

Angus Council
Rapid Rehousing Transition Plan 2019/20 – 2023/24
Year 2 Update Report

1. Background

Drawing on baseline information and projected five year projections, Angus Council's [Rapid Rehousing Transition Plan 2019/20-2023/24](#) (RRTP) details how we will achieve our goal that people who experience homelessness reach a settled housing outcome as quickly as possible by:

- Increasing the focus on prevention to stop homelessness happening in the first place.
- Ensuring households get through the homeless system faster.
- Ensuring homeless households can access existing housing.
- Ensuring homeless households can access the right type of support at the right time.
- Increasing affordable housing supply to meet needs of homeless households.

The RRTP was approved by the Scottish Government in May 2019 and a year one update report was submitted in June 2020 detailing progress and challenges experienced, along with a revised RRTP.

We received confirmation from the Scottish Government on 10 December 2020 that we have been allocated £144,000 to support Year 3 of the RRTP. This is in addition to the funding received for years one and two, totalling £330,000. We were also allocated an additional £100,000 winter funding for 2020/21 to help accelerate the implementation of RRTP and support the recovery from the pandemic.

Governance for the RRTP continues to sit with the Housing, Health and Social Care Strategic Planning Group who have responsibility for the ongoing development and delivery of the plan. This ensures participation and accountability of all partners and stakeholders in the transition to rapid rehousing in Angus.

The current pandemic has brought into sharp focus how closely our home, health and wellbeing are connected. It has forced faster progress on tackling homelessness and led to the acceleration of several actions identified within the RRTP. Although the last year has seen a significant reduction in homeless applications in Angus, we recognise that applications are likely to rise now that protection against evictions are lifted, and the economic and other wider impacts begin to take effect. It is important we keep the RRTP under close review, protect that progress made so far and ensure there is no backwards movement as we move into the period of recovery from the pandemic.

2. Implementation of RRTP – Year Two

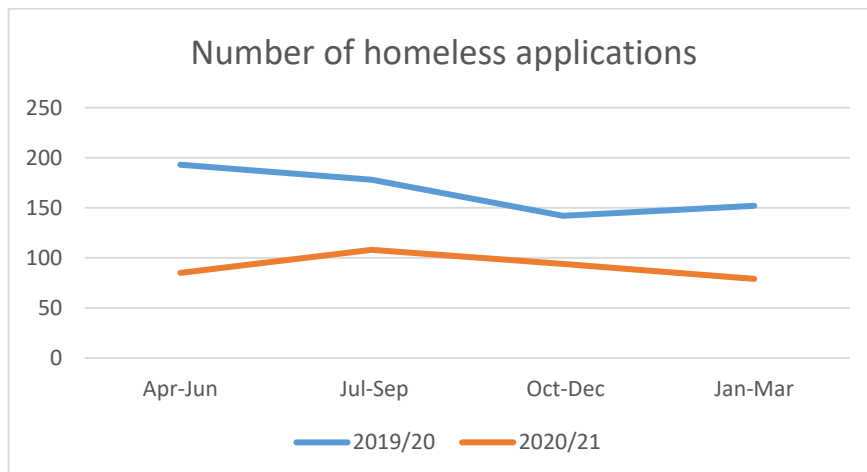
Work has progressed against several actions identified within the RRTP – a revised RRTP action plan (Appendix A) details all actions. Appendix B sets out how we have spent our allocation of funding and progress to date.

Notable achievements and actions completed in year two, include:

- Homeless demand and turnover data analysis refreshed at a locality level to assess backlog, anticipated new demand, and set targets for percentage of lets to homeless. This has identified challenges in the South (Carnoustie and Monifieth) and East (Arbroath) housing market areas where projected demand and current backlog outweighs the expected turnover of social housing. Work is ongoing to increase prevention work, proactive case management and access to alternative housing options. The new private sector role will be focussed on increasing access to and preventing homelessness from the PRS in these areas.
- Revised allocations policy and Choice Based Lettings (CBL) implemented from October 2020 – we are continuing to monitor the impact of CBL on percentage of lets to homeless targets.
- Housing First implemented in November 2020. Two support workers have been recruited, a multi-agency Housing First panel established and training programme and awareness raising sessions completed across stakeholders. 12 individuals are currently being supported by the Housing First programme in Angus.
- Mediation and Conflict Resolution service implemented in October 2020.
- Housing Domestic Abuse policy approved at committee and launched alongside operational guidance and training sessions for staff in September 2020.
- Project ongoing in partnership with Aberdeenshire and Aberdeen City with homeless charity Crisis to improve housing options and support in the private rented sector (PRS) – landlord and staff surveys completed, and PRS market analysis completed. Landlord and staff survey responses identified a requirement for increased support for PRS landlords and tenants therefore have utilised the additional RRTP winter funding to create two new posts to build engagement with landlords in Angus, support people to access the PRS and be a first point of contact for tenants and landlords to prevent homelessness from the PRS.
- Launched Empty Homes Grant Fund – the property must be let out at or below Local Housing Allowance levels for the relevant property size for a minimum of five years. Owners are also committed to renting their property to someone working with the housing service to explore their housing options.
- Section 11 guidance developed and implemented from 1 April 2021 and is focussed on earlier intervention and partnership working to prevent homelessness from eviction or repossession action.

Prior to the COVID-19 pandemic, we were effectively one year behind anticipated delivery however progress has accelerated against several actions during this last year. Any underspend from year one has been reflected in resource planning in later years and any funding which has not been spent will continue to be carried forward into later years.

