THE VALE OF GLAMORGAN COUNCIL

HOMES AND SAFE COMMUNITIES SCRUTINY COMMITTEE: 17TH MAY, 2023

REFERENCE FROM CABINET: 27TH APRIL, 2023

"C297   VALE OF GLAMORGAN RAPID REHOUSING PLAN (PSHTE) (SCRUTINY – HOMES AND SAFE COMMUNITIES) –

The Leader presented the report which sought approval of the Vale of Glamorgan Rapid Rehousing Plan. The Leader said the report dealt with some challenging issues because of the pandemic and recent changes to homelessness legislation. It was proposed to refer the report to the Homes and Safe Communities Scrutiny Committee for consideration where the Leader hoped other Cabinet Members would be able to attend and take part in the discussion if the recommendations were agreed.

The Deputy Leader said that while she had been the relevant Cabinet Member in 2012 a great deal of work had been done to reduce and negate the need to use bed and breakfast accommodation, but it was the right time to take the matter to Scrutiny and gather any comments to be referred back to Cabinet as required.

This was a matter for Executive decision.

Cabinet, having considered the report and all the issues and implications contained therein

RESOLVED –

(1)   T H A T the Rapid Rehousing Plan for the Vale of Glamorgan be approved.

(2)   T H A T the report be referred to the Homes and Safe Communities Scrutiny Committee for consideration and subject to any changes being received, it be agreed to submit the Rapid Rehousing Plan to Welsh Government.

Reason for decisions

(1&2) To ensure that the Council minimised the use of temporary accommodation and complied with Welsh Government requirements, namely that all Welsh Councils would have in place their own Rapid Rehousing Plan."

Attached as Appendix – Report to Cabinet: 27th April, 2023

Meeting of:	**Cabinet**
Date of Meeting:	**Thursday, 27 April 2023**
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Vale of Glamorgan Rapid Rehousing Plan
Purpose of Report:	The report seeks approval of the Vale of Glamorgan Rapid Rehousing Plan.
Report Owner:	Cabinet Member for Public Sector Housing and Tenant Engagement
Responsible Officer:	Miles Punter, Director of Environment and Housing
Elected Member and Officer Consultation:	Matt Bowmer, Head of Finance; Committee Reports, Legal Services; Legal Services; Mike Ingram, Head of Housing
Policy Framework:	This report is consistent with the Policy Framework and Budget and is a matter for Executive decision by Cabinet.

Executive Summary:
- High numbers of homeless households and an acute shortage of affordable housing solutions in the Vale, result in the need to use hotel accommodation on an emergency basis. Several years ago the Council stopped using hotels, however the Covid-19 pandemic and subsequent changes to homeless legislation resulted in a need to accommodate people, who would not previously have been provided with temporary accommodation.

- There are currently around 240 households living in temporary accommodation, of which a third is hotel/ bed and breakfast type provision. Nearly all the households living in hotels are single people or couples and 70% are aged below 40.

- Hotel accommodation is inappropriate for many households, due to lack of cooking facilities and is the most expensive form of accommodation. There is a need therefore, to reduce and minimise the use of hotel accommodation for homeless people.

- The draft Rapid Rehousing Plan (attached as Appendix 1) sets out how the use of hotels can be reduced over the next financial year and includes a number of key actions including: increasing the supply of homes by building more social housing, increasing the number of Council owned temporary accommodation units, securing greater access to private rental homes and

remodelling existing Council homes, to cater for larger numbers of single person households. The Plan also identifies the need to look at the way social housing is allocated, to ensure that homeless households living in temporary accommodation are prioritised for vacancies in the social rented housing stock.

- Following the adoption of the Rapid Rehousing Plan, future Cabinet reports will be brought forward with specific recommendations regarding any major changes required to the existing Homes4U policy.

Recommendations

1. That Cabinet approves in principle the Rapid Rehousing Plan for the Vale of Glamorgan.

2. That Cabinet refers the report to Homes and Safe Communities Scrutiny Committee for consideration and subject to any changes being received, agrees to submit the Rapid Rehousing Plan to Welsh Government.

Reasons for Recommendations

1 and 2.

To ensure that the Council minimises the use of temporary accommodation and complies with Welsh Government requirements, namely that all Welsh Councils will have in place their own Rapid Rehousing Plan.

1. Background

1.1 Prior to Covid, only homeless households in 'priority need' were considered for temporary accommodation. The definition of priority need is set out in legislation (the Housing Wales Act 2014) and mainly consisted of families with dependent children and the most vulnerable people. Younger single people tended not to fall within this definition and whilst advice and assistance was provided, they were not generally placed in temporary accommodation.

1.2 The Covid pandemic gave rise to public health concerns regarding single people and couples, who tended to be living with friends and family or had nowhere to go. Across Wales, Councils agreed to pick up these households and large numbers of single people were housed in hotels. There have been around 130 rooms used in three local hotels:

   80 rooms at the Holiday Inn Express, Cardiff Airport

   35 rooms at the Celtic International Hotel in Rhoose

   14 rooms in the Tadross Hotel in Barry

1.3 More recently Welsh Government has reviewed the definition of the 'priority need' category to include persons sleeping rough. The broadening of the definition means that large numbers of single people are now eligible for temporary accommodation (which is a significant change to the pre Covid position) and means Councils are required to continue to provide temporary accommodation to households who might have been described as 'hidden homelessness' previously.

1.4 Whilst it has been possible to rehouse a significant number of households from temporary accommodation over the last year, there have been sustained, high

levels of homeless presentations from new households. Changes in the housing market, including rising interest rates and new tenancy legislation (which increases legal rights of tenants) appear to have resulted in private landlords increasing rents or serving notices on tenants. Whilst the 'cost of living' crisis and high rent levels in the private rental sector are posing a threat to existing and prospective tenants in terms of affordability.

1.5   There are around 6 homeless presentations per week, of which 2 are households who could be described as homeless on the day i.e .with nowhere else to stay. This places huge strains on existing temporary accommodation. The majority of people in temporary accommodation are single people under the age of 40 and the average stay in temporary accommodation is around 6 months.

2. Key Issues for Consideration

2.1   Currently, there are around 230 units of temporary accommodation used by the Council for homeless households, this includes 80 rooms at a local hotel which has been block booked to 31st March 2024. These rooms have previously been funded from Welsh Government Covid grant; however this have been reduced significantly for the next financial year. As part of the Council's budget setting process, a significant sum of Council money has been identified to fund the ongoing use of hotel accommodation during the next financial year, but the inappropriateness and high cost of hotel accommodation, means there is a need to significantly reduce or stop using hotels over the next 12 months.

2.2   The total cost of hotel accommodation in 2023/24 is anticipated to be £2,300,000. This will be offset by Welsh Government grant totalling £1,356,000 as well as reclaimed VAT for hotel costs from the previous year (£334,000), which leaves a net cost to the Council of around £610,000 for 2023/24. There is an expectation however, that Welsh Government grant will cease after 2023/24 so there is a strong financial imperative to reduce the use of hotel accommodation after March 2024.

2.3   A number of key actions and priority areas are set out in the draft Rapid Rehousing Plan in order to reduce the reliance on hotel accommodation during the financial year. These include increasing the supply of homes by: building more social housing, increasing the number of Council owned temporary accommodation, securing greater access to private rental homes and remodelling existing Council homes to cater for larger numbers of single person households. The Plan also identifies the need to look at the way social housing is allocated, to ensure that homeless households living in temporary accommodation are prioritised.

2.4   The key actions in the draft Rapid Rehousing Plan include:

2.4.1   New social housing developments

Eighty nine units of social housing are expected to be completed over the next twelve months. This includes two pub conversions (Seaview Labour and the Castle) which are expected to be completed in April 2023 and will provide much needed accommodation for 42 single persons and couples.

The need to develop 1 bed accommodation in town centres, particularly Barry, has been identified in the Vale Housing Prospectus as the number one strategic priority and has led to a number of other developments including flats at Holton Road and 16 flats in Haydock House. There are also one bed units being developed at the Waterfront. These new builds and future flatted developments will be essential to meeting the needs of smaller households.

2.4.2   Private landlords increasing their portfolios

Officers are working with new and existing landlords to secure nomination rights to privately owned accommodation. This tends to be most financially viable for temporary shared accommodation (rather than self-contained properties). This is due to the fact the local housing allowance, (the maximum housing benefit paid), is way below current market rents. A four bedroom, shared property is eligible for local housing allowance of £412 per week as temporary accommodation as opposed to £288 per week, it was self-contained and let on a longer term basis.

Bed count	Lower quartile private rent (£)	Median private rent (£)	Upper quartile private rent (£)	Local Housing Allowance (£)
Shared room rate				64.44 103 for temporary
1 bed	144	158	178	100.63
2 bed	173	189	207	126.58
3 bed	196	207	253	138.08
4 bed	288	322	369	195.62

There has been a significant increase in the number of private rental shared rooms used for temporary accommodation over the last three years. A number of landlords have agreed to work with the Council and are purchasing properties which will be used as temporary accommodation for homeless households.

The need for an additional private rented procurement role has been put forward as a cost pressure in the recent budget setting process and it is hoped that an additional member of staff may assist with increasing the supply of private rental homes which are available to the Housing Solutions team.

2.4.3   New Council owned temp accommodation

Several schemes are currently being developed including new modular units on a Council owned site i.e. former Eagleswell School site. Based on the successful

Court Road, Civic Amenity site scheme, this development benefits from short lead in times as units are manufactured off site. A partnership agreement enables the Council to buy into an existing framework so a contractor with sufficient expertise can deliver the units required quickly.

