



REPORT TO: COMMUNITIES COMMITTEE ON 20 NOVEMBER 2018

SUBJECT: RAPID REHOUSING TRANSITION PLAN

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING AND INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 To inform the Committee of progress on development of Moray's Rapid Rehousing Transition Plan.
- 1.2 This report is submitted to Committee in terms of Section III G (10) of the Council's Scheme of Administration relating to the implementation of the Council's strategic housing plan.

2. RECOMMENDATION

2.1 It is recommended that Communities Committee:

- i) **considers and approves the draft Rapid Rehousing Transition Plan, prior to its submission to the Scottish Government by 31 December 2018; and**
- ii) **note that progress on the Plan will be reported as part of the Local Housing Strategy annual review in Autumn 2019.**

3. BACKGROUND

- 3.1 The Homelessness & Rough Sleeping Action Group (HARSAG) was set up by Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. Four suites of recommendations were made in December 2017 and in February, May and June 2018, which have been accepted in principle by the Scottish Government. HARSAG Recommendation 7 requires that "Each local authority area to develop and cost a 5-year 'Rapid Rehousing Transition Plan' by December 2018."
- 3.2 The Scottish Government requires that Rapid Rehousing Transition Plans (RRTP) aim to end rough sleeping, transform the use of temporary accommodation and end homelessness in Scotland in a 5 year period.

- 3.3 On 25 September 2018, this Committee considered a report which advised of the requirement to develop a RRTP to be submitted to the Scottish Government by 31 December 2018 (paragraph 5 of the draft Minute refers).

4. DEVELOPMENT OF THE RAPID REHOUSING TRANSITION PLAN (RRTP)

- 4.1 Since September 2018, the RRTP Working Group have been developing the Plan, and have given detailed consideration to Moray's response to Scottish Government Guidance, and how the issues around rapid rehousing and Housing First might be addressed in a Moray context. The draft RRTP is available at **Appendix I**, and a draft Action Plan 2019/20 is attached at **Appendix II**.
- 4.2 The Housing Service has strong foundations that can mitigate the emerging risks associated with rapid rehousing e.g.:
- A well-established and experienced Housing Options Team;
 - Traditionally low numbers of households sleeping rough;
 - Minimal use of Bed and Breakfast as temporary accommodation;
 - No breaches of The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014;
 - Generally good quality temporary accommodation;
 - Low levels of refusals of temporary accommodation; and
 - Increasing supply of 1 bed flats, suitable for single people, through new build.
- 4.3 RRTPs are required to deliver a settled, mainstream housing outcome as quickly as possible. Moray's RRTP approach will be to maintain an almost unchanged approach to Moray Council's Allocations Policy quotas as previous experience has shown that to increase the proportion of allocations to the Homeless List would be counter-productive to the aim of reducing homeless presentations. In addition, any substantial increase in the proportion of allocations to the Homeless List would compromise opportunities to house other households groups in significant need on the Waiting and Transfer Lists for example, downsizers, overcrowded households, households with significant health and social care needs. This balance is likely to feature in the Equalities Impact Assessment associated with the Plan.
- 4.4 The RRTP's approach will be to reduce length of stays in temporary accommodation for families with children in the first instance. This approach will be kept under review as the Plan evolves over its 5 year term.
- 4.5 The Plan includes a commitment to develop a Housing First model in its first year, 2019/20. Officers believe that the numbers of households who would come within the scope of a Housing First service would be very small (approx. 10 households). Development of a successful Housing First model will require a multi-disciplinary approach with a high level of co-operation between the Council, Health and Social Care Moray (HSCM) and NHS Grampian. The approach to support, rehabilitation and health services associated with rapid rehousing and Housing First should be reflected in the forthcoming HSCM Strategic Commissioning Plan and associated Housing Contribution Statement.

5. NEXT STEPS

- 5.1 Officers propose to submit this first iteration of Moray's RRTP to the Scottish Government by 31 December 2018 as required, along with an associated Equalities Impact Assessment still to be prepared.
- 5.2 Once implemented on 1 April 2019, the Rapid Rehousing Transition Plan (RRTP) will become part of the suite of strategic documents which form the Local Housing Strategy (LHS) 2018-23. The Council's approach to rapid rehousing will require to be reflected not only in the forthcoming draft LHS but also in the Strategic Housing Investment Plan (SHIP), and Health and Social Care Moray's Strategic Plan and Housing Contribution Statement. The Plan should be seen as an integral part of the SHIP, and will be reviewed annually as part of the SHIP development process.
- 5.3 Progress on the Plan will be reported to this Committee as part of the LHS Annual Review in Autumn 2019.

6. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

The Local Housing Strategy focuses on a set of outcomes that contribute to the achievement of the Council's wider strategic aims and priorities, in particular meeting statutory obligations to homeless households.

(b) Policy and Legal

From 31 December 2012 the priority need test for homeless households was abolished. As a result, from this date, all unintentionally homeless households are entitled to settled accommodation.

The Scottish Social Housing Charter sets out standards against which the Scottish Housing Regulator will assess local authorities as part of its inspection regime.

(c) Financial implications

There are no direct resourcing implications associated with this report.

(d) Risk Implications

There are no risk implications arising directly from this report.

(e) Staffing Implications

There are no staffing implications arising directly from this report.

(f) Property

There are no property requirements/implications arising directly from this report.

(g) Equalities/Socio Economic Impact

The housing needs of equalities groups are identified in the Local Housing Strategy (LHS). An Equalities Impact Assessment for the RRTP will be developed prior to submission to the Scottish Government by 31 December 2018.

The increase in the Allocations Policy quota for Homeless List applicants is necessary in order to meet the urgent housing needs of statutorily homeless people. The increase has been set at a small level to achieve an appropriate balance between the Homeless List and Waiting/Transfer List applicants, which include older people, people with a disability, and children living in overcrowded households.

(h) Consultations

Consultation on this report has taken place with the Corporate Director (Economic Development, Planning and Infrastructure), the Head of Housing and Property, the Head of Community Care, the Housing Strategy and Development Officer, the Housing Needs Manager, the Housing Operations Manager, Deborah O'Shea (Principal Accountant), Legal Services Manager (Property and Contracts), Equal Opportunities Officer, Caroline Howie (Committee Services Officer) and senior managers within Housing and Property, and any comments have been incorporated into the report.

7. CONCLUSION

7.1 This report presents a draft Rapid Rehousing Transition Plan (RRTP) for approval, ahead of its proposed submission to the Scottish Government by 31 December 2018.

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Background Papers: with author
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