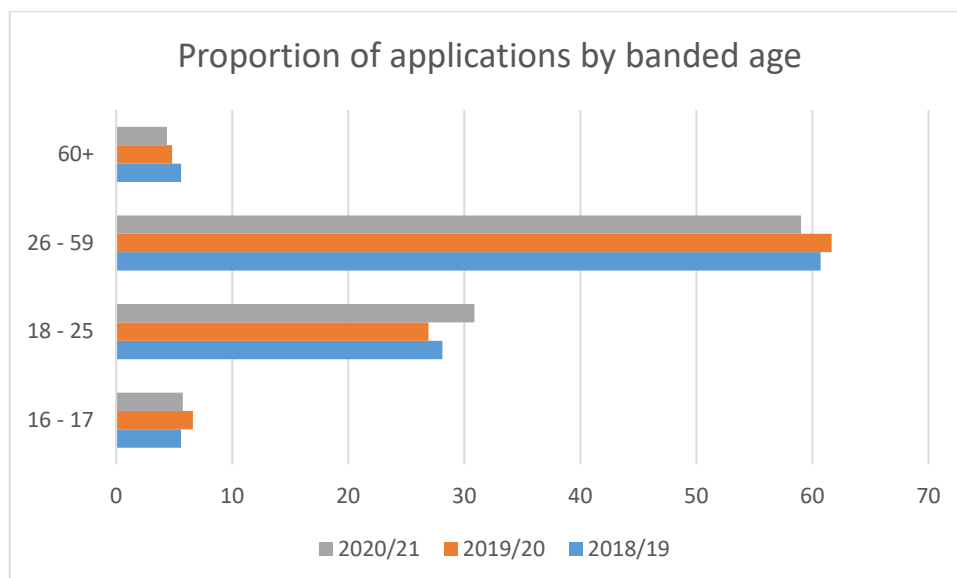
3. Key Homeless Indicators – Trends and Analysis 2020/21



Source: HL1, Scottish Government

Homeless applications have continued to reduce year on year in Angus and reduced significantly in 2020/21. Applications reduced by 45% from 665 in 2019/20 to 366 in 2020/21 and are the lowest recorded in Angus since HL1 reporting in 2002. The reductions are likely to be largely driven by the pandemic, people remaining at home and the restrictions on eviction however we have committed to explore this further to understand why applications are so low and continue to monitor this as restrictions are lifted.

The profile of applicants is largely consistent with previous years. Single person households continue to make up the greatest proportion of homeless applicants, 76% of applications were from single person households and 21% of applications included children in the household – this is consistent with 2019/20 applications.

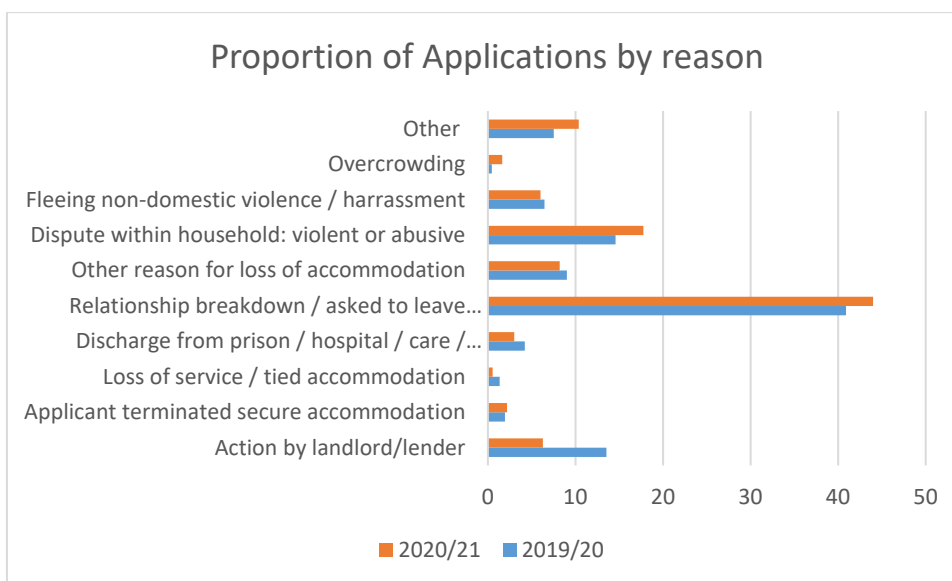


Source: HL1, Scottish Government

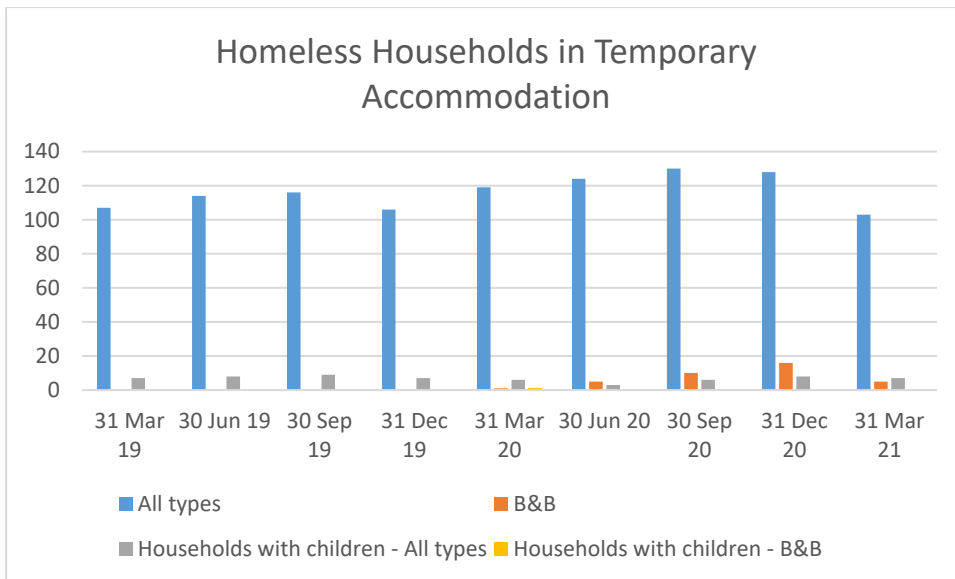
Applications from 26-59 year olds continue to make up the majority of homeless applications however this year has seen a slight increase in the proportion of applications from 18-25 year olds, likely to be attributed to family breakdowns effecting this age group during the pandemic. Although the total number of applications from young people

aged 16 – 25 reduced from 223 applications in 2019/20 by 40% to 134 applications in 2020/21.