In addition to this, a scheme is being developed to convert existing office buildings into self-contained, one bedroom units for use by homeless people. There are also plans to purchase a former guest house (Olive Lodge on Port Road) on the open market and convert into additional units of temporary accommodation.

2.4.4   Prevention work

Prevention is better than cure, and the best outcome is to prevent homelessness. The Housing Solutions team respond to households at risk of homelessness and attempt to broker arrangements with private landlords and friends/ family to stop evictions. Significant monies are available for prevention and are used to pay off arrears, rent top ups, damages caused by tenants and to provide support to tenants.

Changes in the property market including increasing interest rates and falling property values, appear to be resulting an increasing number of section 21 eviction notices being served by private landlords. Homelessness is not preventable in these circumstances and is reflected in a deterioration in performance on prevention from 70% to 47% of tenancies being saved.

The team are continuing to explore creative ways of using homeless prevention grant to save tenancies.

2.4.5   Homeless Leasing

The current leasing scheme with Cartrefi Hafod makes 28 homes available for use as temporary accommodation. These homes include a mixture of self-contained and HMO type rooms in Cardiff and the Vale. Under the terms of the leasing scheme the Council pay Cartrefi Hafod a weekly management fee of £72 per property to manage and maintain the homes (the private owners receive the rent at the LHA rate).

It has not been possible to increase the supply of additional leased properties over the last three years. This has been down to costs and capacity. A business case is being developed to determine if it is financially feasible to bring the leasing scheme 'in house' within the Council. The current management fees (£108k) per year could cover the costs of managing and maintaining the homes and staff could potentially work alongside existing staff in the Housing Solutions team who manage temporary accommodation.

If the scheme can be brought into the Council, it would be possible retain access to a number of the 28 homes and it there would be potential to expand the number of landlords and properties signed up to the scheme.

2.4.6   Shared accommodation pilot

It is possible to increase the number of one bedroom units available to homeless people through the conversion of existing three bed houses into shared accommodation for three individuals.

Work is taking place to run a pilot project to convert four existing Council homes and let to sharers. This would create 12 units for single people in temporary accommodation. This additional supply would reduce the requirement for bed and breakfast use. Clearly there would be a small reduction in family accommodation, however the pressures on family accommodation are not as acute and families tend to move on more quickly than single persons.

2.4.7   Changes to the Homes4U Policy

There is a need to consider a temporary suspension of the Homes4U Allocation Policy in order to expedite move on from temporary accommodation. Some Welsh Councils have already decided to halt their existing allocations schemes and others have introduced rules which require 100% nominations to social housing to go to homeless households.

Currently 52% of lets are made to households who are not statutory homeless. The remainder are made up of people with a medical need to move as well as other categories of housing need, including overcrowding, under occupation, needing to move to give/ receive support etc.

Major changes to the existing policy, including the temporary suspension of the Homes4U Policy, will be subject to future cabinet reports and specific recommendations.

There are two key barriers which reduce the prospects of homeless people moving on from temporary accommodation, namely existing age designations on some homes which prevent younger homeless being considered and also local lettings schemes, which prioritise local people for homes (mainly in rural areas). These barriers can be addressed without the need for a suspension of the existing Homes4U Policy.

Properties with age designation

Over the last 12 months there were 62 lets of properties with an age designation (excluding sheltered housing and OAP bungalows). 74% of these homes (46 properties) were let to non-homeless people. Removing the age designations could result in between 30 and 50 homes becoming available to homeless households each year.

Whilst there might be concerns from existing tenants in older persons designated accommodation, a middle ground would involve reducing the minimum age from 55 to 30 and seeking to utilise this at specific blocks of flats only. In instances where this was to happen, an intensive package of support would be provided to new tenants.

Properties subject to local lettings policies

Local Lettings Policies are adopted for new social housing in rural areas. The Policies are agreed with Community Councils to support and sustain existing local communities by prioritising local people. People with strong local connections to an area or village are prioritised over others who live further away but are in greater housing need, including homeless people.

Given the extent of developments in rural areas over the past few years, not all of the people being housed currently, have high levels of housing need.

In the last 12 months, 141 homes have been let subject to a Local Lettings Policy and just 15 (11%) were allocated to homeless people. 70 of the properties (50%) were let to people in the lowest housing needs bands (silver and bronze).

Altering the local lettings policies would result in a significant number of homes being available to homeless people and those in the greatest housing need.

In recognition of concerns from Community Councils and those living in rural areas, it is proposed to continue operating the local connection rule in the first phase of lettings when the homes are first built, but, relaxing this after this for subsequent relets to be allocated in line with the standard Homes4U Policy.

This proposal supports an earlier recommendation of the task and finish group of the Homes and Safe Communities Committee, which looked at Housing and Homeless Provision in the Vale of Glamorgan.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

3.1 Looking to the long term – the Rapid Rehousing Plan aims to reduce and minimise the negative impacts of homelessness by increasing the supply of affordable housing options but also ensuring that social rented homes and personalised support packages are prioritised to homeless households.

3.2 Taking an integrated approach -the rapid rehousing plan and other strategic Housing plans reinforce the Council's approach of adopted a strategic response to tackling homelessness. Corporately, the need for different Council Departments to work together with specialist agencies is recognised and the implementation plan, which includes a multi-agency steering group will help facilitate this approach.

3.3 Involving the population – consultation with those with a lived experience of homelessness as well as applicants on the housing waiting, informed the development of the Housing Support Programme Strategy, which supports this Rapid Rehousing Plan.

3.4 Working in a collaborative way - the Council has worked collaboratively with the a range of partner agencies to identify the key actions required within the Rapid Rehousing Plan.

3.5 Understanding the root causes of issues and preventing them - the process of preparing the Rapid Rehousing Plan and associated Housing Support Programme Strategy has involved an analysis of trends, patterns and causes in respect of homelessness. The adverse impacts on households and communities is also recognised and reflected in the key aims of the Rapid Rehousing Plan.

4. Climate Change and Nature Implications

4.1 The Council understands the importance of decarbonisation to help protect and sustain the environment over the long term and in line with its Climate emergency declaration is working and investing in measures to reduce its CO_2 emissions. In order to receive planning permission, sites will need to meet sustainable standards in line with the Council's climate change ambitions.

4.2 As part of this declaration the Council is ensuring that new homes are built to the environmental standards required.

5. Resources and Legal Considerations

Financial

5.1 There is a significant cost to the Council of using hotel accommodation for homeless households. This cost is offset by Welsh Government Grant and also Housing Benefit income from clients, however the remainder has to be funded from the Council's budget. A cost pressure of £610,000 has been identified within the Council's 2023/24 budget.

Employment

5.2 Staffing levels within the Housing Solutions team may need to change in future in response to demands on the service. There would also be TUPE implications if the Council elected to bring the existing Homeless Leasing scheme into the Housing Solutions team.

Legal (Including Equalities)

5.3 The Council's obligations to assist homeless people are set down in the Housing Wales Act 2014. These include duties to assess and provide assistance to households who are homeless or threatened with homelessness within 56 days. Recent changes to the priority need order, expanded the range of households who should be classed as being in priority need and in doing so, broadened the number of people who needed to be provided with temporary accommodation.

5.4 A new temporary allocations policy would need to be fully compliant with all relevant legislation including the 1985 and 1996 Housing Acts as well as the Housing Wales Act 2014.

6. Background Papers

Welsh Government Guidance on Rapid Rehousing Plans
https://www.gov.wales/sites/default/files/publications/2021-10/rapid-rehousing-transition-plans-guidance_0.pdf

Task and Finish Group of the Homes and Safe Communities Scrutiny Committee, looking at Housing and Homeless provision in the Vale of Glamorgan.

22-03-09 - Housing and Homelessness Provision (valeofglamorgan.gov.uk)

VALE OF GLAMORGAN RAPID REHOUSING TRANSITION PLAN

Section 1 – Introduction/ Context/ Vision

<u>Introduction</u>

Rapid Rehousing is about developing a housing led approach for rehousing people, who have experienced homelessness and providing access to settled accommodation as quickly as possible and where possible, avoiding the need for temporary accommodation with the time spent in any form of temporary accommodation reduced to a minimum.

The first Vale of Glamorgan, Rapid Rehousing Plan, sets out how the Council and its partners will work together over the next 5 years to tackle homelessness. We will work proactively to prevent homelessness and where this is not possible, help to identify a suitable housing option as soon as possible.

The Rapid Rehousing Plan will contribute to the Council's Housing Support Programme Strategy and the following key actions identified in the Strategy to help support this vision:

> ➤ Provide a robust, targeted prevention service to prevent homelessness and tackle the main causes of homelessness.
> ➤ Raise awareness of the Housing Solutions service and ensure it is accessible to people who are homeless or threatened with homelessness.
> ➤ Provide high quality advice and assistance so service users feel supported and empowered to take steps to resolve their homelessness.
> ➤ Facilitate a rapid rehousing approach to ensure that homelessness is brief, and households move onto more permanent accommodation as quickly as possible.
> ➤ Strengthen and expand access to mental health support services.
> ➤ Maximise access to homes in the private rented sector.
> ➤ Support the most vulnerable to sustain their tenancy and integrate into the community.
> ➤ Increase the supply of permanent and temporary accommodation.

