal working situation across all work sectors. In West Lothian, unemployment was at 3.0% (3,495) for March 2022, compared to 3.8% in Scotland, and 4.2% UK, and, in the previous year 5.5% for March 2021 (West Lothian).

Youth unemployment (18 – 24 years) for West Lothian in March 2022 was at a rate of 4.6% (635 claimants), higher than Scotland (4.5%), but lower than the UK (5.0%) and has now reached pre-pandemic levels. Work sectors employing the largest proportion of young people such as hospitality, retail and administration have now returned to work and undertaking large recruitment drives.

Despite the upwards trends in employment in West Lothian, there are still underlying issues of poverty and deprivation with a core of individuals and households experiencing hardship and wider groups experiencing some financial difficulties and challenges.

Low pay continues to be a factor which pushes people into poverty. 32.5% (25,000 people) of people working in West Lothian are employed in low pay sectors. An estimated 18% of West Lothian working residents earn below the living wage level of £9.50 per hour compared to 14.4% for Scotland as a whole. The West Lothian Anti-Poverty strategy 2019-2024 identified that 25% of all households have an overall income of less than £16K per annum and 38% have an overall household income of less than £20,000 per annum.

The number of in-work claimants has remained high with the latest figures in January 2022 (5,867 claimants) representing a 109% increase from February 2020. Low wages are likely to be a significant reason for this. West Lothian has also seen an increased number of people becoming 'economically inactive' (16 – 64-year olds not available for work). Inactive claimants rose from 2,207 in January 2020 to 5,014 for December 2021 (up 140%). The increase has been mainly attributed to the pandemic with a rise in long-term sickness.

The rising cost of living is also likely to contribute to reduced household disposable income. Inflation reached 6.2% in February 2022, which is the highest rate in 30 years. It is further forecast by The Office for Budget Responsibility that inflation will now average 7.4% for this year and could reach 8.7% in the fourth quarter the highest level for 40 years. Energy prices have increased significantly in the last year and look set to increase again after April 2022 following the revised energy price cap. In addition to high inflation, millions of homeowners across the UK are likely to see an increase in mortgage repayments as the Bank of England increases the bank rate to control inflation. Taxes are also increasing to their highest rate since the 1950s, which will further erode disposable income across society.

Low wages and reduced disposable income caused by the cost of living crisis will potentially drive people to seek more affordable housing options in the social rented sector.

Work by the Economic Development Service is focused on improving the West Lothian economy across a number of themes. These include helping residents to find employment, raising the level of accredited qualifications in the workforce, increasing the number of new businesses, supporting growth firms to scale-up and securing foreign direct investment in major employment projects.

Colleagues within the Employability team work with more than 1,300 residents every year to help them upskill, retrain and secure employment. The Business Gateway team provides impartial and confidential support to new and existing businesses including the 3rd sector. In terms of new firms, we help more than 320 start-ups every year. These firms contribute more than £10 million to the local economy.

As part of Council's long-term commitment to retain and attract the best businesses and to grow our value-added sectors, we have developed a commercially-focused website, <https://www.investinwestlothian.com/why-west-lothian/>. The site highlights the range of support for our local firms. It also sells West Lothian as an inward/mobile investment destination.

We support growth firms across key sectors including life sciences, technology, engineering, manufacturing, construction and food & drink. This cohort add over £1.2 billion to the West Lothian economy every year. There is additional support through Council's Jobs Task Force which supports

firms to invest in capital equipment, upskilling staff and creating new, higher-value jobs. This work is characterised by grant support for sustainable and inclusive growth.”

## 4. Factors influencing the RRTP

### 4.1. Housing Tenure & Availability in West Lothian

At the 31 March 2022, West Lothian Council had a social rented stock of 14,075 units this is compared to 14,031 in 2020/21. West Lothian has a high rate of sustainability which results in low numbers of lettable properties that become vacant. In 2021/22 4% of council owned stock became lettable the same as 2020/21. Table 2 provides a comparison of this data and shows the extent of housing demand which has risen by 6.5% to 11,003 applications on the Common Housing Register in 2021/22 compared to 10,326 applications in 2020/21.

**Table 2: West Lothian Stock Availability (2020/21 - 2021/22)**

Stock	2019/20	2020/21	2021/22
Local Authority Stock	13,442	14,031	14,075
Local Authority Lettable Properties that became Vacant	929 (6%)	608 (4%)	632 (4%)
Number of applicants on the waiting list	7,998	10,326	11,003

Source: Internal reports

Table 3 provides a breakdown of national and local tenure types however; this data has not been updated since 2018 and is expected to be updated at some point in 2022. As of 2018 however, the data shows that owner occupied accommodation was the largest tenure type by 59% at a Scottish Wide level, followed by the private sector at 14% and then Local Authority tenures at 12%. It is anticipated that with the Scottish Government update this year this split is likely to vary, with the Local Authorities and RSLs increase in stock numbers through new build programme and a potential decrease in the Private Rented Sector following the reductions in landlord exiting the sector.

**Table 3: National and West Lothian Estimated Stock of Dwellings by Tenure**

Dwelling Type	West Lothian (000s)	West Lothian (%)	Scotland (000s)	Scotland (%)
Local Authority Rent	13	17%	314	12%
HA Rent	7	9%	282	11%
Owner Occupied	49	62%	1,541	59%
Private Rented Sector	8	11%	371	14%
Vacant Private Dwellings	2	2%	97	4%
Total	79	100%	2,585	100%

Source: <https://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfs/Stock/>

### 4.2. Applications for Housing

A key change to housing applications occurred in March 2021 through implementation of the council's reviewed Allocations Policy which aimed to prevent homelessness through increasing points to those at risk of homelessness with the creation of strategic needs points. In addition to



this new points category the previous group of Unsatisfactory Housing was amalgamated with the General Needs group.

At the end of March 2022 there were 11,003 applicants on the West Lothian Common Housing Register (CHR) compared to 10,326 at the end of March 2021, an increase of 6.5%. Over the last four years West Lothian has seen a 33% rise in applicants on the CHR. Table 4 below provides a further breakdown.

As a result of the revised Allocations Policy a decline in applicants in the homeless group can be seen between 2020/21 and 2021/22 of 2%, although overall the number of applicants registered as homeless in March 2022 is higher than March 2018/19, a rise of 1%. There are also 2,496 applicants registered on the CHR who do not qualify for any type of housing needs points meaning 77% (8,507) of the CHR consists of applicants with some form of housing need.

**Table 4: Reason for Housing Applications (2018/19 -2021/2022)**

Group	2018/19	2019/20	2020/21	2021/22
Homeless Applicant	498 (6%)	560 (7%)	909 (9%)	793(7%)
Transfer Applicant	1,578 (19%)	1,440 (18%)	1,851 (18%)	1813 (16%)
General Needs Applicant	3,901 (47%)	3,519 (44%)	4,987 (48%)	7,714 (71%)
Unsatisfactory Housing	1,785 (21.5%)	2,079 (26%)	1,877 (19%)	N/A
Housing with Care	124 (1.5%)	80 (1%)	84 (1%)	86 (1%)
Outwith West Lothian	415 (5%)	320 (4%)	618 (6%)	597 (5%)
Total	8,301	7,998	10,326	11,003

Source: internal information held by WLC

### 4.3. Private Rented Housing in West Lothian

In West Lothian, there has been a mixed pattern in the private rented sector. Between 2013 and 2018 the number of registered private landlords rose from 4,107 to 5,465. Since 2018 however, the number of private registered landlords have reduced, in March 2021 there was 5,099 registered private landlords. Over the course of 2020/21 there has been a further decrease in the number of registered landlords as of December 2021, there are 4789 registered private landlords within West Lothian, this trend shows there is a further decrease. It is worth noting that there are high number of expired registrations in the period 2020/21 which do not show in the figure of registered landlords, however until each registration is investigated we are unable to confirm if the landlord is still acting as a private landlord or not.

The number of registered properties in the private rented sector has followed a similar trend, increasing from 7,215 in 2013 to 7874 in 2018, however this reduced to 7,520 properties in March 2020. During 2020/21 the number of registered properties increased to 7,957, however at the first quarter of 2022 there are 7,548 registered properties. This number shows a decrease which also reflects the reduced number of registered private landlords.

**Table 5: No of Landlords & Registered PRS Properties (2018/19 -2021/2022)**

Year	Registered Landlords	Registered Properties
2018/19	5,465	7,874
2019/20	5,165	7,520
2020/21	5,099	7,957

2021/22	4,789	7,548
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Source: Internal reports

It is challenging to determine the exact reasons for reductions in Private Lets and Landlords though anecdotal information suggests that a contributing factor has been due to COVID-19, financial pressures and more protection for tenants. Our Private Rented Sector Team (PRS) gained this insight through engagement with some of the landlords that have left the sector during 2021/22. Landlords have informed the service that they felt there was a lack of support for landlords coupled with enhanced tenant rights which have caused challenges for some landlords to manage. Whilst this information is anecdotal the service has commenced surveying landlords who leave the sector and this will be developed in 2022/23 with a further focus on improving engagement with the sector to gain more enhanced views and evaluate the support our PRS team provides.

#### 4.4. Need for Affordable Housing in West Lothian

West Lothian Local Housing Strategy (LHS) 2017-2022 identified both affordable and market housing supply targets based on Housing Need and Demand Assessment (HNDA). These targets are 300 affordable homes per annum and 333 market homes per annum. Housing supply targets will be reviewed and monitored during the course of the LHS.