Applications from households with White Scottish and Other British ethnic origin continue to represent the majority of homeless applications in Angus however have decreased slightly this year from 96% of applications to 94% of applications. There was a notable increase in the proportion of households with Polish ethnic origin presenting as homeless, from 0.2% of all applications in 2019/20 to 2% in 2020/21. There were no applications from households who were ineligible for assistance or had no recourse to public funds in 2020/21.

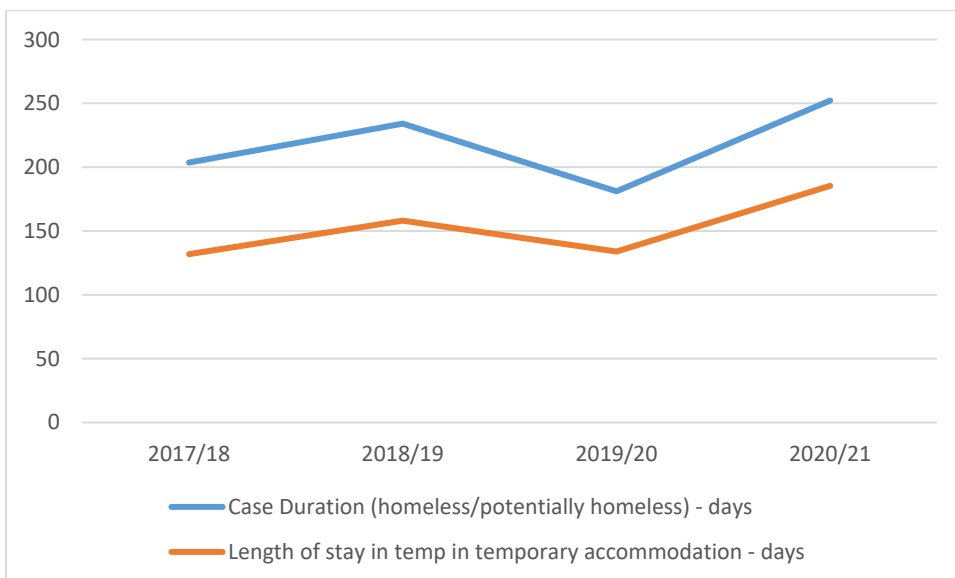


Relationship breakdown/ being asked to leave continues to be the most common reason for homeless applications in Angus. Although the number of applications has reduced across all reasons for application, the proportion of applications by reason has some variances compared to 2019/20, likely to be largely driven by the impact of pandemic. The proportion of homeless applications resulting from overcrowding, relationship breakdown/ being asked to leave and dispute within the household: violent or abusive has increased over the last year while the proportion of applications as a result of action by landlord/lender has decreased, as expected. It is anticipated that now the protection against eviction measures are lifted, homeless applications resulting from eviction action are likely to increase.



Source: HL2, Scottish Government

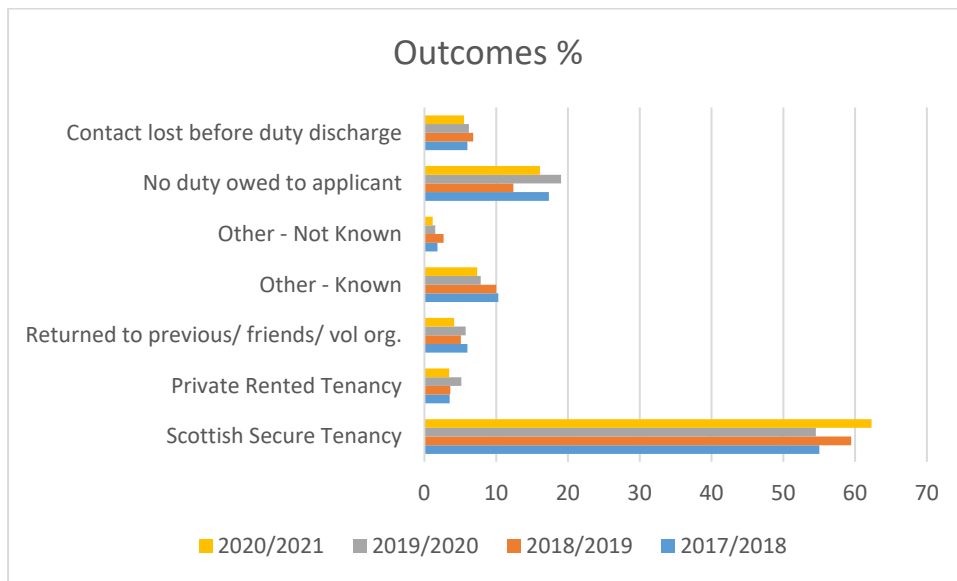
The number of households in temporary accommodation increased during the pandemic, peaking following the first lockdown because of a temporary suspension of allocations during this period. However, the number of households with children in temporary accommodation remained relatively low and there was only one instance of a household with children recorded in B&B accommodation. There have been no breaches of the Unsuitable Accommodation Order recorded since the extension to all households came into force in May 2020, likely because of the exemptions introduced in response to the pandemic. Households in B&B accommodation have reduced significantly since peaking in December 2020 and we continue to prioritise anyone placed into B&B for an allocation of suitable housing.