<u>Vision</u>

"The Council is committed to ensuring homelessness is rare, brief and not repeated".

Prevention of homelessness remains a key focus of our work and includes prevention at the primary and secondary prevention stages (see following table for definitions), as well as intervention at the tertiary stage to attempt to save a specific tenancy.

Primary prevention	Prevention or minimising risks through universal policies e.g. good housing management, tenancy support etc

Secondary prevention	Targeting individuals or groups deemed to be at higher risk of homelessness e.g. looked after children, people with substance misuse issues etc
Tertiary prevention	Intervening when there is a problem to stop it getting worse e.g. paying arrears to avoid an eviction

Where prevention measures have not worked, rapid rehousing is essential to minimise the adverse impacts of homelessness and stop it being repeated in future. If homes are provided promptly, it minimises the destabilising and marginalising effects of homelessness on individuals and families.

Rapid rehousing is underpinned by an understanding of what housing is needed, how it is going to be developed and how it is going to be allocated to homeless people. Leading to a reduction in the need for temporary accommodation over time, and where it is needed, temporary accommodation will be required for shorter periods of time.

A prerequisite for Rapid Rehousing is a sufficient supply of secure, affordable accommodation, as well as the right support to assist people into settled accommodation. This is a particular challenge in the Vale, where there is an acute shortage of social and private rented housing. It is vital therefore, that the captured 'housing need' data informs the capital build programme, so the way new housing developments are prioritised, and the way homes are allocated, impacts on people's ability to access suitable accommodation

Local Housing Market Assessment		Capital new house build programme
Local Development Plan		
Housing Prospectus		
Housing Support Programme Strategy		

Engagement

Rapid rehousing also requires a partnership approach and key services like Health and Criminal Justice play an important role. In addition, the third sector provides support and services to help individuals and households build confidence and develop connections with their communities.

Governance

The rapid rehousing transition planning is led by a Rapid Rehousing Project Group – a "core" group of representatives of a range of relevant teams in the Council – Planning, Strategy, Health, Adult Services, Community Safety, RSL partners, Housing Solutions, HSG commissioning, and is led by the Rapid Rehousing Lead Officer. This role has been funded by a specific grant allocation from Welsh Government for up to three years. The core group replaces the Homeless Cell, set up to oversee operational issues relating to Homelessness during the Covid pandemic and builds upon on going work.

The group is accountable to the Overarching Housing Forum, which is made up of Senior Staff from Partner Registered Social Landlords as well as other Council Departments including Regeneration, Planning, Social Services and Community Safety. The Overarching Housing Forum will receive regular reports and updates regarding progress implementing the Rapid Rehousing Plan.

Cabinet approval is needed for the Plan, in light of the fact tackling homelessness has been identified as a key corporate priority for the Council. Monitoring reports will also be considered by the Homes and Safe Communities Scrutiny Committee which is made up of elected members responsible for overseeing the delivery of Council services.

<u>Aims</u>

- ➢ Increase supply of settled accommodation to homeless people
- ➢ Removal of barriers to settled accommodation faced by homeless people
- ➢ Reduction in the need for temporary accommodation over the medium to longer term
- ➢ Deliver packages of tailored assistance and support to individual needs, including those excluded from other forms of accommodation

Section 2 – Homeless data and analysis of need

Context

This section of the Plan provides information on relevant contextual factors in the Vale of Glamorgan and in relation to households that have applied for homelessness assistance, in order to understand the likely demands on the service over the next 5 years and the housing shortfall that needs to be addressed.

The Vale of Glamorgan has a population of 135,295 people. The age profile shows there is a higher than average proportion of persons of retirement age and a lower proportion of children and working age households. Currently, there are approximately 58,879 households and approximately 59,891 dwellings. The majority of households are one and two persons, and the average household size is 2.26 persons. This is exactly the same as the Welsh average.

Employment and Benefits

Opportunities for well-paid employment in the Vale are limited. The Covid-19 pandemic and the change it caused in people's household income and housing situation, resulted in a large upturn in numbers of recipients in receipt of benefits from April 2020 and the trend continues upward since then.

In November 2022, there were 2,325 people, 2.89% of the working-age population, who were not in employment and in receipt of unemployment support in the Vale of Glamorgan. This is consistent with the previous month.

The numbers of people recorded as not in employment and in receipt of unemployment support has increased for 18-24, 25-49   and 50+ year olds since last month. Figures remain above pre-pandemic levels for all age groups other than 18-24 year olds.

The highest proportion of people by Lower Super Output Area (LSOA) who were not in employment and in receipt of unemployment support in the Vale of Glamorgan are recorded in Cadoc 1, with 7.58% of working age people estimated to be not in employment and in receipt of unemployment support. This compares to 1.24% in the Cowbridge 3 LSOA.

Since March 2022, there has been a consistent month-on-month increase in the total number of people in receipt of Universal Credit. In October 2022, a total of 10,143 people were in receipt of Universal Credit in the Vale of Glamorgan, 6051 of those in receipt of Universal Credit were Not in Employment, while 4090 were In Employment, this represents 6.5% of total number of people in employment in the Vale of Glamorgan.

Those Lower Super Output Areas (LSOAs) identified as more deprived by Wales Index of Multiple Deprivation (2019) in the Vale of Glamorgan, show the higher number of people claiming Universal Credit. Areas in the East of Barry show higher numbers of people in receipt of Universal Credit; data for October 2022 shows Castleland 1 as recording the highest number of people in receipt of Universal Credit at 416 people, of these, the majority 257 were not in employment, compared to 162 in employment.

In the Year ending June 2022, it is estimated that the employment rate in the Vale of Glamorgan was 79.2%. This is 4.7 percentage points up on the year. An estimated increase of 3900 people in employment.

In the Year ending June 2022, it is estimated that the unemployment rate in the Vale of Glamorgan was 3.2%. This is 1.3 percentage down on the year. An estimated reduction of 800 people who are unemployed compared to the same time last year. This data is drawn from the Annual Population Survey undertaken by the Office for National Statistics - Unemployment rate is based on returns of 10-25 responses to the survey and should be used with caution.

As a proportion of all housing benefit recipients, the Council sees more one person households and fewer households containing children than nationally. Though information about age structure is only available for the legacy Housing Benefit element, data also suggests that recipients in the Vale are older than the national average. The next table shows median gross disposable household incomes across Wales, the South-East Wales Region and the Vale in April 2020.

Area	£ per head	Index UK=100
Vale of Glamorgan	20,913	97.5
South-East Wales region	17,574	82
Wales	17,592	82.1

Home Ownership

The average house price is currently 10 times the average household income of £30,200 and 18 times the lower quartile household income of £16,350. Average house prices have risen 27% in the past ten years.

Social Housing

The size of social rented housing stock in the Vale (12%) is relatively small in comparison to the rest of Wales (16%). The social housing stock is made up of 7,692 properties (3,939 Council homes and 3,753 RSL homes).

New housing delivery has varied in the last four years, but the turnover of existing stock has reduced and demand has increased. As a result the gap between supply and demand is widening. The next table shows new build social housing completions over four years.

	17/18	18/19	19/20	20/21
Vale	226	105	294	232
Wales	2316	2592	2942	3603
Vale new build as % of Wales new build	9.8%	4%	10%	6.4%

The greatest shortage of accommodation is one-bedroom properties. It is a strategic priority to increase the supply of this type of accommodation and has been included within the local

authority housing prospectus. The data below provides a breakdown of demand; total number of applications each year, broken down into bands on the housing register.
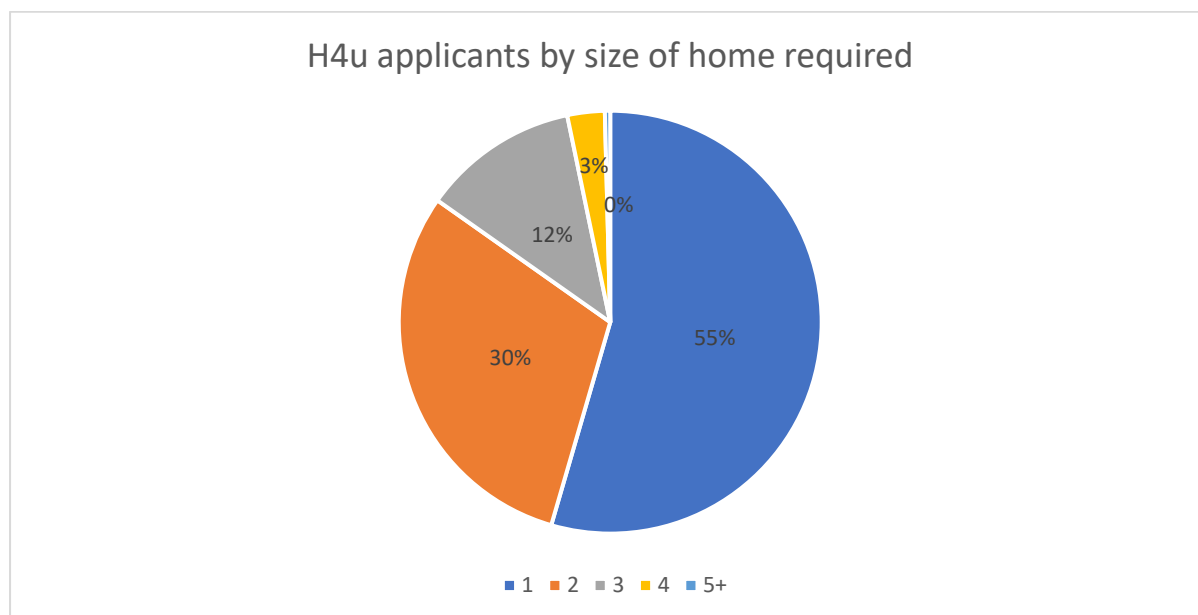
H4U applicants by band

	No of applicants	%
Accessibility Needs	381	7
Gold Plus	267	5
Gold	389	7
Silver Plus	214	4
Silver	1043	19
Bronze	2865	53
Temporarily Suspended	285	5
Total	**5444**	**100**

Re-lets by size and type averaged over the last 3 years (2019 -2021)

	No of lets	%
1 bed	276	38
2 bed	267	36
3 bed	125	17
4+ bed	17	2
Older persons	47	6
Total	**732**	**100**

Private Rented Sector (PRS)

Figures published in Vale's 2021 Local Housing Strategy show 13.15% of households in the Vale rent privately, this figure is slightly below the Wales average of 14%. The Private Rented Sector (PRS) can provide flexibility for people with changing accommodation needs

or who need to move house frequently for work reasons etc. However, the sector has a lower level of security of tenure in comparison to social housing, and there can be significant up-front costs such as deposits and rent in advance as well as landlord imposed eligibility criteria, which can be problematic for low income or vulnerable households.