A target of 3,000 new affordable homes over the period 2012-2022 was set in West Lothian. Over this period a total of 2,422 affordable homes have been completed and as of 31<sup>st</sup> March 2022 a further 575 affordable homes were under construction.

**Table 6: All Tenure new build completions 2012/13 -2017/18 and 2018/19-2020/21**

	2012/13- 2017/18	2018/19	2019/20	2020/21	2021/22
WLC New Builds	800	361	315	35	69
RSL New Builds	288	55	110	43	99
Sub Total	1088	416	425	78	168
Private Completions	2,939	631	683	470	696
Total	4,027	1,047	1,108	548	778

Source: WLC LHS 2017-2022, and WLC held data \*data to 31<sup>st</sup> March 2022

#### 4.5. Increasing Affordable Housing Supply

The current Strategic Housing Investment Plan (SHIP) 2022-27 identifies sites for up 2,843 to affordable homes over the five-year period 2021/22 to 2025/26. This includes 375 homes for Mid-Market Rent and 39 for shared equity. The Scottish Government has provided Resource Planning Assumptions (RPAs) to support the delivery of affordable housing for the next 4 years. This is outlined in the table 7.

**Table 7: RPA Funding 2021/22 – 2025/26**

	2021/22	2022/23	2023/24	2024/25	2025/26
RPA Funding	£17.889million	£15.420million	£15.376million	£15.430million	£15.685million

Source: WLC internally held data

In developing the RRTP it is clear that the imbalance between the demand and supply of affordable social housing is significant and additional affordable housing supply will be required by 2024/25 to meet local demand.

**Table 8: New Build Affordable Completions and Projections**

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
RSL	55	110	43	98	358	134	798
WLC	361	315	35	38	218	70	1037
Total	416	425	78	136	576	204	1835

\*above figures exclude market acquisitions and mortgage to rent. Source: WLC internally held data

These figures are based on current projects however, more projects may be brought onstream when new targets are set.

## 4.6 Open Market Acquisitions

In addition to new build affordable housing, the council and RSLs also acquire homes on the open market. Table 9 below identifies that between 2012/13 to 2021/22, 322 homes have been acquired by the council through open market acquisitions.

**Table 9: Open Market Acquisitions by West Lothian Council**

Year	Number of Units
2012/13 - 2015/16	66
2016/17	45
2017/18	38
2018/19	73
2019/20	35
2020/21	34
2021/22	31
Total	322

Source: WLC internally held data

The open market acquisitions have been successful by increasing the available social rented stock to reflect housing needs – Livingston, Bathgate, larger family properties as well as properties to meet medical needs.

In addition to the open market acquisitions shown on Table 9, there have also been a further 21 acquisitions concluded by RSLs during 2012/13-2020/21.

The demand for affordable social rented housing is increasing whilst the proportion of council owned stock that becomes available remains low. Whilst rights for private tenants are being improved with greater security than ever more Private Landlords are existing the sector. Increasing the portfolio of affordable housing stock remains a key requirement to address increasing demand and mitigate pressures in homeless services.

The council and its RSL partners completed 81% of the 3,000 affordable social housing targets by March 2022. Considering the challenges, particularly over the last two years as a result of COVID-19 pandemic this is a significant achievement. It is clear however that further investment in affordable social housing is required to meet the imbalance between demand and supply.

## 5. West Lothian Homeless Position

### 5.1 West Lothian Homeless Profile

#### Summary Homeless Position 2021/22

**1,188** total homeless applicants in West Lothian in the year

**861** households where West Lothian Council has a duty to provide settled accommodation, defined here as unintentionally homeless

**1,362** homeless open case with a duty to house as of 31<sup>st</sup> March 2022

The following section provides a breakdown and analysis of key homeless statistics from 2018/19 to 2021/22 to provide a homeless position since Year 1 of the West Lothian RRTP. It should be noted that the information for Quarter 4 in 2021/22 has yet to be validated by the Scottish Government with figures being obtained from internal council reports and may be subject to amendment.

### 5.2 Homeless Applications

Table 10 below demonstrates that over the past year there has been a 19% reduction in homeless applications where by applications have fallen from 1,462 in 2020/21 to 1,188 in 2021/22. Whilst an overall reduction in homeless applications occurred nationally in 2020/21 this is also partly due to an increased focus locally to make better use of the council's reviewed Allocations Policy in March 2021 to meet applicants needs through the strategic needs groups and avoid the risk of homelessness occurring. Since 2018/19 there has been a 22% reduction in homeless applications.

**Table 10: West Lothian Homeless Applications 2018/19 – 2021/22**

Homeless Applications	2018/19	2019/20	2020/21	2021/22	Number change 2020/21 – 21/22	% change 2020/21 – 21/22
Total	1,516	1,469	1,462	1,188	-274	-19%

Source: HL1 report

### 5.3 Age Profile and Household Composition

Table 11 below shows that between 2020/21 and 2021/22, due to the significant reduction in homeless presentations, there has been decrease in numbers across all age groups. Considered proportionately, the percentage of young people (16-25 years of age) presenting has reduced from 36.2% in 2020/21 to 33.4% in 2021/212, compared to an increase of 2.3% in homeless application from those aged 26 and over. Table 11 shows that the largest group of applicants continues to be from 26 – 59 year olds reaching 63.1% of all applicants in 2021/22 compared to 60.8% in 2020/21. The 18-25s year old age group remains the second largest group of applicants accounting for 27.1% in 2021/22 compared to 30.4% in 2020/21.

**Table 11: Age Profile of Homeless Applicants 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22	Number change 20/21 – 21/22	% change

16 to 17 yrs	71	4.7%	71	4.8%	83	5.8%	75	6.3%	-8	-9.6%
18 to 25 yrs	401	26.5%	402	27.4%	444	30.4%	322	27.1%	-122	-27.5%
26 to 59 yrs	991	65.4%	945	64.3%	889	60.8%	750	63.1%	-139	-15.6%
60 yrs plus	53	3.5%	51	3.5%	46	3.1%	41	3.5%	-5	-10.9%
<b>Total</b>	<b>1,516</b>		<b>1,469</b>		<b>1,462</b>		<b>1,188</b>		<b>-274</b>	<b>-19%</b>

Source: HL1 report

Homeless applications from single people in West Lothian continue to make up the vast majority of applications as highlighted in Table 12 below. In 2021/22 homeless applications by single people accounted for 73.9% of all homeless applications compared to 71.8% during 2020/21. It should be noted that there has been a 21.1% decrease from single men presenting as homeless with a decrease of 2.9% in applications by single females. Single parents make up the second largest group of applicants consisting of 22.9% in 2021/22 compared to 18.8% in 2020/21. There has been a reduction in applications from single parent females, and couples with and without children. However there has been an increase of 34% in single parent males from 50 in 2020/21 to 67 in 2021/22.

**Table 12: Household Composition of Homeless Applicants**

Household Types	2018/19	2019/20	2020/21	2021/22	No change 20/21 – 21/22	% change
Single Person: Male	706	673	776	612	-164	-21.1%
Single Person: Female	288	290	274	266	-8	-2.9%
<b>Total Single Person</b>	<b>994</b>	<b>963</b>	<b>1050</b>	<b>878</b>	<b>-172</b>	<b>-16.4%</b>
Single Parent: Male	43	62	50	67	17	34%
Single Parent: Female	280	259	226	205	-21	-9.3%
<b>Total Single Parent</b>	<b>323</b>	<b>321</b>	<b>276</b>	<b>272</b>	<b>-4</b>	<b>-1.4%</b>
<b>Total Apps Single Person Households</b>	<b>1,317</b>	<b>1,284</b>	<b>1,326</b>	<b>1,150</b>	<b>-176</b>	<b>-13.3%</b>
Couple without children	90	92	72	21	-51	-70.8%
Couple with children	90	82	57	17	-40	-70.2%
Other without children	6	4	5	0	-5	-100%
Other with children	13	7	2	0	-2	-100%
<b>Total</b>	<b>1,516</b>	<b>1,469</b>	<b>1,462</b>	<b>1,188</b>	<b>-274</b>	<b>-19%</b>

Source: HL1 report

## 5.4 Reasons for Homeless Applications

Asked to Leave has overtaken Household Dispute (non-violent – non-abusive) as the most prevalent reason for people making a homeless application accounting for 36.6% of all homeless applications during 2021/22, increasing from 29.7% in 2020/21, as shown in Table 13 below. Household Dispute (non-violent – non-abusive) accounts for 27.4% of homeless applications during 2021/22 compared to 34.4% in 2020/21. Table 13 provides a breakdown of the top 3 reasons for homelessness.

**Table 13: Reasons for Homelessness**

Reason West Lothian (Top 3)	2018/19		2019/20		2020/21		2021/22		% Change
	No	%	No	%	No	%	No	%	
Asked to leave	903	54.8%	600	40.8%	434	29.7%	435	36.6%	6.9%
Household Dispute	153	13.3%	302	20.6%	503	34.4%	326	27.4%	-7%

(non-violent – non abusive)									
Household Dispute (violent – abusive)	139	10.6%	187	12.7%	180	12.3%	177	14.9%	2.6%

Source: HL1 report

## 5.5 Rough Sleeping

Rough sleeping can be defined by people who are sleeping down in the open air or within buildings or other places which are not designed for habitation such as stairwells, cars etc. West Lothian traditionally does not have any visible rough sleepers sleeping down in the open air however applicants will advise that during the 3 months prior to their application they may have slept in a car, stairwell or factory for example. Table 14 provides a comparison of applicants who have stated they slept rough at some point 3 months prior to their application and or the night before their application. Both indicators show a decrease of 33% for those who slept rough in the last 3 months and 29.9% for those who slept rough the night before. Those who slept rough in the 3 months prior to presenting accounted for 11.6% of presentations in 2021/22, down from 14.1% in 2020/21. Those who slept rough the night before presenting accounted for 8.7% in 2021/22, down from 10.1% in 2020/21.