Source HL1 & HL3, Scottish Government

Despite the reduction in homeless applications, both case duration and length of stay in temporary accommodation has increased in the previous year because of a temporary suspension of allocations during the first lockdown. As we continue with the recovery from the pandemic, we will continue to refresh the RRTP demand and backlog tool at a locality level to establish the required % of lets to homeless households for each Housing

Market Area, continue to flip suitable temporary accommodation placements, support people to access the Private Rented Sector and bring empty homes back into use.



Source: HL1, Scottish Government

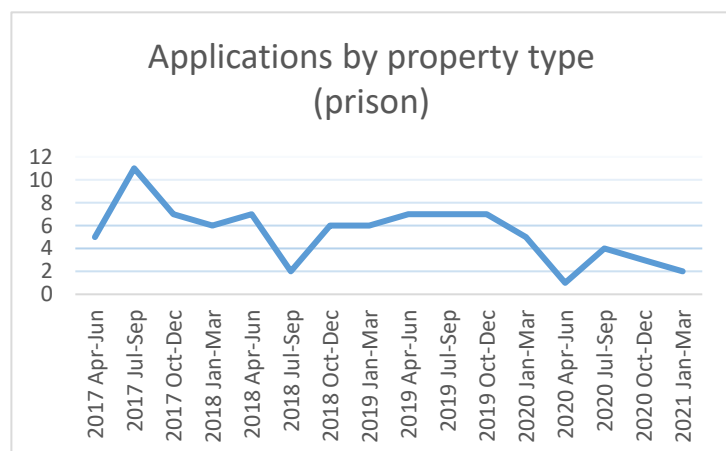
435 applications were closed in 2020/21. As the number of cases closed exceeds the total number of applications, this has helped to reduce the backlog of homeless applications.

The majority of homeless applications (62.3%) continue to be discharged into a Scottish Secure Tenancy however despite the good response from private sector landlords during the pandemic, only 3% of households applying as homeless secured a Private Residential Tenancy in 2020/21, reducing from 5% in 2019/20.

4. RRTP Actions – Progress to Date

Implementation of a revised prison protocol

In line with the vision of rapid rehousing, the Sustainable Housing on Release for Everyone (SHORE) National Standards were published in December 2017 to ensure that the housing needs of individuals in prison are handled at an early stage, in a consistent way across Scotland. Supported by the Angus Community Justice Partnership, the Angus Prison Protocol has been reviewed and adopts the pathway concept of the SHORE standards setting out how the housing needs of individuals from Angus should be considered:



considered:

- on imprisonment

- during sentence
- prior to and following release.

Where homelessness cannot be prevented, the revised protocol aims to secure permanent accommodation for individuals leaving prison, avoiding prison leavers entering the homeless system and being placed into temporary homeless accommodation, where possible.

The revised protocol was fully implemented from February 2020. Since the protocol was implemented, there has been a substantial reduction of homeless applications made from people who were previously in prison, highlighting the success of the protocol and work to prevent homelessness on release. An evaluation of the revised protocol has been completed and initial findings identified the requirement for training sessions on the protocol and the impact of trauma which have been delivered to the Community Housing Teams in partnership with the Justice service. Further guidance has also been issued to ensure a smoother transition from prison to tenancy where accommodation is required for release.

Implementation of Revised Common Allocations Policy and Choice Based Lettings

A revised allocations policy and Choice Based Lettings (CBL) was launched in November 2020. The revised policy takes account of the legislative changes introduced by the Housing (Scotland) Act 2014 as well as setting out a new choice-based approach to allocating properties from the Common Housing Register. To meet our 'reasonable preference' obligations and help us to achieve the aims of rapid rehousing, as well as providing a fair system and continuing to give appropriate priority to people who are in most need of housing, we have reviewed our priority categories. The bedroom eligibility criteria have also been revised to allow single people or couples who wish to be considered for two bedrooms to bid or be matched to larger accommodation. We continue to experience pressures on single person accommodation, particularly from homeless households, and a high turnover of two bed properties in Angus therefore this ensures we make the best use of the stock that becomes available and will help us to increase allocations to homeless people.

At 31 March 2021, a total of 131 properties had been advertised for let by the Council and its housing association partners (around 20-30 properties each week).

A total of 2,213 bids had been received. This is an average of 16 bids per property. The actual number of bids per property varies quite significantly however only four properties received no bids and the highest number of bids received for a property was 63. Using available reports, we can see that 815 applicants have placed one or more bids to date.

The introduction of CBL has removed an element of control over the proportion of lets to homeless households. However, the proportion of lets to homeless households will continue to be closely monitored and advertising restrictions can be amended to increase/ reduce lets to homeless households if required.

Implementation of a Domestic Abuse Policy

Angus Council's housing division made a commitment as part of the Chartered Institute of Housing's (CIH) Make a Stand campaign to implement a domestic abuse policy. The policy was drafted based on the recommendations from the [Change, Justice, Fairness](#) research, the CIH Domestic Abuse Guidance for Social Landlords and following discussions with key stakeholders.

Over the last five years, an average of 103 homeless applications have been made each year from people stating that they were fleeing a violent or abusive relationship. This is out of a total of an average 653 homeless presentations each year. This means that on average, 16% of all homeless applications are because of people fleeing violent or abusive relationship. It is acknowledged that many people do not cite domestic abuse as a reason when making a homeless application (sometimes citing relationship breakdown or other issues), and it is thought that the number of people that are homeless as a result of domestic abuse is higher.