Private sector rents are determined by the market and prices are the result of demand and supply. As demand exceeds supply, some prospective tenants are willing to pay high levels of rent to secure a roof over their heads as there are so few housing options available, but the sector has become increasingly unaffordable for the majority of people who make homeless applications. The table below using information from Hometrack shows the lower quartile rents in the Vale are far in excess of the Local Housing Allowance (LHA) rate, this is the maximum benefit paid in relation to housing costs.

Bed count	Lower quartile private rent (£)	Median private rent (£)	Upper quartile private rent (£)	Local Housing Allowance (£)
1 bed	144	158	178	100.63
2 bed	173	189	207	126.58
3 bed	196	207	253	138.08
4 bed	288	322	369	195.62

At the time of writing there are no properties on the market in the Vale at a rent level at or below the Local Housing Allowance rate.

Presentations

This section provides homeless data for the period from September 2018. Data for the last two years is likely to be the more accurate indicator of homelessness need than before this date, as the removal of the requirement to apply the priority need assessment in late March 2020 remains in place. Earlier data has been provided in order to consider trend information.

Total homeless applications by year
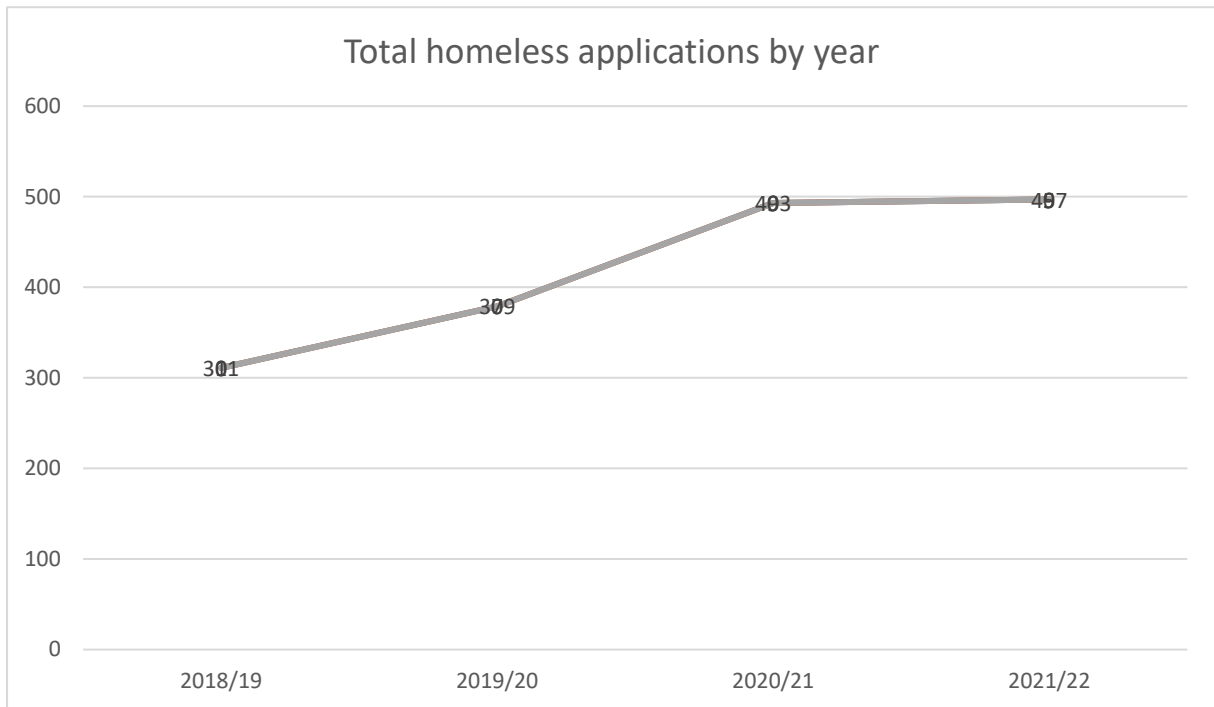
Causes of homelessness

Main reason for homelessness (%)	18/19	19/20	20/21	21/22	22/23
Parent no longer willing or able to help	29	17	20	17	22
Other relative no longer willing or able to help	19	12	25	22	24
Breakdown of relationship with partner- non violent	4	11	8	11	11
Breakdown of relationship with partner- violent	4	7	4	9	6
Sexual identity motivated violence or harassment	1	0	0	0	1
Other forms violence or harassment	1	2	0	2	0
Mortgage arrears	0	1	0	0	0
Rent arrears social housing	0	1	0	0	0
Rent arrears private housing	2	3	1	0	0
Loss of rented	31	40	23	21	26
Current home unaffordable	1	0	1	0	0
Current home unsuitable	1	2	0	0	2
Prison leaver	5	4	9	7	8
Institutional care	0	0	1	1	0
Other e.g. rough sleeper, returned from abroad	1	1	8	8	2

Youth Homelessness

The nature of the duties owed to younger people has changed, resulting in more young people being owed a greater level of duty, including the provision of temporary and settled accommodation. This impacts on the amount of temporary accommodation needed and the time spent there, as well as on support requirements. The majority of people currently in

B&B are younger people, who would not have been provided temporary accommodation prior to the Covid pandemic and the inclusive 'no one left out' approach adopted.

The number of young people accommodated brings with it a significant cost burden. To date this has been supported via Covid Hardship Grants, however there is uncertainty regarding future funding post March 2023. The Council's financial position and the anticipated budget shortfall in 23/24, means there is limited scope for this provision to be funded from Council budgets.

Domestic abuse

Breakdown of relationship has been one of the main three reasons for homelessness for a number of years. In 2021/22 there was an increase in people who have experienced domestic abuse being owed duties at Section 73 and 75 where the relationship breakdown was due to violence and at Section 73 where the relationship breakdown was non-violent. There is limited opportunity to prevent homelessness in these circumstances and some households may require enhanced support.

Prison leavers

Following the removal of the requirement to consider priority need, presenting as homeless is now a housing option and fewer people seek to live with family/friends on release. Unfortunately, this cohort experience barriers accessing all types of housing, which can make it challenging to be able to secure accommodation in order to discharge the s75 duty. Affordability is a key challenge as prison leavers have very high rates of unemployment and reliance on Universal Credit. For some, nominations into social housing are unsuccessful on the grounds of the 'sensitivity' as their offences and potential risk implications.

From September 2020 to April 2022, 63 prison leavers accessed temporary accommodation, an average of 3.3 persons a month. Due to the nature of the offences that some people have committed, placements can be difficult to obtain as some B&B owners are unwilling to accommodate prison leavers or put current residents at perceived risk. Registered sex offenders and arsonists also present challenges for safe placements.

Rough Sleepers

Historically, there has not been a visible issue of people sleeping rough in parks or town centres across the Vale. With the 'everyone in' approach since the early days of the pandemic, individuals who were sleeping rough or at risk of doing so, have been accommodated. There are reports of rough sleeping received periodically and these are followed up and support/ advice offered. In some instances rough sleepers are seeking accommodation in neighbouring authorities.

A Rough Sleeper count is undertaken annually over a two-week period to identify the number of persons sleeping rough. The last time this count was undertaken in Wales, 405 people were identified across the Country, but just one person was found in the Vale of Glamorgan.