**Table 14: Rough Sleeping in West Lothian 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22	Number change 2020/21 – 2021/22	% change
Rough Sleepers 3 months	158	186	206	138	-68	-33%
Rough Sleepers Night Before	100	114	147	103	-44	-29.9%

Source: HL1 report

## 5.6 Prison Discharge

Table 15 shows that there has been a 65.2% percentage decrease in prison leavers presenting as homeless, however when reviewing the numbers this equates to a reduction of 15 applications. The council continues to work with prisoners prior to release to discuss their housing options and works in partnership with the Scottish Prison Service and Criminal Justice to prevent homelessness in line with the national approach.

**Table 15: Prison Leavers presenting as homeless 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22	Number change 20/21 – 21/22	% change
Prison Leavers	10	22	23	8	-15	-65.2%

Source: HL1 report

## 5.7 Homeless Assessment Decisions and Outcomes

As discussed in section 4.2, homeless applications have seen a decrease from 1,462 in 2020/21 to 1,188 in 2021/22. Table 16 below shows a similar decrease in those applicants found to be homeless and therefore, where there is a duty to provide temporary and permanent accommodation. Applicants found to be unintentionally homeless have decreased by 23.1% whereas those assessed

as intentionally homeless have decreased by 17.6% and lost contact before decision has increased by 1%.

**Table 16: Homeless Assessment Decisions 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22	Number change 20/21 – 21/22	% change
Assessments – Unintentional	1,013	1,157	1,120	861	-259	-23.1%
Assessments – Intentional	79	64	17	14	-3	-17.6%
Lost Contact Pre-decision	157	96	99	100	1	+1%
Other Decisions and outcomes	267	152	226	213	13	-6%

Source: HL1 report

## 5.8 Homelessness Case Duration

Over the period 2020/21 to 2021/22 the average case duration of a homeless (unintentional case) has decreased / increased from 37 weeks to 61.2 weeks as shown in Table 17.

**Table 17: Homeless Case Duration 2018/19 – 2021/22**

Average HL1 Case Duration (weeks)	2018/19	2019/20	2020/21	2021/22
Homeless Unintentional	48.8	39.7	45.19	61.2

Source: HL1 report

## 5.9 Tenancy Sustainment and Repeat Homelessness

West Lothian traditionally benefits from a high rate of sustainability and achieves positive outcomes by offering high standards of permanent accommodation and appropriate housing support where required. Table 18 below provides a breakdown of sustainment between 2018/19 -2021/22, and shows that in 2021/22 sustainment for homeless applicants remained high at 91% although a reduction of 3% from 2020/21. Whilst high sustainment is positive this also means that there is less turnover of lettable properties and has a knock-on effect on stock turnover. This, coupled with sustained high demand for affordable social housing, causes pressures in homeless services.

**Table 18: Tenancy Sustainment 2018/19 – 2021/22**

Year	Homeless Applicants	Transfer Applicants	General Need Applicants
2018/19	87%	96%	86%
2019/20	89%	98%	94%
2020/21	94%	99%	95%
2021/22	91%	94%	93%

Source: Insight Reports

## 5.10 Repeat Homelessness

West Lothian has traditionally had a low level of repeat homeless and this continues as can be seen in Table 19. During the period 2020/21 to 2021/22 repeat homelessness has decreased by 53.8%.

**Table 19: Numbers of repeat homeless cases 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22
Numbers of repeat homeless	27	16	26	12

Source: HL1 report

## 5.11 Youth Homelessness

West Lothian has one of the highest rates of youth homelessness in Scotland and has a history of significant numbers of homeless presentations by young people. It is recognised however that the reported figures underestimate the true picture of youth homelessness as many young people who may be “sofa surfing” do not approach the council for assistance. There are a range of targeted interventions being taken in West Lothian to reduce Youth Homelessness supported by the development of the new RRTP Youth Homelessness working group. These interventions are outlined within the re-engineered action plan and include targeted education support for young people at risk of homelessness, developing pathways for young people at risk of homelessness, a new Youth Housing Options Team supported by the third sector and also commissioning of Night Stop and Housing First services for young people.

Table 20 below provides information on applications aged 16-25 years old. Whilst the number of young people has reduced from 478 in 2020/21 to 397 in 2021/22 by 17% the proportion of applications from young people is slightly up by 0.7%. Although the percentage of overall applications from young people has been relatively similar over the years it remains consistently higher than the national average and one of the key priorities for the West Lothian RRTP with increased focus on this area for 2022/23 onwards.

**Table 20: Homeless Applications by 16-25 years olds**

Year	West Lothian Applicants (16-25 years)	West Lothian % of Homeless Applicants 16- 25 years	National % of Homeless Applicants 16 – 25 years
2018/19	472	31.1%	24%
2019/20	473	32.2%	23.3%
2020/21	478	32.7%	25.2%
2021/22	397	33.4%	TBC

Source: Scottish Government West Lothian specific HL1 annual reports & Scottish government Homeless annual statistics publications, supplementary tables and charts

Table 21 shows that the predominant proportion of youth homeless is from single males aged 18-25 which makes up 33.2% of all youth applications in 2021/22 followed by single females aged 18-25 at 25.7% of all youth applications in 2021/22. The most significant reduction in youth homelessness however can be seen in single applicants aged 18-25 reducing from 310 in 2020/21 to 234 in 2021/22 by 25%. Where as applications from single 16-17 have remained similar slightly increasing by 1% from 73 in 2020/21 to 74 in 2021/22.



**Table 21: Applicant by Age and Type**

	2018/19	2019/20	2020/21	2021/22
Single female 16–17	37 (7.8%)	39 (8.2%)	32 (6.1%)	34 (8.6%)
Single male 16–17	48 (10.2%)	31 (6.5%)	41 (7.8%)	40 (10.1%)
Single female 18-25	117 (24.8%)	133 (28.1%)	119 (22.7%)	102 (25.7%)
Single male 18-25	184 (38.8%)	185 (39.1%)	191 (36.5%)	132 (33.2%)
Lone parent female 16- 25	61 (12.9%)	62 (13.1%)	70 (13.4%)	45 (11.3%)
Lone parent male under 16-25	3 (0.7%)	3 (0.7%)	6 (1.1%)	9 (2.3%)
Other Household	23 (4.8%)	20 (4.3%)	65 (12.4%)	35 (8.8%)
Total Youths	473	473	524	397

## 5.12 Domestic Abuse

Legislation has been passed giving more powers to police and courts to protect people at risk of domestic abuse. The Domestic Abuse (Protection) (Scotland) Bill will enable police and courts to ban suspected abusers from re-entering the home and from approaching or contacting the person at risk for a period of time to enable them to consider their longer-term options around safety and housing. The Bill will also allow social landlords to end or transfer the tenancy of a perpetrator of domestic abuse to the victim. Together, these measures should reduce the risk that victims of domestic abuse end up having to become homeless in order to escape their abuser.

The LISA service aims to keep women and children safe in their own homes and provide multiple housing options to support women.

In 2021/22 the LISA project supported 172 women during the first three quarters, this is an increase of 18% on the previous period in 2020/21. Through the revised Allocations Policy domestic abuse applications are now allocated higher point levels. This has had a positive impact on the families supported by DASAT as it reduces the number of housing moves required and in turn reduces the disruption to children's education whilst improving access to child care and employment. The main barrier however faced within West Lothian is the lack of available housing stock.

## 5.13 Homelessness Prevention and Homeless Outcomes

Prevention of homelessness is fundamental in the delivery of the RRTP and reducing homelessness. During the period 2020/21 to 2021/22 homeless prevention cases have increased by 69.4% as shown in Table 22. Increasing the level of homeless prevention cases was a key action in 2021/22 whilst making better use of the reviewed Allocations Policy to shift demand. This continues to be priority during the remainder of the plan period along with increasing efforts to improve the council's approach to housing options services.

**Table 22: Homeless Prevention 2018/19 – 2021/22**

	2018/19	2019/20	2020/21	2021/22
Prevent1 Approaches	1,127	772	445	754

Source: Insight reports

The most common prevention outcomes are Remained in Current Accommodation, which has increased from 58% in 2020/21 to 69% in 2021/22. Made Homelessness application to the Local Authority has declined by 10% in 2021/22. The top 5 prevention outcomes are shown in Table 23.