The policy supports the aims set out in the Rapid Rehousing Transition Plan by focusing on preventing homelessness wherever possible and maximising other opportunities for women experiencing domestic abuse to access settled accommodation. It sets out how the Housing Division will provide a proactive housing response to preventing and addressing domestic abuse by:

- Providing a confidential, sensitive, and supportive response to victims/survivors, whether that be women, children, or men
- Working collaboratively across the organisation and with partners to provide a coordinated response to enable victims/survivors to access a range of housing options, advice, information and support;
- Holding perpetrators to account – domestic abuse is the responsibility of the perpetrator and action will be taken, where possible, to support victims/survivors to remain in the family home.

The policy was approved in September 2020 and is being implemented alongside guidance and training for staff. We will conduct case reviews with Angus Violence Against Women partners to evaluate the effectiveness of the policy, highlight developing practice, examples of effective partnership working and any gaps in service provision.

Work is also ongoing to develop a Safer Homes project as part of the community benefits offering from the council's new repairs contract. This cross-tenure project will help to increase safety and security and allow more women to remain in their homes.

Review of Care Leavers Housing Options Protocol

The Housing Options for Care Leavers protocol was agreed and implemented in 2013. Not every child or young person with care experience is included within the legal definitions of a 'looked after child' or a 'care leaver'. Some young people, however, have similar needs and backgrounds to care leavers, yet remain outside these legal definitions, increasing their vulnerability beyond that of their peers. As corporate parents, we are committed to delivering services based on the needs of individuals and recognise that supporting young people as early as possible could protect them from experiencing further disadvantage in later life. The remit of the Through Care Aftercare service (TC/AC) has therefore widened in Angus to include support to young people involved with or on the periphery of offending; offering holistic support to enable them to make better choices and improve their life chances. Therefore, the existing Care Leavers Housing Options protocol has been reviewed to include support to young people involved with or on the periphery of offending.

The revised protocol was implemented in September 2020 and the key changes are:

- Roles and responsibilities have been revised to account for changes in service structures and the introduction of the new allocations policy and choice-based lettings

- The eligibility criteria have been updated to include young people aged 16-25 involved with or on the periphery of offending who are working with the Through Care Aftercare service.
- The protocol has been reviewed to focus on housing and support solutions and outcomes for young people.

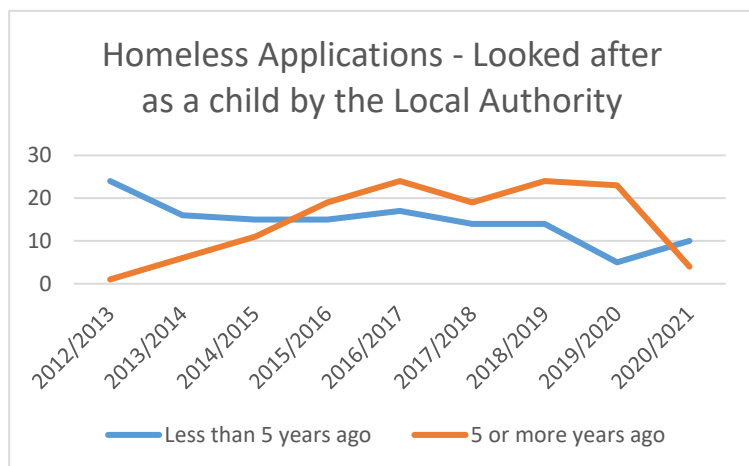
Joint panel meetings continue to be held where young peoples’ housing and support needs are discussed, and actions agreed. The meetings also provide an opportunity to highlight other issues that will impact on practice, such as the introduction of choice-based lettings. The panel meetings have increased from quarterly to bi-monthly and are attended by staff from the Through Care Aftercare service, a Team Leader from each of the Community Housing teams, Hillcrest’s Housing Manager (Operations), a representative from the Community Investigations & Resolutions team and the Team Manager of the Homelessness Support Service. Other service representatives are invited to attend when required.

In 2020, the panel discussed and agreed Housing and support needs for 38 young people. During this time, and despite lockdown significantly impacting on service delivery, 30 of these young people have been housed in suitable permanent housing, three are currently living in specialist supported accommodation for care leavers; one has remained in Foster Care and the other has remained living with a parent.

Since the protocol was implemented in 2013, the number of young people applying as homeless who had been looked after as a child by the local authority less than 5 years ago has reduced by 59%.

There have also been significant reductions in the number of young people applying as homeless who had been looked after as a child by the local authority more than 5 years ago over the last 3 years.

This coincides with an earlier review of the protocol to extend it to care leavers beyond the point of leaving care.



Although less than 4% of homeless applications in Angus in 2020/21 included a household member who was formerly looked after by the local authority (compared to 6% of applications across Scotland), 20/21 seen an increase in homeless applications from young people who had been looked after as a child by the local authority less than 5 years ago. Further analysis of these applications is being completed and findings will be reported back to the panel and Corporate Parenting Lead Officers Group for consideration.

Implementation of a Family Mediation & Conflict Resolution Service

Despite a reduction in applications, relationship breakdown/ asked to leave continues to be the most common reason for homelessness in Angus, supporting the need for the introduction of mediation and conflict resolution intervention.