Homelessness outcomes for the Vale

Homeless presentations and outcomes
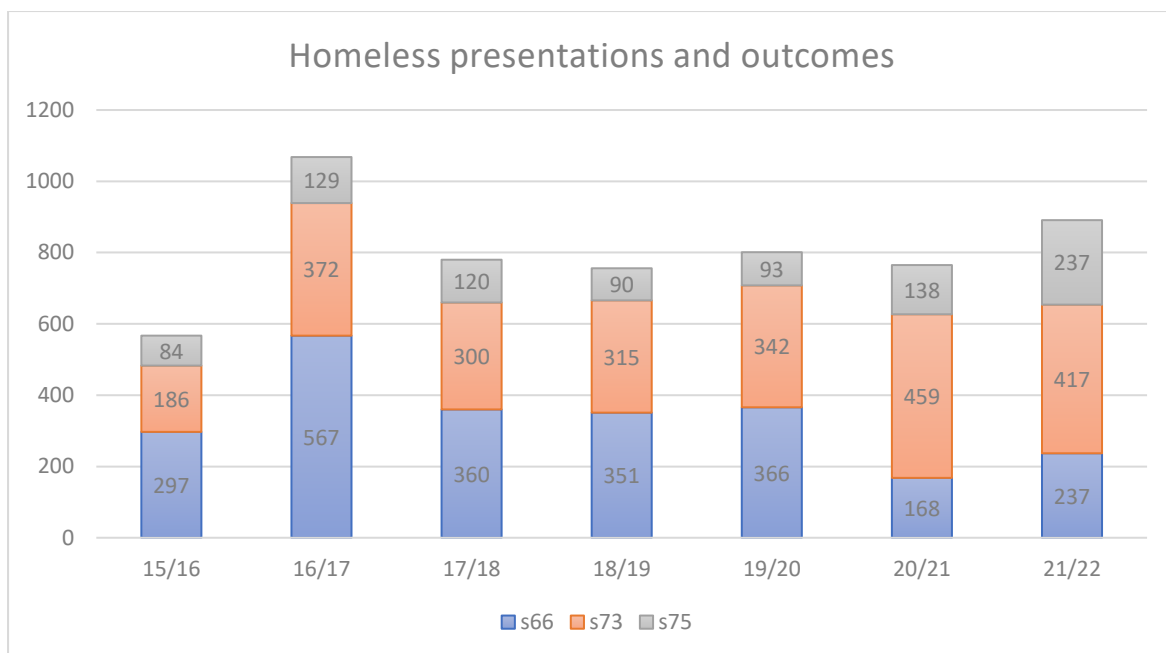
There has not been a significant rise in the number of homeless applications in the last two years, however, the nature of the duties owed has changed in these years, with more households reaching Section 73 and requiring the provision of temporary accommodation rather than only assistance to help secure accommodation. This was due to the temporary suspension of the priority need assessment as a result of Covid. The number of single people owed a duty under Section 75 has increased in the last two years as a result, significantly so in 2021/22. This has led to an increase in the use of temporary accommodation. There is also a marked difference in the number of Section 62 outcomes each year.

The table below highlights the outcomes in each year at Section 75, this shows the number of duties discharged, i.e. those households who left the service at this stage each year. However, in order to fully understand the demands on the homelessness service there is also a need to consider the number of Section 75 duties that are accepted each year. These have risen in each of the last two years, leading to an increased need for temporary accommodation and a higher demand for settled accommodation.

S75 discharged	2019/20	2020/21	2021/2022
Successfully discharged	92	99	121
Assistance refused	3	2	4
Intentionality	0	6	2
Non cooperation	2	7	18

Prevention outcomes

Performance at Section 66 has been above the Welsh average for 2018/19, 2019/20 and 2020/2021 but 2021/22 saw rates of successful activity drop to their lowest level in more than four years, falling below the levels in 2018/19. Lack of access to affordable PRS accommodation is likely to be the biggest factor in this downturn in performance.

	19/20	20/21	21/22
Successful prevention	288 (75%)	140 (71%)	118 (44%)
Unsuccessful prevention	62	40	87
Assistance refused	4	0	1
Non cooperation	16	2	8
Application withdrawn	10	5	29
App withdrawn loss of contact	3	9	27
Other	2	1	0
	385	197	270

Reasons for discharge s73

	2019/20	2020/21	2021/2022
Successful relief	262	257	190
Unsuccessful prevention	75	167	199
Assistance refused	3	6	7
Non cooperation	23	38	48
Application withdrawn	9	17	39
App withdrawn loss of contact	7	12	17
	379	497	500

<u>Use of temporary accommodation</u>

The use of temporary accommodation increased significantly in 2020/21 as more households became eligible for temporary accommodation provision as a result of the temporary suspension of the priority need test, prompted by the pandemic. This meant that many single people are now owed different duties and has brought about a significant increase in the number of single people living in temporary accommodation. Additional bed and breakfast placements have been used to meet this demand. The majority of people will be owed the full rehousing duty and as appropriate affordable housing is in very short supply, they face potentially very long periods of time in temporary accommodation. A new Priority Need category has now been introduced, which will lead to Local Authorities having greater statutory responsibilities to more single households than before the pandemic. Demand for temporary accommodation particularly for single households will now continue to be significant.

No of households in TA in Vale

Households in Temporary Accommodation
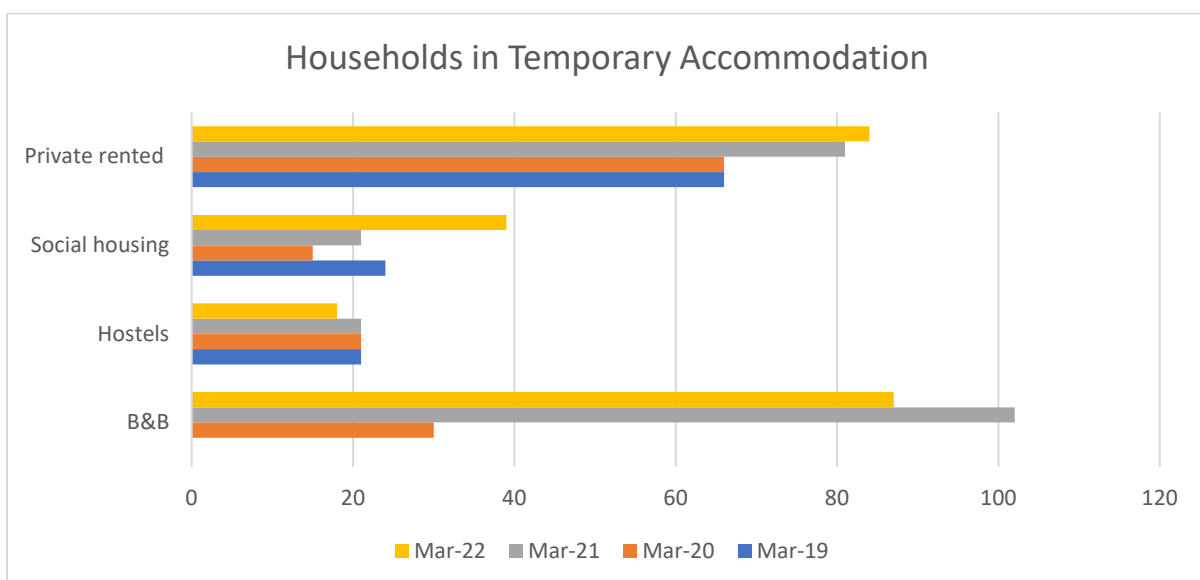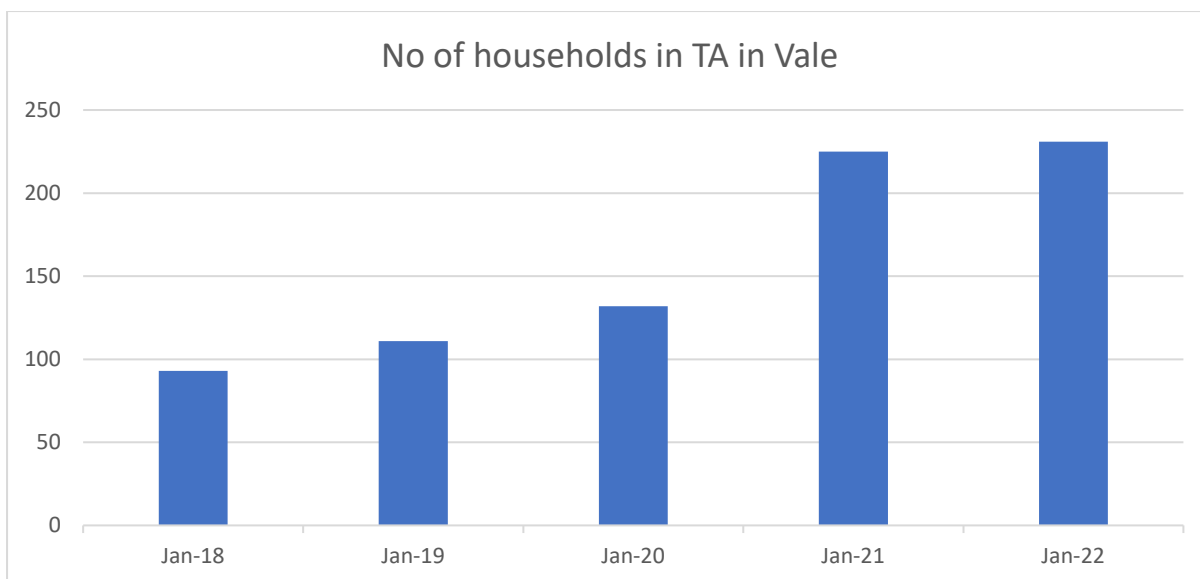
Household size/type	Number of households
Single person or couple under 35	140
Single person or couple 35 to 60	61
Single person or couple over 60	3
Family with children	24

Average length of stay in temporary accommodation

As demand for temporary accommodation has increased there has not been a corresponding increase in the amount of affordable housing available. Whilst access to social housing vacancies has increased, access to affordable PRS accommodation has decreased and there has been a steady increase in the length of time that households spend in temporary accommodation waiting for suitable settled and affordable accommodation to become available. However, as the Vale of Glamorgan has a health new build programme

which saw a large number of new units becoming available in 21/22, you will see this had a positive effect on the average length of stay for all households in temporary accommodation.