**Table 23: Top 5 Homeless Prevention Outcomes**

Prevent1 Outcomes	2018/19		2019/20		2020/21		2021/22	
	No	%	No	%	No	%	No	%
Remained in current accommodation	347	31%	385	51%	199	58%	400	59%
Made homelessness application to local authority	562	50%	238	32%	84	24%	79	12%
Moved-in with friends/relatives	42	4%	46	6%	28	8%	56	8%
Private Rented Assured Tenancy	4	0%	12	2%	10	3%	13	2%
LA Tenancy	22	2%	9	1%	10	3%	33	5%
All Other Outcomes	150	13%	58	8%	14	4%	102	14%
Total	1127		748		345		683	

## 6. West Lothian Homeless Demand v Supply Gaps Analysis

### Summary Position Homeless Demand Vs Supply

**861** homeless unintentional demand cases in 2021/22

**1,362** homeless live cases (backlog) as of 31/03/2022

**108** lost contacts and refusals in 2021/22

**1,032** social lets available in 2021/22

**635** (58%) social lets went to statutory homeless households in 2021/22

The number of Open Cases (1,362) at the end of March 2022 is significantly higher than what was projected within the revised version of the RRTP in June 2021 (1,168). The main reason for this increase is that there was a rise in the anticipated number of homeless unintentional cases in 2020/21 coupled with a decrease in the number of available social lets in 2020/21 which meant that the number of live cases on 31/03/2021 was 939. Although demand decreased in 2021/22 and the number of lets increased, the number of available social lets in the year was below what had been projected. This was mainly as a result of delays to the new build programmes from both the council and RSL partners. The COVID-19 pandemic has, and continues to have, significant impact on the homeless situation in West Lothian which has contributed towards a higher than anticipated level of live cases awaiting permanent outcomes.

The level of live cases in Year 3 of the RRTP was nearly 16% higher than what had been projected when the plan was revised in April 2021 despite there being 486 fewer presentations in 2021/22 compared to the previous year.

The number of applicants achieving a Scottish Secure Tenancy throughout the year was 635 which was 258 less than the target set April 2021. The main reason for this was the decrease in the availability of permanent lets both from the council and RSL partners. The impact of the COVID-19 pandemic on the turnover of properties, void performance and new build programmes continued to have a significant impact on the numbers of properties being available for letting to homeless applicants.

Both the council and RSL's, achieved overall 56% social lets to homeless which was lower than last year (67%) but slightly higher than the 55% agreed in the revised RRTP of June 2021. Appendix 1 shows the full performance vs target figures for year 3.

## 6.1 Demand and Supply Gap

A baseline position (Year 0) was developed to identify the total gap in all social lets in 2018/19 of 819. This consisted of the unintentional homeless demand for 2017/18 plus the total number of open cases at the end of March 2018. Using the outturn figures for end of 2021/22, Table 24 shows that compared with baseline position from 2018/19, the position below shows a gap in social rented stock of 986 at the end of March 2022.

**Table 24: Demand and Supply Gap Analysis**

Demand and Supply Gap Analysis	Year 0	2021/22 Projections	2021/22 Actual
Homeless Unintentional Demand Cases	1,165	1,290	1,188 (includes under invest)
Homeless live cases (backlog)	1,061	939	939
Less Contacts and Refusals	117	129	109
Total Homeless Demand	2,109	2,100	2,018
Social lets available	1,290	1,149	1,032
Gaps in Social Lets	819	951	986

**Source: Internal reports**

It should be noted this gap does not reflect the wider gap in homeless lets as not all of the available social lets will be allocated to homeless households. Not all properties are suitable in terms of size, type and area. Additionally, having no lets for other high housing need groups would also drive demand for homelessness services further as it becomes the only route to achieving social rented housing and a direct conflict of the Allocations Policy which aims to prevent homelessness from occurring. For purposes of illustrating how wide this gap is in social lets Table 25 provides more information.

**Table 25: Homeless Demand and Supply Gap Analysis**

Demand and Supply Gap Analysis	Year 0	2021/22 Projections	2021/22 Actual
Homeless Unintentional Demand Cases	1,165	1,290	1,188
Homeless live cases (backlog)	1,061	939	939
Less Contacts and Refusals	117	129	109
Total Homeless Demand	2,109	1,921	2,018
Homeless lets available	927	893	635
Gaps in Social Lets	1,182	1,207	1,383

**Source: Internal reports**

## 6.2 Lets to Homeless

### Lets to Homeless

The RRTP identified that to address the demand for accommodation the four main providers of social rent housing agreed a minimum RRTP percentage lets to homeless over the plan period as shown in Table 26.

**Table 26: Target Minimum Percentage Lets to Homeless 2019-2024**

	2019-20 Target	2019-20 Actual	2020-21 Target	2020-21 Actual	2021-22 Target	2021-22 Actual
WLC	75 %	71%	75 %	70%	64 %	62%

Almond HA	60 %	58%	60 %	59%	60 %	57%
Other RSLs	50 %	45%	50 %	62%	50 %	52%
Total	69 %	65%	69 %	67%	55 %	56%

**Source: Internal reports**

Lets to homeless have increased from 54% in 2017/18 to 65% in 2019/20, increased again to 67% in 2020/21, however fell to 56% in 2021/22. Lets to homeless were also planned to fall in 2021/22 however they are still recognised as being some of the highest in the country. In 2021/22 the council let 635 houses, 61% of its available stock to homeless applicants compared to 572 houses, 70% of its available stock in 2020/21. In comparison RSLs let an average 53% of their available stock in 2021/22 to homeless applicants compared to of 61% in 2020/21, 48% in 2019/20 and 21% in 2017/18.

## 6.3 Revised Position

One of the main requirements of RRTP's is to improve flow by ensuring a consistent high level of lets to homeless households whilst balancing the high demand from other high housing need groups thereby preventing homelessness whilst striving to reduce the backlog of open cases and improving the throughput in temporary accommodation.

Updated projections have been modelled, for 2022/23 as shown in Appendix 2. This includes the following assumptions, some of which will still be being impacted as a result of COVID-19.

- Homeless presentations and demand are expected to decrease by 10% in 2022/23.
- The backlog of 1,362 will reduce in 2022/23 as the availability of permanent lets will increase from 2021/22 due to an increased number of properties becoming available
- The revised new build programme will result in more new properties being available in years 4 and 5 than originally projected.
- Increase in use of private sector as a permanent outcome for applicants

These projections will be monitored on a monthly basis and reported to the RRTP Board quarterly. They will assist in developing proposed targets for meeting the RRTP vision of reducing homelessness, reducing use of B&B accommodation and reducing length of stay in temporary accommodation.

Currently there are not enough lets to meet new and current demand. A revised set of three updated scenarios have been developed for Year 4 onwards as shown in Appendix 2.

## 6.4 Revised Modelling and Projections

It is anticipated there will be reduction in demand of 10% in Year 4 and Year 5 lower than the average demand over the last 5 years which will be achieved through various prevention activities as outlined in Appendix 4. This will also aim to be achieved through continuing to utilise the revised Allocations Policy to meet applicants housing need sooner. Demand however could potentially be impacted due to ongoing low living wages, rise in the overall cost of living, changes to Local Connection duties and potential demand from the Ukrainian and other refugee resettlement schemes which may drive demand for affordable social housing and homeless services.

Increases in the Private Sector Leases for use as temporary accommodation are also predicted to rise in Year 4 to 110 spaces along with increases in Sharing Spaces to 30 in Year 4. New Build Programme updates have also been factored in to updated modelling for 2022/23 and 2023/24.

The original RRTP stated that by Year 4 and Year 5 permanent lets to homeless applicants would reduce to 50%, from both the council and RSL partners, however updated modelling has identified that in order to reduce the backlog of open homeless cases, built up over the last 2 years, and mitigate pressures in temporary and emergency accommodation lets to homeless require to increase. Various scenarios have been modelled to assess the impact of percentage lets to homeless applicants and it is recommended that the council set homeless lets at 65% for year 4 of the RRTP. RSL Partners have also revised their lets for Year 4 to homeless and they have agreed to collectively let 56% of their available lets to homeless applicants.

This revised scenario will potentially reduce the number of predicted households in B&B accommodation by 17% in Year 4 and 38% by Year 5.

The agreed percentage of lets to homeless applicants needs to be balanced however with the large demand for general needs housing to ensure that other high priority groups and those at risk of homelessness can still successfully achieve social housing without having to present as homeless.

**Table 27: Revised Minimum Percentage Lets to Homeless 2019-2024**

	2019-20 Target	2019-20 Actual	2020-21 Target	2020-21 Actual	2021-22 Target	2021-22 Actual	2022-23	2023-24
WLC	75 %	71%	75 %	70%	62.5 %	61%	65%	TBC
Almond HA	60 %	58%	60 %	59%	60 %	57%	60%	TBC
Other RSLs	50 %	45%	50 %	62%	50 %	52%	55%	TBC
Total	69 %	65%	69 %	67%	55 %	56%	56%	TBC

**Source: Internal reports**

## 7. West Lothian Temporary Accommodation Provision

### Summary Position 31/03/2022

**72.9%** of accommodation is temporary mainstream furnished flats/houses provided by the local authority, RSLs or PSL

**52.5%** of temporary mainstream furnished flats/houses are provided by the council

**7%** of temporary accommodation is hostel type accommodation

**9%** of temporary accommodation is supported accommodation for vulnerable people

**18%** of temporary accommodation is bed and breakfast

**5%** of temporary accommodation is self-contained flats/shared flats at Blackburn Assessment Centre

Table 28 below shows that between 31 March 2019 and 31 March 2022, there has been an increase in the provision of temporary accommodation from a capacity of 638 units to 775 units. There has been an increase in Local Authority temporary stock over the last 3 years as well as accommodation from the private sector and RSL.