The contract was awarded to Relationship Scotland (Family Mediation Tayside & Fife) and the service went live in

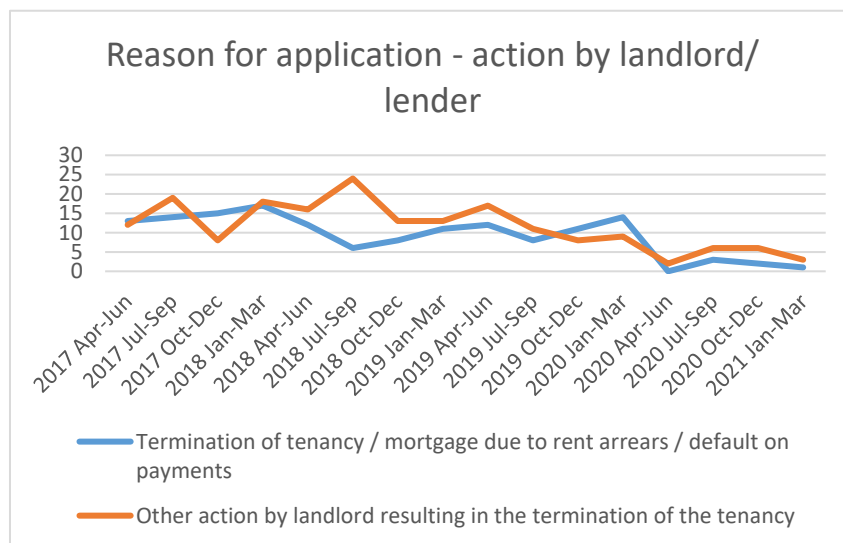
October 2020. Where it is safe to do so, the service will provide support to identify and address the root causes of the relationship difficulties, and use communication, conflict resolution skills and mediation to rebuild relationships and help the person remain in the family home. Where remaining in the family home is not possible, the family will be supported to improve communication and improve relationships to ensure that a move can be completed in a planned and supported way. As well as providing a mediation service, Relationship Scotland have also employed a Family Support Worker to actively engage with families and address any additional support needs identified.

To date the service has received 19 referrals from a variety of sources, including 1 self-referral. Only 1 referral has progressed to mediation however 6 individuals have been supported to remain in their current accommodation to date. Engagement opportunities and relationship building has been difficult due to the restrictions on face to face meetings as a result of the pandemic however work is ongoing to promote the service and review the referral pathway to ensure individuals seeking assistance from housing as a result of relationship problems are aware of the service and the supports available.



Review of Section 11 Guidance

Homeless applications following action by landlord / lender has shown a reducing trend over the past 5 years and as expected has reduced significantly in 2020/21 as a result of the protection against eviction measures introduced by the Scottish Government during the pandemic. However, it is anticipated that now these measures have been relaxed, homeless applications resulting from eviction action will increase.



To inform a review of existing pathways, prevention, and early intervention approaches in 2019 we completed a multi-agency case review of Housing Association and Local Authority tenancies that ended in 2017/18. The case file review focused on households that had failed to sustain a tenancy for 12 months where the tenancy had ended under abandonment; households who had been evicted; and section 5 referrals that had ended in abandonment or eviction. The purpose of the review was to identify any gaps in support and consider if there were any changes required to existing eviction and failed tenancy prevention pathways. The case reviewers included representation and input from Housing Strategy, Community Housing, Homelessness Support, Hillcrest Homes, Angus Housing Association, Justice Service, Angus Integrated Drug & Alcohol Recovery Service and the Community Mental Health Service. Twenty cases were selected at random across the four localities and each service provided details of their service involvement.

This findings from the review supports the findings from Hard Edges Scotland which highlighted the complexity of the lives of people facing multiple disadvantage, the mismatch between the range of needs people have and the fact that services are often set up to address single issues. We recognise that a whole systems approach to change is required to ensure services are proactive, provide stickable support and work in collaboration. Prevention and earlier intervention are also recognised as key to addressing multiple disadvantages.

As well as feeding the case review findings into other work streams, including the Hard Edges work in Angus, we identified a need to revise section 11 and eviction prevention pathways to ensure a coordinated approach to prevent homelessness at the earliest opportunity.

The guidance was implemented from 1 April 2021 and is based on findings and guidance developed from a project established and funded by the North and Islands Homelessness and Housing Options Hub and managed by Scotland's Housing Network. The lessons that were learned from the project, and are used to inform the guidance, were:

- intervene earlier when the situation can be more readily resolved;
- share more information, and information that will be more useful in terms of seeking to prevent homelessness;
- ensure that communication is between known, named contacts;
- act jointly to prevent repossession;
- standard letters sent in response to section 11 notices are of little practical use;
- keep each other informed of action taken after serving of the section 11 notice;
- actively involve other agencies in preventing homelessness where relevant;
- hold regular joint meetings to review section 11 caseloads, and
- ensure organisational resources are committed to prevention.

Improve Housing Options and Support in the Private Rented Sector (PRS)

There are around 7200 registered privately rented properties in Angus and despite this sector seeing a 50% increase since 2010 and a steady 4% increase each year since 2015, as well as changes to the regulations making it a more secure and viable housing option, the numbers of homeless households in Angus securing private rented accommodation are relatively low. Since 2015, 21% of households making a homeless application have come from the private rented sector however only 4% of homeless households have gone on to secure a private rented tenancy. A number of actions have been identified in the RRTP to increase access to the private rented sector (PRS) including introducing flat share initiatives; implementing a rent deposit scheme and establishing a grant for empty home owners to bring back empty homes for letting to homeless households.

Progress in implementing these later initiatives was accelerated because of difficulties allocating tenancies during the COVID-19 pandemic and this has presented an opportunity to engage with private rented landlords in Angus. A call for assistance from landlords resulted in 60+ properties being put forward for helping people with an urgent housing need into PRS tenancies. Rent deposit, rent in advance, and rent guarantee schemes have been launched, alongside guidance for housing officers to assist them to negotiate with landlords to help support people to access accommodation.