Average days in TA	2018/19	2019/20	2020/21	2021/2022
Single persons (days)	195	192	233	150
All households (days)	167	152	147	140

Families tend to move on quicker from temporary accommodation, but the average stay is now around 4 ½ months. The sheer volume of single person households results in longer stays.

Local Housing Market Assessment

The LHMA sets out what type of affordable housing is needed and where. The Vale's current LHMA was approved in 2021 and was prepared in line with guidance by the Welsh Government 'Local Housing Market Assessment Guide (2006)' and supplementary guidance 'Getting started with your Local Housing Market Assessment (2014)'. Welsh Government issued new guidance in April 2022 and a timetable for all local authorities in Wales to complete their LHMA, in line with the recommendation set out in the independent review of affordable housing supply in Wales 2019. The Vale's interim LHMA will be updated accordingly. The interim LHMA has identified a need to increase the supply of affordable housing by 1,197 units per year over the next 5 years.

The LHMA breaks down housing need by area and by property size and type. See following table. With the highest need being for one- and two-bedroom homes in Barry and Penarth/Llandough wards.

	Accessible Housing					General Housing					Older Persons			
Bedrooms	1.00	2.00	3.00	4.00	0.00	1.00	2.00	3.00	4.00	0.00	1.00	2.00	0.00	
Barry	9.60	5.00	2.40	1.00	18.00	352.20	187.60	73.20	19.00	632.00	19.80	5.60	25.40	675.40
Cowbridge ward	0.20	0.20	0.80	0.00	1.20	25.80	18.40	6.60	1.20	52.00	1.00	0.40	1.40	54.60
Dinas Powys ward	1.20	0.60	0.00	0.20	2.00	24.00	18.60	6.60	1.80	51.00	2.60	0.80	3.40	56.40
Llandow/Ewenny ward	0.00	0.00	0.00	0.00	0.00	2.40	2.60	0.40	0.40	5.80	0.00	0.00	0.00	5.80
Llantwit Major ward	0.60	0.40	0.20	0.40	1.60	31.60	22.60	11.60	3.20	69.00	3.20	1.60	4.80	75.40
Penarth & Llandough	3.40	0.80	1.20	0.20	5.60	90.80	59.80	20.40	4.60	175.60	5.20	1.80	7.00	188.20
Peterston-S-Ely ward	0.00	0.00	0.00	0.00	0.00	3.40	2.00	1.60	0.60	7.60	0.40	0.20	0.60	8.20
Rhoose ward	0.00	0.20	0.00	0.20	0.40	17.60	17.00	5.60	1.00	41.20	1.20	0.00	1.20	42.80
St Athan ward	0.20	0.20	0.00	0.00	0.40	9.60	9.80	4.40	1.20	25.00	1.00	0.20	1.20	26.60
St Brides Major ward	0.00	0.20	0.00	0.00	0.20	6.00	3.60	1.20	0.40	11.20	0.00	0.00	0.00	11.40
Sully Ward	0.20	0.00	0.00	0.00	0.20	5.60	2.80	0.80	0.20	9.40	0.20	0.00	0.20	9.80
Wenvoe ward	0.40	0.20	0.40	0.00	1.00	18.00	16.20	5.20	1.80	41.20	0.20	0.20	0.40	42.60
(blank)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	15.80	7.80	5.00	2.00	30.60	587.00	361.00	137.60	35.40	1121.00	34.80	10.80	45.60	1197.20
TOTAL (Rounded off)	16	8	5	2	31	587	361	138	35	1121	35	11	46	1197

In addition to the LHMA, Vale published the first Local Authority Prospectus, in line with Welsh Government guidance, in 2021. The following gaps have been identified in the LHMA and Prospectus, and are considered strategic housing development priorities over the next 5 years:

➢ One-bedroom general needs in Barry

➢ Bungalows for families with accessible needs
➢ Older Persons accommodation
➢ Housing for people with complex needs

Conclusions

Demand for accommodation outstrips supply in the Vale. Our latest LHMA has identified the need for an additional 915 social rented units per annum and the social housing waiting list currently consists of over 5,400 households. There are significant levels of homelessness in the Vale of Glamorgan. Levels of presentations have increased since the start of the Covid-19 pandemic and the adoption of the removal of the Priority Need order has led to a sharp increase in the number of households accommodated in temporary accommodation.

The largest demographic group is young single homeless people i.e. aged under 35 although there are significant numbers of families with dependent children also requiring assistance. The most significant cause of homelessness is the loss of rented accommodation in the private rented sector and parents/ friends/ relatives no longer able to accommodate people.

Whist the moratorium on possession actions during the pandemic led to a reduction in evictions, this was offset by an increase in the number of people no longer able to stay with friends or family. Since the end of lockdown restrictions, there has been an increase in the number of section 21 notices being served and presentations from people living in the private rented sector.

Liaison work with local private landlords and agents has identified that several landlords are deciding to sell their homes to take advantage of increased property prices and also out of frustration with what they perceive to be a growing administrative burden. Some landlords referring to the Rent Smart Wales scheme and the Renting Homes Wales Act specifically.

There is anecdotal evidence emerging of increased rents with examples of landlords increasing rents by around £200 a month, raising affordability concerns for existing tenants and meaning the sector is no longer a viable option for many households on lower incomes.

Incidents of rough sleeping in the Vale are low and we do not see people sleeping in doorways in town centres or in tents in parks and open spaces. The Housing Solutions team continue to operate an outreach service and follow up any reports of rough sleeping made by members of the public. There have been incidences of begging in town centres, but these have tended to be people from neighbouring authorities coming into areas like Penarth for the day.

Section 3 – Assessing support needs

This section of the Plan provides information to gain an understanding of the needs of people who require support.

<u>Context</u>

The complexity of individuals presenting as homeless part in the last two years particularly single homeless people is placing considerable pressure on the Housing Solutions Service. This includes a small cohort of individuals with needs so complex they would struggle to live in independently in the community and require more specialist housing provision which can be difficult to access as their needs are often below the high thresholds set for this type of provision or the provision doesn't currently exist. In order help plan provision and assess and quantify the level of support needs of our homeless cohort in temporary accommodation. The below format has been developed to identify the number of households within each of four need categories, the first two of which were low and or no support needs and medium needs which could be met by mainstream support. The table can vary from day to day or weekly based on the numbers placed and leaving temporary accommodation at any point in time. The "High" category are people identified with complex needs who are deemed not tenancy ready and referred for 24/7 supported accommodation.

Support needs by high, medium and low also by household type and lead need.

Support need	Current cases	Lead Need
Low	50%	Homeless/potentially homeless
Medium	30%	Homeless/potentially homeless
High	15%	Homeless/potentially homeless
Intensive	5%	Homeless/potentially homeless

Supported housing provision and pathways

➢ Young persons gateway
➢ Supported housing gateway
➢ VAWDA-SV
➢ Prison leavers
➢ Needs mapping – unmet need

Number of people assessed for Housing related support with High, Medium or Low support needs

Lead Need	Low	Medium	High
Homeless or potentially homeless E10	46	345	289

Mental Health E3	161	291	181
Physical Mobility E7	82	91	40
Chronic Illness E11	58	112	29
Young & Vul E8	49	88	32
Learning Difficulties E2	58	47	22
Domestic Abuse E1 (Women)	94	114	158
Single Parents E12	32	52	22
Drug Issues E5	47	33	12
Alcohol Issues E4	43	51	16
Criminal Justice E9	35	34	14
Domestic Abuse E1 (Men)	15	17	11
Refugee E6	-	-	-
E13 Older People	43	81	25
Total	763	1356	851
Total %	26%	46%	29%

Current Housing Support Services:

The Vale of Glamorgan Council commissions of range of housing related support services which are geared towards homeless prevention. These services include floating support services, supported accommodation, refuge and drop-in services. These housing related support services are geared towards generic client groups but also to specific client groups such as people with mental health issues, young and vulnerable, people with learning difficulties, people experiencing domestic abuse issues, substance misuse issues, criminal justice issues and vulnerable older people.

Floating Support:

All floating support services are accessed by the Supporting People Gateway – support is geared to people who are either homeless, at risk of homelessness or people who require support to maintain their tenancy.

Provider	Scheme	Client Group	Units
Adferiad Recovery	Community Mental Health Scheme	E3 – People with Mental Health Issues	15
Atal y Fro	VAWDASV (floating)	E1 – Women Experiencing Domestic Abuse	40
Atal y Fro	Dispersed Domestic Abuse scheme	E1 – People Experiencing Domestic Abuse	6
Hafod	Esgyn Service	E2 – People with Learning difficulties	20
Hafod	Older Persons Service	E13 - Vulnerable Older People	60
Hafod	TESS 1 & 2	Generic floating support	93
Hafod	Teulu Project	E12 – Vulnerable Parents	40
Llamau	Newlands & TESS 6	E4 – Drug Issues, E5 – Alcohol issues	33
Llamau	TESS 7	E8 – Vulnerable Young People	25
Platfform	Dispersed Scheme	E3 – People with Mental Health Issues	8
Platfform	Vale MH floating support	E3 – People with Mental Health Issues	10
Pobl	Ffynnon project	E4 – Drug Issues, E5 – Alcohol issues	5
Pobl	PRS	People who are homeless/potentiallyhomeless	24
Pobl	Vale floating support	E9 – People with criminal justice issues	3
Pobl	ITESS	Generic floating support	109
Taff Housing	PAG Service	E12 – Vulnerable Parents	24
The Wallich	TESS 5	E3 – People with Mental Health Issues	50

Supported Accommodation

The following providers provide a range of supported accommodation with the priority being given to homeless people. All of these services are accessed by the Supporting People Gateway except for the Refuge.