Prior to March 2017, the council had managed to minimise the use of B&B/Hotel accommodation and historically had only used this type of emergency accommodation as a last resort. However there has been a rise in the use of this type of accommodation over the last 4 years with a peak coming in 2021/22 when an average of 142 B&B rooms were used through the year.

Pre COVID-19 there had been progress with low rates in the use of B&B accommodation, number of cases in breach of unsuitable accommodation, and implementation of sharing spaces. The changes to the Unacceptable Accommodation Order by the Scottish Government, which came into force in October 2021 have had significant implications for the RRTP. For the 6 months from October 2021 to March 2022 the council incurred over 300 breaches and is anticipated that it will require additional temporary accommodation to reduce these breaches going forward as well as greater use of the private sector.

**Table 28: Temporary Accommodation Type and Length of Stay**

Temporary Accommodation Type	Capacity 2018/19	Capacity 2019/20	Capacity 2020/21	Capacity 2021/22	Length of Stay 2018/19	Length of Stay 2019/20	Length of Stay 2020/21	Length of Stay 2021/22
WLC Ordinary Dwelling	403	404	424	405	244.2 days	182 days	238 days	292.2 days
Housing Assoc/RSL	48	54	63	61	283.9 days	217.3 days	202 days	279 days
Private Sector Lease	38	49	82	98	242.8 days	168.2 days	210 days	245 days
Hostel WLC Owned	50	44	69	69	89.5 days	66.4 days	97 days	107.9 days
Bed and Breakfast (Ave per night)	99	71	100	142	30.3 days	25.8 days	28 days	44.4 days
Totals (all)	638	622	738	775	98.2 days	88.2 days	93 days	122.5 days

Source: HL3 report

To improve the temporary accommodation available for young people, the council is committed to providing of a new, purpose built supported unit. The intention is for the facility to provide self-contained accommodation and on-site support for 12 young people plus outreach support and self-contained accommodation for a further 12 to 16 young people nearby. The accommodation will be situated close to local support services, training, education and employment opportunities as well as amenities and transport links.

## 8. Housing Support

In 2021/22 the Table 30 shows that almost 57% of homeless households have no support needs compared to 53% in 2020/21. For those households who do have a support need. Table 30 shows in 2021/22 mental health issues remains the most prevalent need at 52% compared to 49% in 2020/21.

Some caution must be applied to this data as this is established from the homeless assessment. At this point the applicant may not provide details of any support needs, this may be established at a later date once a relationship with the officer has been formed. Work is underway to finalise a new support recording framework which will provide more accurate recording of support needs once a relationship with an officer has been formed and a support assessment undertaken.

In line with RRTP guidance estimates of support needs have been made using three categories, no/low support needs, medium support needs and SMD/ Complex needs. Table 30 below shows the results.

**Table 30: Homeless Support Need Summary (2018/19 – 2021/22)**

Support Needs	2018/19	2019/20	2020/21	2021/22
No/Low Support Needs - 0	904	821	779	676
Medium Support Needs – 1	363	398	371	295
SMD/Complex Needs – 2+	246	250	312	214
Total	1,516	1,469	1,462	1185

Source: HL1

**Table 31: Homeless Support Need Analysis (2018/19 – 2021/22) (multiple responses allowed)**

Support Needs	2018/19	2019/20	2020/21	2021/22
Mental health problem	473	541	567	432
Learning disability	22	35	45	50
Physical disability	75	82	96	67
Medical condition	199	183	233	142
Drug or alcohol dependency	161	150	167	102
Basic housing management / independent living skills	38	41	53	41
Total	968	1032	1161	834

Source: HL1

The Homeless Health Team exist in West Lothian who provide mental health support to people in West Lothian who are aged 16 and over and homeless or at risk of becoming homeless and not engaging with any other mental health services for high support. During 2021/22 the team received 127 referrals. Referrals can be made to the service by Housing Services, Criminal Justice, Domestic

and Sexual Abuse Team (DASAT), GP's, Health Visitor, ACAST, Consultant Psychiatrist or friends and family along with self-referrals.

The Homeless Health Team provide a full mental health assessment with clients agreeing what is the most appropriate service that will meet that individual's needs. A care plan is then developed with agreed appointments and liaising with other appropriate services to ensure a holistic approach to the care plan is taken.

In addition to the Homeless Health Team the council also offers supported temporary accommodation for homeless applicants with medium to high support needs.

Table 32 provides a breakdown of supported temporary accommodation which provides 142 bed spaces for people with medium to high support needs.

**Table 32: Homeless Accommodation with Support Provision 2021/22**

Accommodation Type	Type of Support	Bed spaces	% of provision
Young People (Open Door, Quentin Court)	Medium/High	24	1.8%
Strathbrock Family Unit	Medium/High	19	1.5%
Blackburn Homeless Unit	Medium/High	52	4.0%
Womans Aid Refuge	Medium/High	28	2.2%
Other Providers (Rocktrust, TRFS, SAMH, Open Door etc.)	Medium/High	19	1.5%
Total		142	11%

## 9. Housing First

West Lothians Housing First Model, was developed by the council in partnership with NHS Lothian and the third sector during 2019/20 with the establishment of the Housing First Co-ordination and Assessment Team. The pilot project was initially funded through the West Lothian Alcohol and Drug Partnership (ADP) until March 2021 and then through RRTP and Health and Social Care funding for 2021/22.

The aim of the Housing First pilot is to provide housing first service to people with addictions and mental health issues. The pilot was initially for ten-people however funding in the second year allowed this to be extended to 16 spaces (dependant on dual working which equates to two spaces).

A new monitoring system has been implemented by The Scottish Government and information is submitted on a quarterly basis to update of the progress of the scheme. The West Lothian Housing First Model is also going through a check-up process facilitated by the Homeless Network Scotland and the Scottish Government. The RRTP has identified funding to continue delivering this model until June 2023 to allow for further review to inform future funding.

West Lothian was the location for the UK's first Housing First for Youth model which was implemented in 2017 by a partnership involving Rock Trust, Almond Housing Association and the Housing First Europe Hub. The innovative model was initially established as a test of change and aimed to meet the needs of care experienced young people with higher levels of support needs.

West Lothian Council now fund the service in its entirety through a combination of RRTP and Social Policy resource and this has allowed the scaling up of the model to provide 17 places in 2022/23 to both homeless and care experienced young people. The Rock Trust Housing First for Youth team have been working hard to explore 'graduations' from the service which will allow for additional



young people to access the support. On the back of the success of the model in West Lothian, Housing First for Youth has been adopted in Fife and is being explored in various other local authorities across Scotland.

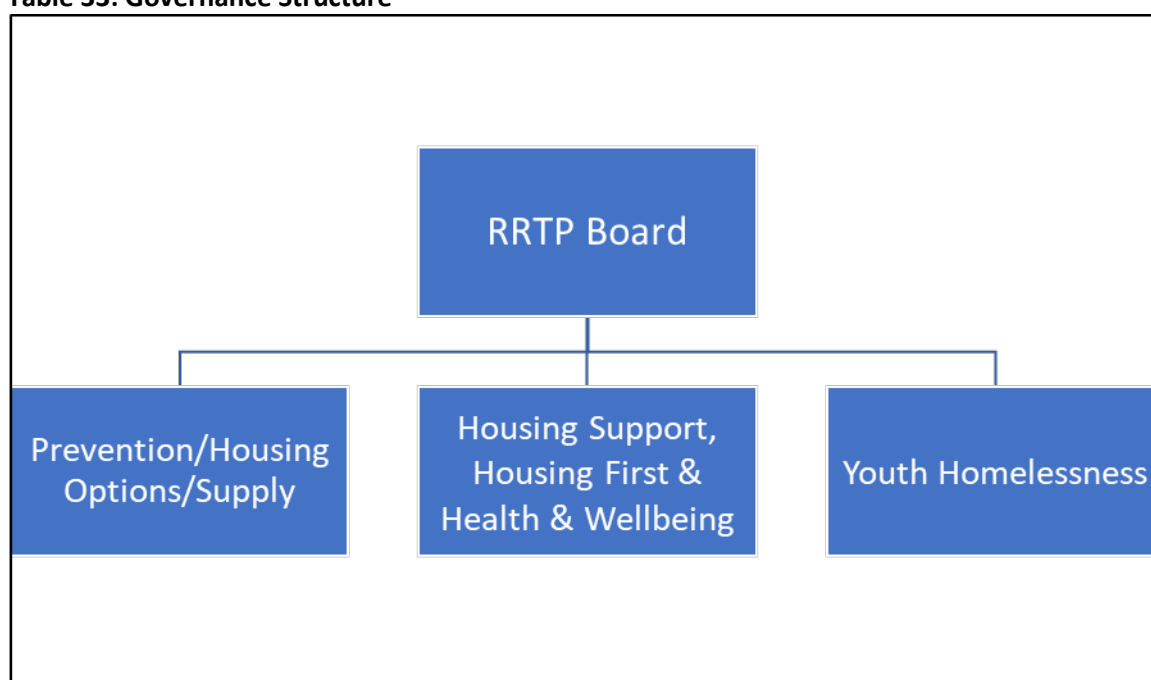
## 10. Partnership and Governance

Delivery of the RRTP remains dependent on effective partnership working at a local level. During 2021/22 partners considered and agreed linking the two working groups Housing Support and Housing First Working group and the Health and Wellbeing Working Group together. With an increased focus on Youth Homelessness in 2022/23 services also agreed to the creation of a new working group to specifically focus on this area. This new working group comprises of representatives from across council services, partner and third sector agencies.