Work was completed in partnership with the national homelessness charity Crisis, Aberdeenshire and Aberdeen City Councils to consider a range of options which will assist us to continue to build on the engagement with landlords and improve private sector housing options and tenancy sustainability. As part of this work, we sent an online survey to registered landlords about working together with the Council to provide housing for people in urgent need and improve tenancy sustainment in the private sector. 1725 landlords completed the survey, many leaving useful comments and suggestions, and over half expressing an interest in hearing more about this area of work in future. Landlords who responded have made it clear they would value more support from the Council when they house someone in housing need and would especially value a single point of contact to access support for tenants who run into difficulties. The additional winter RRTP funding to support the recovery from the pandemic has been used to recruit two new officers to build engagement with landlords in Angus, support people to access the PRS and be a first point of contact for tenants and landlords to prevent homelessness from the PRS. One of the positions has been successfully recruited and the second officer is expected to start in July.

Review hospital and mental health facility discharge protocols and practice

Through the Housing, Health and Social Care Strategic Planning Group, partners completed a multi-agency review of all delayed discharge cases from 2016/17 to identify any common issues or themes that could be addressed. The case review highlighted several people were unable to return to their existing property due to unmet adaptation needs. Another common theme emerging from the case review was delayed discharge because of poor property conditions.

To support people from all tenures to be discharged in a timely manner, £10,000 of funding has been allocated from the Angus Health & Social Care Partnership in 2020/21 and again for this financial year to create a 'prevention fund' to support hospital discharges for the following:

- Cleaning costs of the property
- To clear utility bill debt
- Interim accommodation costs (rent, service charges, council tax)
- Essential furnishings
- Removal/packing costs
- Any other housing costs may be considered

To date, four individuals have been supported through the delayed discharge prevention fund through payments for interim accommodation, cleaning costs and the provision of essential furnishings.

Several other actions have also been identified including the review of the existing multi agency Tayside Admission and Discharge protocol and staff guidance and training. We have experienced difficulties progressing the review of the Tayside Admission and Discharge Protocol due to the number of agencies and local authorities involved however we continue to highlight this as a priority through the Admission and Discharge planning group in Tayside.

Discretionary Financial Insecurity Fund

Funds of £50k (£25k (winter monies) and £25K for 21/22 from Covid-19 mental health monies) have been made available to Angus Welfare Rights Service to provide a discretionary fund to assist families with children who are suffering financial hardship.

The fund will allow one-off payments to families in hardship to meet basic needs including but not limited to:

- Essential Food and household items (nappies/toiletries etc)
- Utilities/Broadband/Data
- Essential clothing
- Essential Household Items and equipment including white goods, furnishings etc
- Provision of items to improve mental health and wellbeing i.e. for children with significant additional needs
- To support essential household debt where the assessment shows this will prevent homelessness

The fund will be aimed at families with children (Family with dependent child/ren up to age of 18 or young people up to the age of 26). They should be on a low income or suffering a significant loss or reduction of household income and unable to meet basic needs and must be working with the welfare rights for them to consider if they are eligible for a discretionary fund payment

as this will only be considered as a last resort and where other sources of debt management support or funding for essential items have been exhausted.

Implementation of Housing First

For people with multiple complex support needs beyond housing, Housing First should be the first response. Housing First provides ordinary, settled housing as a first response for people with complex needs. It recognises a safe and secure home as the best base for recovery and offers personalised, open-ended, flexible support for people to end their experience of homelessness and address their wider needs. The model separates the provision of housing and support, offers choice and control to tenants and works to the principles of harm reduction.

Housing First was implemented in Angus in November 2020 and we have recruited two Housing First support workers to provide support to around 15 individuals. A multi-agency panel has been established to consider referrals and provide monitoring and oversight and includes representation from the 3 Community Housing Teams, RSL partners, Homelessness Support Service, AIDARS and the Community Mental Health team. So far 12 individuals have been accepted for Housing First. Work is ongoing in partnership with the Homelessness Support Service and the Alcohol & Drug Partnership to apply for funding to increase capacity of the Housing First service and recruit an additional worker so the eligibility criteria can be widened to include people with multiple complex support needs who have existing tenancies but are at risk of homelessness. A mid-year review is planned from July to evaluate the progress of the project to date.

Review of Support Provision

In developing the RRTTP it was recognised that the impact of existing support services on homeless households was not well understood in Angus. An action was identified to review outcomes from current support provision to ensure we fully understand the support needs of homeless households in Angus so that these households can access the right type of support.

We commissioned an independent consultant to complete a research project undertaking data analysis, service user research and service provider research. One of the aims of the research was to assess the effectiveness of the current models of supported homeless accommodation in Angus. The research concluded in February 2020 and the findings highlighted concerns around the concentration of people with complex needs and questioned the specific purpose of the provision of supported homeless accommodation in the context of rapid rehousing and introduction of Housing First. The research recommended a full review of the scale and purpose of supported accommodation – considering whether it should be targeted to very specific needs / client groups / age groups, whether there should be more but smaller complexes available elsewhere across Angus and considering whether these should be health and social care responses rather than a homeless response.

A recommendation was also made to consider the level of resources for transition to independent living – the Homelessness Support Service is highly regarded and delivers positive outcomes. In the context of rapid rehousing, there appears to be a greater resource requirement for housing support to enable independent living, particularly for those with more complex needs who require more intense wrap around support.