Provider	Scheme	Client Group	Type of Accommodation	Units
Atal y Fro	VAWDASV (Refuge)	E1 – Women Experiencing Domestic Abuse	Direct Access Refuge	5
Llamau	Ty John Rowley	E8 – Vulnerable Young People	Shared Accommodation	6
Llamau	Ty'r Fro	E8 – Vulnerable Young People	Shared Accommodation	6

Llamau	Ty Newydd	E8 – Vulnerable Young People	Shared Accommodation	6
Platfform	Holmes Street	E3 – People with Mental Health Issues	Shared Accommodation	5
Platfform	Windsor Road	E3 – People with Mental Health Issues	Shared Accommodation	6
Pobl	Ty Muse	E9 – People with criminal justice issues	Shared Accommodation	4
Pobl	Ty Bawden	E9 – People with criminal justice issues	Self- contained flats	6
Pobl	Ty Mustoe	E9 – People with criminal justice issues	Mix of shared accommodation and self-contained flats	8
The Wallich	Croes Ffin	E4 – Drug Issues, E5 – Alcohol issues	Mix of shared accommodation and self-contained flats	9

Drop-in Services

Several drop-in support services are operating across the Vale to allow people to access brief intervention support directly to enable a quicker intervention a greater prevention work to take place.

Provider	Scheme	Client Group	Units
Atal y Fro	VAWDASV Drop-in	E1 – Women Experiencing Domestic Abuse	8
Hafod	Croeso Pawb	E13 - Vulnerable Older People	8
Llamau	JIGSO	E8 – Vulnerable Young People	8
Pobl	One Stop Shop	Generic client group	75

Housing support outcomes:

In the April to September 2022 reporting period 1755 individual people were supported to achieve a housing related support outcome.

Between the 1755 individuals supported to achieve at least one outcome, there was a total of 3906 outcomes recorded as being relevant to their needs. An average of 2.2 outcomes was recorded for each individual service user.

Overall, the outcomes area most identified are:

➢ Managing Accommodation (30.6%)

- ➢ Managing Money (22%)
- ➢ Mental Health (11%)

Number of outcomes supported

A bar chart titled "Number of outcomes supported" with a y-axis ranging from 0 to 1400 (in increments of 200) and an x-axis labelled "Outcome areas".

Outcome area	Approximate value
Feeling safe	300
Contributing to the safety	200
Managing accommodation	1200
Managing relationships	170
Feeling part of the community	130
Managing money	860
Engaging in educational...	90
Engaging in employment	120
Physically healthy	230
Mentally healthy	440
Leading a healthy	130

Examples of support outcomes achieved:

- ➢ Most service users leaving supported accommodation were successful in finding suitable accommodation and sustaining their own tenancies.
- ➢ A high number of service users living in temporary accommodation were supported to find suitable permanent accommodation and sustain their own tenancies.
- ➢ Most service users were supported to maximise their own income, which included successfully making benefit claims.
- ➢ Where finance is relevant service users have been supported to produce their own budget plans to ensure they have a full understanding of their income and outgoings.
- ➢ Where rent arrears are relevant service users have been supported to set up payment plans to pay of their arrears which once paid off to a satisfactory level will help facilitate their move on.
- ➢ Support staff have supported service users to maximise community participation by getting involved in local events and community groups- for example football tournaments, coffee mornings, local walking groups.
- ➢ Support staff have supported service users with volunteering opportunities and service users have been supported with writing CVs and with job applications.
- ➢ Support staff work closely with partner agencies such as housing solutions, social services, community mental health, probation, housing associations and other third sector agencies.

Issues identified by providers:

A shortage of suitable move-on accommodation has been identified which is slowing down the speed at which service users can be successfully moved-on from supported accommodation and temporary accommodation settings.

There is a shortage of supported accommodation identified in the Vale and the waiting list to move into supported accommodation can be lengthy as there is high demand for the service and move-on can be slow- particularly due to a shortage of move-on accommodation.

The Vale of Glamorgan has seen a significant increase in rents since the pandemic and Local Housing Allowance rates have been remained frozen therefore finding affordable private rented accommodation is increasingly challenging. This is particularly affecting single under 35's who are only entitled to the shared room rate as there is a shortage of shared accommodation.

Service users experiencing mental health issues are finding that there is a lengthy wait to access mental health services, which is impacting their ability to maintain their tenancies. Similarly, the wait to access substance misuse services is also lengthy and impacting service users accordingly.

Future provision:

To address the shortage of supported accommodation the following services are in the process of being developed-

A 24-hour supported accommodation project for people experiencing mental health issues is currently under construction on behalf of United Welsh with the intent to commission this as brand-new supported housing service in 2023. It is hope that this new service will reduce the waiting list for supported accommodation for people experiencing mental health issues.

A 24-hour complex needs hostel has recently been given planning approval by the Vale of Glamorgan Council. Renovation work is due to begin shortly on the building and once completed this project will be the first complex needs hostel of its type in the Vale, and support will be available 24/7 on site. It is hoped that this service will help reduce the waiting list for supported accommodation.

The aim is that service users will be supported to move-on from both supported accommodation settings as quickly as possible once they are ready to move.

Other Resettlement schemes

Vulnerable Persons Resettlement Scheme (VPRS) / Vulnerable Children's Resettlement Scheme (VCRS) – the Vale has received 20 families (64 individuals), six of those families have now been here for five years and have gone through the 'Indefinite Leave to Remain' (ILR) process, so are no longer on the schemes – The Council still supports all of the families with general enquiries, employment and matters relating to Housing.

Afghan Relocation and Assistance Policy (ARAP) – The Vale has received 4 families (21 individuals) - All families have been granted indefinite leave to remain (ILR).

Afghan Citizens Resettlement Scheme (ACRS) – The Vale has received 1 family (4 individuals) – All families have been granted ILR

Broadening Asylum Dispersal – recent changes to the UK Governments Asylum Dispersal scheme have meant that all Local Authorities in Wales will receive asylum seekers. Clear springs Ready Homes will be responsible for identifying and managing the properties and providing case workers. Support will need to be provided to Clear springs Ready Homes with information on Education / ESOL provision etc. Most Asylum seekers requiring accommodation within the UK are young single males and as we have previously demonstrated this is also the current highest level of demand for housing in the Vale.

Homes for Ukraine Scheme – The Vale has recruited an in-house Support Team with seven new officers providing support and assistance to Ukrainian families and hosts. To date over 200 people have arrived in the Vale with the majority being hosted by local families for a period of up to six months. A number of these placements have broken down and it is anticipated that many hosts will choose not to extend the arrangements after six months. This means the Council will have a responsibility to assist the Ukrainian guests to secure alternative accommodation.

Section 4 – Understanding local temporary supply

This section of the plan provides information to gain an understanding of the current supply of temporary accommodation

Baseline overview

The majority of Vale's temporary accommodation portfolio is made up of Council owned stock, including the Ty Iolo family hostel, properties leased or rented from private owners, along with a reliance on bed and breakfast/hotel accommodation secured on six-month agreements. Increasing procurement of private rentals can be problematic, as most of the owners are looking for rents in excess of the Local Housing Allowance. The property market (both sales and rentals) is buoyant, creating other opportunities for owners. As the 'everyone in' approach has required the Council to accommodate more people, many of whom are single person households, there has been a sharp increase in the use of bed and breakfast accommodation.

Temp accommodation type	Capacity	Restrictions	Description
Cartrefi Leasing scheme	Up to 29 units		Mainly self-contained homes used for families, however some access shared accommodation in HMO's
Ty Iolo Hostel	21	No pets 2 rooms are accessible, lift access to upper floors	Family accommodation with en suite bathrooms and access to communal kitchen and lounge. Staffed 24-7
PRS	84		Mainly rooms in shared houses and cater for single homeless people
Court Road, Civic Amenity site	11		Purpose built temporary accommodation. Self-contained with living room, bathroom and kitchen
Domestic abuse	8		Hostel as well as units of dispersed

			housing which is self-contained
Bed & Breakfast	102	No pets	Staffed 24-7 and on-site support provision

Section 5 – Planned temporary accommodation transformation

This section of the plan sets out the temporary accommodation transformation plan for the Vale.

A key aspect of our plan is to reduce the reliance on bed and breakfast type accommodation and move towards a model which has greater reliance on interim temporary accommodation where intensive support is provided, and the occupant provided with furnished accommodation either in a hostel, shared property or self-contained unit. The expansion in the number of these TA units will be secured from new housing supply from grant funded new build developments, private rented lettings, and private sector leasing arrangements.

There will be no test of readiness for a tenancy in any of the units of accommodation. Any placement in temporary accommodation will be for as short a time as possible until settled accommodation is available. Supported accommodation will be provided for people with complex needs and facing multiple disadvantages where assertive, intensive housing support will be provided. There is an acknowledgment that a supply of emergency accommodation will be required to provide for the immediate needs for temporary accommodation. This accommodation will be intended for very short stays to alleviate rooflessness. The aim is to eradicate the regular use of emergency accommodation over time. Currently the average length of stay in temporary accommodation is 140 days. We aim to reduce this over the life of the plan and will be a key performance indicator. A full assessment of support and accommodation needs will be required in each individual case to identify the most appropriate sustainable accommodation.