Working groups continue to meet quarterly with the exception of Youth Homelessness which meets monthly, reporting to the RRTP Board on a quarterly basis on relevant RRTP actions and performance.

Engagement with service users and consulting/co-producing services with service users remains at the heart of the council's policy development. The COVID-19 pandemic has led to changes in the way the council has engaged with service users with some groups being temporarily suspended due to social distancing measures. The council however has still maintained a variety of engagement with service users which also includes the evaluation of a number of projects including Youth Housing Options, Addictions Housing Options and Rapid Resettlement Service. The RRTP in 2022/23 will aim to strengthen its service user engagement approach post COVID-19.

**Table 33: Governance Structure**



## 11. Performance and Achievements

### 11.1 Performance Year 3

As part of the monitoring of RRTPs, the Scottish Government through the provisions of the National Rapid Rehousing Sub-Group commenced the process of developing a suite of indicators to measure progress on an annual basis and this is attached as Appendix 3. Scotland's Housing Network now produce a Housing Options benchmarking report with the data from relevant statistical returns and Local Authorities have not been asked to submit returns in addition to this. It is anticipated at the next RRTP Coordinators meeting there will be dialogue with colleagues in the Scottish Government on the continuation and improvement of the performance indicators. For the purposes of this update an update on the original indicators is included in Appendix 3.

Despite the challenges faced a number of positive achievements have occurred in 2021/23. These include the following:

- 19% Reduction in homeless applications between 2019/20 to 2021/22
- 69% increase in prevention approaches between 2019/20 to 2021/22
- 10% reduction in prevention approaches making a homeless application in between 2019/20 to 2021/22
- 91% continued high sustainment of homeless applicants in 2021/22
- 146 new/additional affordable social lets added by the council and RSL partners in 2021/22
- 400% increase in sharing spaces
- 32% increase in PSLs spaces
- Continuation of Housing for adults with mental health/addictions
- Continuation of Housing First for Young People
- Awarding of contract to prevent young people from becoming homeless to Action for Children due to commence in 2022/23 – Young Persons Emergency Prevention Support Service (YEP)

The service has commenced the re provisioning of the Housing Options service moving to a drop-in service approach with locations in Bathgate and Livingston. The delivery of this new model has been affected by COVID-19 and will be fully operational in 2022 as part of the recovery planning for the service.

#### 11.1. Challenges

The imbalance between demand for affordable social housing compared to supply, remains the greatest challenge for the delivery of the RRTP. Whilst the council have seen a 19% reduction in the number of homelessness applications there has been an 45% increase in the number of homeless applicants that are awaiting a permanent homeless outcome and an increase of 33% of the number of housing applicants on the CHR.

The pandemic has and continues to have a significant impact on the achievements of the RRTP affecting the level of social lets available and increasing the number of homeless people awaiting permanent outcomes. The number of social lets that was expected in 2021/22 was reduced by 19% and the number of homeless applicants now awaiting a permanent outcome is 16% higher than anticipated. These challenges have resulted in record numbers of people in temporary accommodation and large increases in lengths of stay across temporary accommodation including

B&B accommodation with an average of 142 homeless households per night in B&B accommodation.

The full implementation of the Homeless Persons (Unacceptable Accommodation) (Scotland) Order 2020 in October 2021 has also placed the council under further pressure to comply with these legal requirements due to the ongoing impact of COVID-19 and the imbalance that is faced between the demand and supply of affordable social rented housing despite an ambitious RRTP action plan which aims to reduce demand and improve supply. Whilst measures are being taken as part of the RRTP actions to mitigate B&B use, the demand for B&B accommodation is likely to remain for the duration of the RRTP. This brings considerable risks to the council, not only due to breaching the UAO but also the potential financial ramifications from advocates who pursue damages for claimants under the Equalities Act which will place further strain on council budgets.

The continued high rate of homeless applications from young people also remains a key challenge and more targeted work is required to prevent young people from becoming homeless. This will be a key focus of the RRTP in 2022/23 onwards with improved joint working across the partnership.

The removal of Local Connection powers which was due to be implemented in 2022 may also have an impact on the homeless demand and subsequent duty to provide settled accommodation. It is difficult to predict the extent of this impact but potentially due to similar pressures in neighbouring Local Authorities, and cost of housing, there may be a rise in the number of people coming to West Lothian who will be entitled to homeless assistance.

There are no short-term solutions to the pressures faced in West Lothian. These challenges will continue to take time, adequate resources and joint working to address.

## 12. Key priorities for 2022/23

The RRTP has a range of ideas and initiatives aimed at preventing homelessness in the first place and ensuring that when homelessness does occur a permanent outcome is found as quickly as possible while minimising the length of stay and number of transitions in temporary accommodation and in turn reducing the use of B&B accommodation.

There are however, external factors which impact negatively on homeless demand including, COVID-19, low pay, material poverty, delays in construction, reductions in PRS sector and removal of local connection powers. These factors will continue to impact the already large gap between the demand and supply of affordable social housing. This means that despite implementing the actions within the RRTP homelessness demand will remain high and rapid rehousing will not be achieved by year 5 based on modelling assumptions.

The shortfall in funding allocated has also resulted in less investment in some areas of prevention activity, wider engagement with the private sector and the culture change necessary to deliver sustainable improvements. Despite this shortfall in Scottish Government funding, the council has been able to support further investment of £504,000 for 2022/23 through general fund provisions to improve activities within 2022/23 of the plan.

The RRTP actions have therefore been refreshed to take account of the updated modelling and additional funding to ensure a more enhanced focus on the key priorities needed in 2022/23 to make the largest impact in reducing pressures across homelessness services and striving to achieve rapid rehousing. In particular, the council is targeting funding on early intervention and prevention of homelessness activities in partnership with Health and Social Care, Education, the Advice Shop and the voluntary sector. The council will continue the close working with RSL partners to meet the RRTP target lets to homeless as well as Housing Options advice to prevent homelessness.

The key funding priorities identified are therefore:

- Review and implement new Housing Options pathways to prevent homelessness and implement personal housing planning approach;
- Continue work with Economic Development to ensure homeless and at risk of homeless households employment outcomes are improved to improve long term sustainability of housing solutions and increase access to alternative housing solutions
- Specialist Housing Options provision for targeted groups at risk of homelessness, including, private rented sector, prison release, hospital discharge, mental health, domestic abuse and addictions;
- Continue to increase access and supply of affordable housing solutions;
- Increase the supply of suitable temporary accommodation through meeting the agreed targets for Private Sector Lease, Sharing Spaces and introducing Rapid Access Accommodation to reduce the use of B&B accommodation;
- Increase prevention of youth homelessness through a multi-agency early intervention and targeted approach to prevent youth homelessness;
- Deliver a new build supported accommodation unit and dispersed temporary accommodation for young people;
- Improve Health & Wellbeing outcomes for people at risk of homeless and homeless through a range of actions including developing pathways for hospital discharge, mental health, domestic abuse and addictions and employing addictions working

- Quantifying the residential accommodation requirements for adults where housing in the community would not be suitable;
- Improve housing support provisions and continue to deliver Housing First services, and
- Continue to provide Business Support to RRTP model

These priorities will be achieved through a range of actions and will be measured on their impact against demand, supply and sustainability.

## 13. Funding and Resources

The delivery of the RRTP is largely met through the existing capital and revenue resources of the council and its partners.

The original RRTP 2019-2024 sought to secure £3 million of additional resource to allow the transition required to fully implement the RRTP from the £50 million Scottish Government Ending Homelessness Together Fund. Since 2019 the allocation of resources to the West Lothian RRTP from the Scottish Government are shown in table 34 below and includes an allocation of £315,000 for 2022/23 and an estimated allocation of £315,000 for 2023/24 which were announced on 19 December 2021.

**Table 34: RRTP Funding Resources**

Year	2019/20	2020/21	2021/22	2022/23	2023/24
Year	£302,000	£311,000	£312,000	£315,000	£315,000

**Source: internal reports**

In addition to the above allocations, the Scottish Government in response to COVID-19 also provided a further one-off allocation of £195,000 in 2020/21. In total the council should receive £1.745m over 5 years including the additional £195,000.

Further to the additional Scottish Government RRTP resources, the delivery of the RRTP has also benefitted from £240,000 allocated from the West Lothian Alcohol and Drug Partnership which has been used to allow the partnership to deliver a Housing First service for 12 adults suffering from mental health/addictions. The ADP funding covers the period to the end of March 2021. Additional funding was allocated from Health and Social Care of £40,000 for 2021/22.

To assist with the additional costs associated with homelessness the increased use of B&B, the council has provided an additional one-off funding of £1,100,000 in 2021/22 and £504,000 for 2022/23 to help implement the Rapid Rehousing Transition Plan (RRTP) and address budget pressures whilst the RRTP is implemented.

The RRTP expenditure for 2021/22 was agreed by the Board in May 2021 and was allocated to projects which aligned with the key priorities agreed by the RRTP Project Board. A summary of the use of the resources is provided below:

- To increase the temporary accommodation in West Lothian in response to the pandemic as well as requirements to meet the unsuitable accommodation order.
- To provide housing management dedicated to the high numbers of people in B&B accommodation.
- To support enhanced use of private sector leases and shared accommodation with the service seeking to maximise the contribution of the private sector through increasing private sector lets
- Resources to reflect proposed national pathways for young people which will inform future provision of these services to be developed and delivered in partnership with other partner services and the third sector going forward.
- To continue the delivery of Housing First models for young people and people with addictions and/or mental health issues in West Lothian
- To continue the rapid resettlement service to support people move to their permanent homes as quickly as possible and assist with sustainment.