Work is underway, in partnership with the Angus Health and Social Care Partnership (AHSCP), to complete a full review of existing homeless support provision to ensure this meets the needs of

homeless households in Angus and is in line with the shift away from a culture of ‘tenancy readiness’. It is anticipated that resources will be redirected from providing short term supported homeless accommodation to supporting people in their own settled accommodation. The review will also consider whether the existing provision of AHSCP specialist supported accommodation is adequate to meet the needs of the small number of homeless households where independent living within the community is not possible or preferable for whatever reason (safety, risk to self or others, choice) and where residential or supported accommodation is the preferred housing option.

5. Planned RRTP Activities

Several additional actions are planned as we progress with the implementation of the RRTP, namely:

- Continue to refresh the RRTP demand and backlog tool at a locality level to establish the required % of lets to homeless households for each Housing Market Area.
- Continue to review households occupying temporary homeless accommodation and convert to SST where appropriate.
- Implementation of Safer Homes project to increase safety and security and allow more women to remain in their homes.
- Development of a youth homelessness strategy. A cross public sector group has been set up in Angus to consider Transitions for vulnerable young adults and will help to inform the development of the strategy.
- Consider the recommendations from the Homelessness Prevention Review Group and any further homeless prevention legislative changes – we will consider if existing resources, structures are sufficient to meet the requirements from any proposed changes.
- Implement an online housing need and homeless assessment case management system.
- Continue to evaluate, explore, and develop initiatives to help increase access to the private rented sector.
- Review nominations agreements with RSL partners to increase proportion of lets to homeless households.
- Review the existing processes for the provision of furniture and goods to homeless households - we have worked with our social welfare fund team to review existing processes to ensure applications for community care grants from homeless applications are prioritised and processed quickly in line with the objectives of rapid rehousing. Despite agreement to prioritise applications for homeless households, people continue to experience lengthy waits for community care grant awards. Service user research completed as part of an analysis of support needs and outcomes for people experiencing homelessness in Angus has highlighted that many people had ‘practically nothing’ in place when they moved into their permanent home. As well as continuing to provide second –hand furniture, white goods and starter packs to homeless households in partnership with local recycled goods projects, we will soon pilot the provision of fully furnished tenancies.

6. Resource Plan 2021/22 – 2023/24

The resource plan has been updated to reflect the current position in Angus. We remain around a year behind delivery and have commitment to carry forward any funding which has not been spent into later years.

The transition to rapid rehousing in Angus will continue to be achieved partly from within existing resources and by savings created through service redesign or refocus. However, transition will also require additional resources over and above the existing resource allocated locally in Angus. The action plan in appendix A sets out the full resource requirements to implement the actions identified to date.

Many of the current actions identified in the transition to rapid rehousing will be met by existing funding and staff resource from within Angus Health & Social Care Partnership, Angus Council, and our Registered Social Landlord partners.

Projected resource requirements are detailed below. The resource plan has been calculated using existing projections and it is anticipated the resource requirements will change as the plan is reviewed and develops over the transition period and the provision of housing first is ramped up.

The savings identified are projected to be £416,614 per annum however the savings are not expected to be fully realised until 2022/23.

	Projected Resource Requirements 2019/20 – 2023/24				
Year	1: 2019/20	2: 2020/21	3: 2021/22	4: 2022/23	5: 2023/24
Funding Allocation	£172,000	£161,000 + £100,000 winter funding	£144,000	TBC	TBC
Resource Requirement	£0	£170,057	£337,000	£411,891	£
Carry forward	-	£172,000	£306,695	£113,695	-
Potential Savings realised	-	-	-	£416,614	£416,614
Funding Requirement				-	-

Savings Identified

While it is difficult to estimate the overall potential savings achieved by a transition to rapid rehousing, it is anticipated that savings will be achieved by reducing the capacity within our dispersed temporary accommodation by more than half from 201 to 91 by March 2022. As well as freeing up existing staff resource to provide a more proactive housing management service to existing tenants, it is anticipated that we will save around £54,439 per annum in council tax payments (not currently charged to occupants) and £32,175 per annum in dispersed rent arrears, both of which are covered by the homeless budget.

In line with the shift away from a culture of 'tenancy readiness', we will review the scale and purpose of supported homeless accommodation provision in Angus. It is anticipated that the current funding of £330,000 per annum for supported homeless accommodation will be redirected towards the delivery of Housing First and smaller, specialist supported housing.

The savings identified are projected to be £416,614 per annum however the full savings are not expected to be fully realised until 2022/23 and in the current climate of budget pressures, it cannot be guaranteed that any savings generated will be reinvested into homeless and support services.

Resource Requirements

	Action	Resource Requirement	Dependencies
Year 3 2021/22	Continue to deliver Housing First	£ 92,700	Successful delivery of Housing First and Mediation & Relationship Counselling Service
	Continue to deliver Mediation & Conflict Resolution Service	£73,857	Temporary accommodation capacity is reduced
	Implement online housing need and homeless assessment case management system	£75,000	
	PRS Access Schemes	£5,000	

	Private Sector Officer (2)	£81,234	
	Safer Homes Project (material costs)	£10,000	
Year 4 2022/23	Continue to deliver Housing First in Angus	£92,700	Savings achieved by reducing capacity in temporary accommodation
	Continue to deliver Mediation & Conflict Resolution Service	£73,857	Savings achieved by review of supported homeless accommodation
	Increase provision of specialist supported housing	£156,000	
	Private Sector Officer (2)	£79,334	
	Safer Homes Project (material costs)	£10,000	
Year 5 2023/24	Continue to deliver Housing First in Angus	Mainstreamed	
	Mediation & Relationship Counselling Service	Mainstreamed	
	Provision of specialist supported housing	Mainstreamed	
	Safer Homes Project	Mainstreamed	