- To continue funding of RRTP business requirements.

Anticipated spend for 2022/23 is included in Appendix 4.



## Appendix 1

### Demand and Supply Gap Predictions vs Actual Outturn 2021/22

	Original Year 3 (April 2020)	Revised Year 3 (April 2021)	Actual Year 3 (March 2022)
Open Cases	760	939	939
New Demand (including cases Under Investigation)	1,074	1,290	1,188
Less loss contacts and refusals	-107	-129	-109
<b>Total Demand</b>	<b>1,834</b>	<b>2,100</b>	<b>2,018</b>
Private Rented Sector	30	39	21
Lets to Homeless	984	893	635
<b>Total Supply</b>	<b>1,014</b>	<b>932</b>	<b>656</b>
<b>Open Cases</b>	<b>713</b>	<b>1,168</b>	<b>1,362</b>
Temp Tenancies - Council	491	482	427
Temp Tenancies - RSL	65	59	55
Temp Tenancies - PSL	90	135	88
B&B	12	68	141
Self-Accommodation	55	424	651
<b>Total</b>	<b>713</b>	<b>1,168</b>	<b>1,362</b>
<b>(c) Mainstream Lets</b>			
WLC Lets		819	645
RSL Lets		330	387
Total Available Lets	1,238	1,149	1,032
<b>(d) Homeless Mainstream Lets</b>			
WLC Homeless Lets		526	395
RSL Homeless Lets		178	194
Total Available Homeless Lets	718	704	589
WLC New Build	158	84	37
RSL New Build	283	294	76
Total	441	378	113
New build secondary Lets to Homeless	221	189	46
<b>Total Lets to Homeless</b>	<b>984</b>	<b>893</b>	<b>635</b>

## Appendix 2

### 62% Lets to Homeless

#### Year 4 & Beyond - Revised Modelling

#### **Increase Private Sector Leases and Increase Sharing Spaces**

#### **Increasing total PSLs to 110 in year 4**

#### **Increasing Sharing Spaces to 30 in year 4**

WLC % Lets to Homeless (65%)

RSL % Lets to Homeless (56%)

New Build Programmes updated for 2022/23 & 2023/24

Demand based on 5 year average with decreases/increases included for various factors

Temp Accommodation Numbers include increase in Sharing Spaces and PSL properties (Void factor included)

	Revised Year 4	Revised Year 5
Open Cases	1,362	1,181
New Demand	1,021	919
Resolved Homelessness	108	92
Less loss contacts and refusals	-102	- 92
<b>Total Demand</b>	<b>2,173</b>	<b>1,917</b>
Private Rented Sector	36	36
Lets to Homeless	956	779
<b>Total Supply</b>	<b>992</b>	<b>809</b>
<b>Open Cases</b>	<b>1,181</b>	<b>1,108</b>
Open Cases: (10% Void Factor Included)		
Temp Tenancies - Council	484	484
Temp Tenancies - RSL	65	65
Temp Tenancies - PSL	110	110
B&B	106	99
Self Accommodation	416	350
<b>Total</b>	<b>1,181</b>	<b>1,108</b>
<b>(c) Mainstream Lets</b>		
WLC Lets	832	
RSL Lets	336	
Total Available Lets	1168	1136
<b>(d) Homeless Mainstream Lets</b>	<b>729</b>	<b>738</b>
% Lets to homeless	62%	65%
New build secondary Lets to Homeless	227	40
<b>Total Lets to Homeless</b>	<b>956</b>	<b>779</b>

## Appendix 3

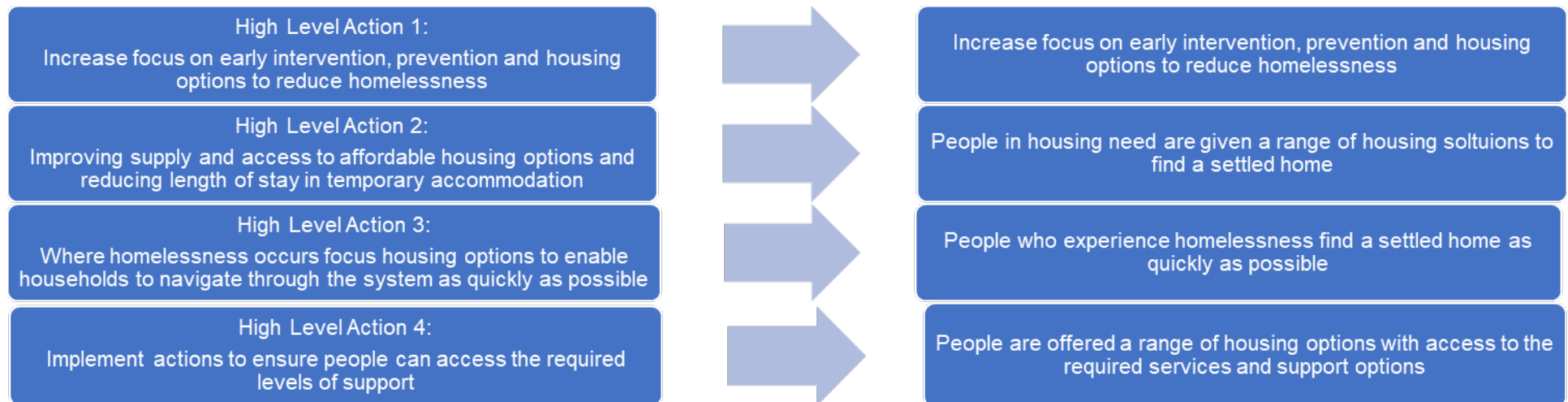
As part of the monitoring of RRTP's, the Scottish Government through the provisions of the National Rapid Rehousing Sub-Group has developed a suite of indicators to measure progress on an annual basis.

	Indicator	Source	2018/19	2019/20	2020/21	2021/22
1	Time to close case	HL 1	48.8 wks	39.7 wks	45.2 wks	61.2 wks
2	Length of stay in TA	HL 3	98.2 days	88.2 days	100.5 days	122.5 days
3	Number of homelessness referrals that result in a let	SHR 23	N/A	N/A	N/A	N/A
4	Number of lets to statutory homeless	SHR C2	701	752	402	373
5	Households entering TA in year	HL 3	1955	1829	1783	1800
6	Households exiting TA in year	HL 3	1965	1849	1490	1762
7	Households leaving TA by length of stay	HL 3	N/A	N/A	N/A	N/A
8	Housing Options approaches in year	Prevent 1	1,127	767	445	754
9	Outcomes for households assessed as unintentionally homeless	HL 1	1,170	1,273	822	TBC
10	Outcomes for households through Housing Options	Prevent 1	1,076	776	398	681
11	Tenancy sustainment of statutory homeless lets	SHR Ind 16	87%	89%	94%	91%
12	Repeat homeless presentations	HL 1	27	16	26	12
13	Number of placements in TA per household	HL 3	1.81	1.65	1.64	TBC
14	Use of Housing First approach	To be confirmed	N/A	N/A	N/A	N/A

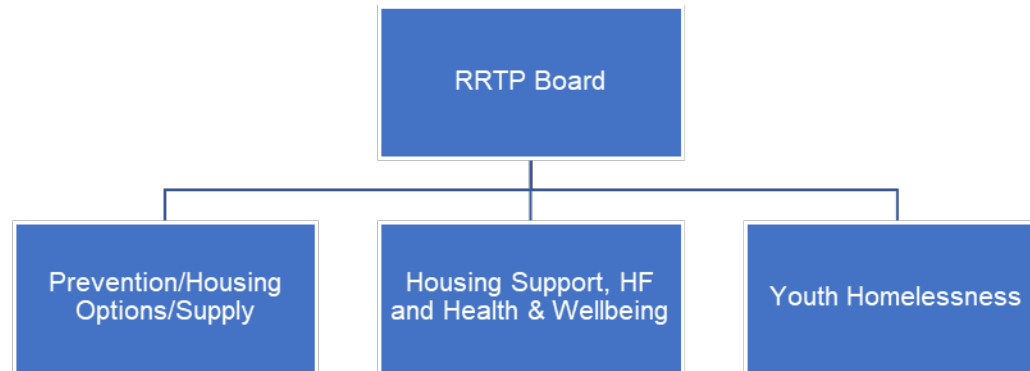
## Appendix 4

### West Lothian RRTP Action Plan 2020/21

#### High Level Actions



## Governance



RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
<b>Prevention, Housing Options &amp; Supply Workstream</b>							
1. Review and implement new Housing Options Pathways to prevent homelessness	<ul style="list-style-type: none"> <li>10% reduction in homeless demand 2022/23 &amp; 2023/24 (HQSHOM006_9b)</li> <li>80% of prevention cases achieve a positive</li> </ul>	1. Implement a drop-in approach to the councils existing Housing Options Services	n/a	GF	May 2022	Improve customer access to Housing Options Service by reducing wait times which will lead to more opportunity to prevent homelessness and reduced stress for customers.	Housing Need
		2. Refine the services approach to Sustainable Housing on Release for Everyone (SHORE) standards with improved joint working with criminal	£38.3k	One/off	June 2022 – June 2023	Reduce barriers to reintegration of offenders to lead to more	Housing Need

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
	outcome to avoid homelessness (HQSRRTP025_9)	justice and recruitment of specialist housing options officer				sustainable housing solutions and reductions in reoffending.	
		3. Develop Personal Housing Planning (PHP) approach for groups at risk of homelessness	n/a	HRA/GF	June 2022	Customers participate in an assessment to make an informed choice about their realistic options to prevent homelessness	Housing Need
		4. Review and implement wider approach to Housing Options with Area Offices and RSL partners	£38.3k (£43,265)	One/off	June 2022 – Mar 2023	Enhanced and consistent approach to housing options advice delivered across West Lothian to prevent homelessness and better address customer expectations.	Housing Need
		5. Continued Improve services between Access 2 employment through improved referrals	n/a	GF	Ongoing	Increased employment outcomes for those who are homeless to improve long term sustainability of housing solutions and increase access to alternative	<a href="#">Economic Development</a>

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
						housing solutions	
<b>2. Increasing access and supply</b>	<ul style="list-style-type: none"> <li>10% increase in the supply of permanent lets to homeless applicants in 2022/23 &amp; 2023/24</li> <li>6% outcomes for those assessed as unintentionally homeless in the PRS</li> <li>15% outcomes from those in PRS to either remain in home or secure alternative PRS</li> </ul>	1. Complete the balance of the 3,000 new affordable houses targeted over the period 2012 – 2022 ensuring alignment with RRTP with SHIP.	n/a	HRA	April 2022	Increase portfolio of affordable housing to reduce wait times for homeless households and increase the availability of social lets to better prevent homelessness	<a href="#">Housing Strategy and Development</a>
		2. Develop a partnership approach with local lettings agents/individual landlords and enhance pathways into PRS as a means of preventing homelessness and pilot a new privates sector lets post	£77.6k	RRTP	June 2022	Reduce homeless demand from PRS through specialist provision supports to help sustain tenancies at risk of homelessness and increase sustainable homeless outcomes into the PRS	Housing Need
		3. To seek government grant in 2022/23 and 2023/24 to ensure that a minimum of 300 new affordable homes can be completed each year.	n/a	HRA	June 2022 – June 2023	Increase portfolio of affordable housing to reduce wait times for homeless households and increase the availability of social lets to better prevent	Housing Strategy and Development

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
						homelessness	
		4. Maximise the contribution of the private sector and explore the establishment of a West Lothian Empty Homes Partnership	n/a	HRA	June 2022 – June 2023	Increase portfolio of PRS properties to reduce wait times for homeless households and increase the availability of PRS properties to better prevent homelessness	Housing Strategy and Development
		5. Develop CBL approach required for the new	n/a	HRA	Oct 2022 – June 2023	Develop an equitable approach to CBL ensuring no vulnerable applicants are disadvantaged and increase acceptance of offers	Housing Need
<b>3. Increase supply of suitable temporary accommodation and reduce use of B&amp;B Accommodation</b>	<ul style="list-style-type: none"> <li>3% increase in the Temporary Accommodation Stock (HQSRRTP026_9b)</li> <li>18%</li> </ul>	1. Increase dispersed temporary sharing spaces to 30 by October 2022	£39.36	RRTP	April 2022 - Oct 2022	Increase supply of suitable dispersed temporary accommodation to reduce use of B&B and breaches of UAO	Housing Need
		2. Increase private sector leases 110 by October 2022	£39.36	RRTP	April 2022 – Oct 2022	Increase supply of suitable dispersed temporary accommodation	Housing Need



RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
	reduction in average B&B usage per night in 2022/23. (HQSRRTP004_9b)					to reduce use of B&B and breaches of UAO	
		3. Develop rapid access provision in hotels and at BHU assessment centre	£76.7k	One-off	April 2022 – Oct 2022	Increase supply of suitable supported temporary accommodation to reduce use of B&B and breaches of UAO	Housing Need
		4. Review and reconfigure current support provision within the council’s homeless units at Strathbrock to meet support accommodation requirements	n/a	GF	April 2022 – Oct 2022	Increase supply of suitable supported temporary accommodation	Housing Need
		5. Provide housing management provision in hotels	£122.8K	RRTP	Ongoing	Increase housing management support in hotels to support applicants to sustain accommodation until suitable temporary accommodation is identified	Housing Need
Prevention of Youth Homelessness Workstream:							
4. Preventing youth homeless to improve outcomes for	• 10% reduction in Youth Homelessnes	1. Target educational support for young people identified at risk of homelessness	£77.5k	One of GF	April 2022 – April 2023	Enhanced prevention activities within Education to reduce chances of	Education

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
young people	<p>s (16-18-year olds) demand 2022/23 &amp; 2023/24 (HQSHOM008_9b)</p> <ul style="list-style-type: none"> <li>100% of Housing First for young people tenancies sustained for more than a year (HQSRTP029_9b)</li> </ul>					homelessness and improve future prospects of young people	
		2. Develop pathways for young people at risk of homeless	n/a		April – June 2022	Improved pathways to reduce homelessness and ensure when it does occur young peoples needs are met and appropriate accommodation is provided	Education
		3. Pilot a specialist Youth Housing Team	£241.85k	RRTP and one off	June 2022 – June 2024	Improved specialist Housing Options approach tailored to young peoples needs to prevent and address homelessness	Housing Need
		4. Develop Personal Housing Planning (PHP) approach for young people at risk of homelessness	n/a	GF	June 2022	Young people participate in an assessment to make an informed choice about their realistic options to prevent homelessness	Housing Need
		5. Implement and monitor Housing First for Young People	£52K	RRTP	Ongoing	Sustain 18 young people with complex needs in	Rock Trust

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
						permanent housing	
		6. Deliver new build supported accommodation for young people	£4million Capital	GF	Sept 2022 - April 2024	Increase supply of supported temporary accommodation for young people by 28 units	Housing Strategy and Development
		7. Implement and evaluate the crisis intervention service	£75k	RRTP	Ongoing	Prevent homelessness for young people aged 16-18 in crisis	Housing Need
		8. Night stop service	£50k	RRTP and One-off	Ongoing	Avoid the use of B&B/hotel accommodation for young people an ensure a planned supported moved to suitable temporary accommodation	Rock Trust
5. Homeless prevention - health and wellbeing	<ul style="list-style-type: none"><li>88% Sustainability for hospital discharges tenancies sustained for more than a</li></ul>	1. Employ 3 x addictions workers to support people with addictions to sustain tenancies	£104k	One-off	April 2022	Provide specialist addictions support for homeless applicants in temporary accommodation to support applicants in recovery	Health & Social Care

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
	year  • 88% Sustainability for people with addictions sustained for more than a year  • 0 UAO breaches for hospital discharges reduced	2. Identify triggers of homelessness and referral process for people accessing health and social care services	n/a	GF	June 2022	Early identification of risks of homelessness to provide proactive approach to reduce homelessness	Health & Social Care
		3. Develop pathways for vulnerable people in transition at risk of homelessness leaving hospital	n/a	GF	June 2022	Prevent homelessness for those being discharged from hospital where possible and ensure planned approach to addressing needs and securing suitable temporary and permanent accommodation	Health & Social Care
		4. Develop pathways for people at risk of homelessness due to domestic abuse	n/a	GF	June 2022	Prevent homelessness for those fleeing domestic abuse where safe to do so	Health & Social Care
		5. Review Moving into Health Service and implement changes	n/a	GF	October 2022	Deliver specialist mental health support to homeless applicants to help sustain	Health & Social Care

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
						accommodation	
		6. Quantify the residential accommodation requirements for adults where housing in the community would not be suitable including Addictions, Domestic Abuse and mental Health	n/a	GF	October 2022	Increase access to suitable accommodation for vulnerable people	Health & Social Care
<b>7. Homeless prevention, enabling housing first and rapid rehousing</b>	<ul style="list-style-type: none"> <li>88% of new tenancies sustained for more than a year – homeless (HQSRRTP012_9b)</li> <li>100% of Housing First tenancies sustained for more than a year (HQSRRTP031_9b)</li> </ul>	1. Explore models of provision for low level support/enhance housing management/increase sustainability required to prevent homelessness across housing services. Identify capacity within existing teams to transition to new approach (mainstream RRT)	£40.1k	R RTP	April 2022 – April 2023	Deliver Rapid Resettlement service in West Lothian through mainstream provision to improve tenancy sustainability and repeat homelessness	Housing Need/ Housing Operations
		2. Review all homeless cases estimated as needing 'medium' support including mental health/addictions, against the new social care eligibility criteria to quantify gaps in provision	£76.7K	GF	April 2022 – April 2023	Identify and quantify homeless applicants who have medium level social care support needs to determine gaps in social care service provision	Housing Need
		3. Implement Trauma Informed approach to Housing Support	TBC	TBC	December 2022	Introduce trauma informed practice to ensure Housing Support Services are delivered in a way to promote safety and trust and aim to prevent re-	Housing Need

RRTP Board Transformational Change	RRTP Board Target	Actions	Costs	Funding	Timescale	Outcome	Lead
						traumatisation	
		4. Evaluate and seek to sustain the Housing First Service for 16 people with addictions through a new long-term funding model	£95k	HN GF/H&SC	June 2022 – June 2023	Provide HF service to 12-16 households in West Lothian with addictions	Housing Need