The Welsh Government Transition Tool indicates that during 2021-22, 840 households required temporary accommodation. It calculates that there is an annual shortfall of accommodation of 497 bedspaces per annum. We have assumed that the requirement to offer a duty to all who apply will remain. We also can see that the current economic pressures are already resulting in an increase of tenancy failure, rent arrears and evictions. Therefore, we are expecting that the current demand will remain stable, and very high, for at least three years. The transition plan therefore needs to bridge the gap of the 497 bedspace shortfall, and to manage the reduction of approximately 100 hotel rooms. This is a significant challenge, and will require cooperation from RSL partners, third sector providers, releasing and acquiring council owned land for development, as well as building on our prevention work.

Social rent lets

Currently 48% of relets are to homeless households. There is scope to make available additional properties next year if the age designations and local lettings criteria (in rural areas) is reviewed and relaxed.

Over the last twelve months, 62 homes with an age restriction were let. This excludes lets of sheltered accommodation and pensioner designated bungalows. 75% of the successful

applicants were not statutory homeless applicants and, in many cases, had a lower Homes4U banding. Some first floor flats in blocks where there was no lift, were difficult to let and had to be advertised more than once.

Local Lettings Policies exist mainly in rural locations and prioritise local people for social housing in order to support existing communities and allow people to remain living in smaller rural communities. In the period since January 2022, there have been 141 homes let to applicants via a local lettings policy. Around half of these homes were let to applicants with lower or no identified housing need i.e. applicants with silver of bronze bands. These applicants were successful because the strength of local connection is prioritised above housing need. If local lettings policies were not in place, 115 homes would have been available for homeless people, 32 of which were flats.

If Local Lettings Policies were in place only for the first phase of lettings after homes were built only (and not kept in perpetuity), around 38 homes would have been available to homeless households.

<u>New developments</u>

There are a number of new social housing developments in the pipeline for the next financial year:

Scheme	Ward	Units	Est comp date	Breakdown of unit sizes	Comments
Clare Garden Village Ph1	Cowbridge	56	on going	Remaining 26 properties to be handed over before 25/12/2022 - 12 x 1 bed flats, 2 x 3 bed hses & 12 x 2 bed LCHOs	30 already let
Clare Garden Village Ph2	Cowbridge	85	on going	H/O to be phased from 01/02/2023 - 09/2024 . 20 x 1 bed Flats, 24 x 2 bed Houses, 14 x 3 bed houses & 2 x 4 bed houses - rest 2 bed LCHO	
Clare Garden Village Ph3	Cowbridge	49	on going	H/O to begin 01/10/2023 - to 01/08/2025. - 14 x 1 bed flats, 12 x 2 bed houses, 5 x 3 bed houses & 2 x 4 bed houses - rest LCHOs	
Gwel Yr Ynys Phase 1	Sully	55	on going	8 x 1 bed flats, 29 x 2 bed, 4 x 3 bed , 2 x 4 bed houses and 10 x 2 bed LCHO	
50 Holton Rd, Barry	Barry	9	01/12/2023	9 x 1 bed flats	
Eagleswell	Llantwit Major	90	01/10/2023	12 x 1 bed flats, 20 x 2 bed flats, 24 x 2/3 bed flats, 20 x 3 bed houses and 14 x 4 bed houses	

				6 x 1 bed & 4 x 2 bed flats, 19 x 2 ned, 12 x 3 bed and 2 x 4 bed houses	Phased 2023-2026
Parc Fferm Wen	St Athan	43	01/08/2023	6 x 1 bed & 4 x 2 bed flats, 19 x 2 ned, 12 x 3 bed and 2 x 4 bed houses	Phased 2023-2026
Eastquay , Waterfront	Barry	36	01/08/2023	9 x 1 bed GN, 9 x 1 bed OP and 9 x 1 bed MH Supported	
Haydock House	Barry	16	01/07/2023	10 x 1 bed and 6 x 2 bed flats	Started on site 1/06/22
Eastquay , Waterfront	Barry	9	01/06/2023	9 x 2 bed flats	
Seaview Labour	Barry	28	01/03/2023	17 x 1 bed, 8 x 2 bed and 3 x 1 bed adapted	Delayed
The Castle	Barry	14	01/03/2023	12 x 1 bed and 2 x 2 bed flats	Delayed
Eastquay- Barry Waterfront	Barry	9	01/01/2023	2 x 2 bed a 5 x 3 bed Houses & 2 x 2 bed LCHO	Delayed
Eastquay , Waterfront	Barry	8	01/12/2022	4 x 1 bed flats, 2 x 2 bed houses and 2 x 2 bed LCHO	delayed from sept 2022

Temporary Accommodation Planning

Bed and breakfast is the most costly and inappropriate form of accommodation. Current estimates of costs are that continued use of existing accommodation for the whole of the next financial year would be around £3.8m. This is unaffordable. The units of accommodation themselves whilst in good condition, lack access to cooking and washing facilities which pose a challenge to single people and couples residing there.

There is an urgent and pressing need to reduce the usage of bed and breakfast accommodation over the next six months and use a range of alternative provision. The breakdown of the additional temporary accommodation capacity is set out in the table below.

Accommodation	Current capacity	Target capacity	+/_	Comments
Ty Iolo Hostel	21	21	0	No expansion possible in existing building
Lodges at Civic Amenity site	11	11	0	No change
Leasing scheme properties	28	24	-4	Small reduction as existing leases expire
Shared accommodation in PRS	84	96	+10	New landlords coming on board
Shared accommodation to be	0	12	+12	Conversion of 4, three bed Council houses into shared accommodation

created in Council stock				
Potential additional homes available as result of changes to age designations	0	18	+18	Reducing age designations at some flat blocks
Potential additional homes as a result of reviews to Local Lettings Policies	0	35	+35	Relaxation of local connections criteria
Reduction in demand for TA if Gold + is retained for homeless at home	0	-20	+20	Reduced demand/ pressure on TA
New temp accommodation Eagleswell School	0	90	+90	New modular units due to be completed in May 2023
New TA at Olive Lodge	0	10	+10	Planning in place
New TA for people with complex support needs	0	8	+8	
Bed and breakfast use	80	0	-80	Intention to stop using B&B after March 2024
Future homeless presentations	156	0	-156	
End of Ukraine host placements	20	0	-20	
New social housing to be completed in next year	0	89	89	
			+22	

Partnerships are key to bringing the additional capacity on stream. The Council's in-house Development team are prioritising several schemes including the acquisition of the former Olives Guest House on Port Road, Barry and the development of the former Eagleswell School site in Llantwit Major which is being developed for use by Ukrainian households at the end of their host placement as part of the Homes for Ukraine scheme.

Partnerships with Community Councils and others are also key to supporting those in greatest housing need i.e. homeless households to move into available homes in rural areas.

The private rented sector continues to be hugely important and relationships with private landlords are as important as ever. Existing partner landlords continue to work with us to ensure homeless people have access to accommodation and a number of landlords are also aiming to expand their property portfolios which will increase supply further. There is an

opportunity next year to bring the existing leasing scheme 'in house' within the Council. A business case has been prepared and Cabinet approval will be sought to enter into lease agreements with property owners who had previously signed up to leases via Cartrefi. As well as extending the leases of the 28 existing homes, there is potential to expand the scheme further and bring new landlords and properties on board.

Section 6 – Development of the transformation plan

Vision

The vision is to prevent homelessness wherever possible and when it does occur, ensure that it is brief and not repeated.

To do this we need to:

- ➢ Strengthen our evidence base to highlight need
- ➢ Increase the supply of temporary and permanent accommodation
- ➢ Maximise the benefit of existing social housing stock
- ➢ Transition services towards a paid rehousing model so that people in crisis can access accommodation and support quickly
- ➢ Maximise opportunities to prevent homelessness
- ➢ Ensure that high quality housing support services are available to meet people's needs and that support is delivered in a person centred way
- ➢ Adopt a partnership approach so different Council services and external partners work closely to support agreed priorities

Key challenges

- ➢ Shortage of one bed Council homes which limit move on opportunities for single people and couples
- ➢ Reliance on expensive bed and breakfast accommodation
- ➢ Restrictions in place which prevent homeless people accessing some properties e.g. age designated properties and local lettings policies in some rural areas designed to prioritise local people
- ➢ Lack of private rental homes available at the local housing allowance rate
- ➢ Increasing private rents in private sector and reducing supply
- ➢ Lack of supported accommodation for individuals with complex needs

Priority actions

The five-year plan sets out actions each year which will be subject to monitoring and review, however the following actions have been identified as key priorities.

- ➢ Expand the supply of Council owned temporary accommodation, including new modular homes built off site to reduce lead in time, conversion of existing Council owned buildings and the purchase of private properties on the open market.
- ➢ Explore scope to bring private sector leasing into the Council's Housing Solutions team (to support the future expansion aspirations)
- ➢ Develop new partnerships with investor landlords to increase access to private rented accommodation, particularly shared rooms available at the LHA rate
- ➢ Review Allocations Policy to ensure homeless households receive sufficient priority to access social housing

- Review age designation and existing local lettings policies with a view to increasing access to homeless people
- Consider Homeless at Home priority within the Allocations Policy to reduce pressures on temporary accommodation
- Provide intensive management and support to households in temporary accommodation to ensure they are ready to move on and are all housing solutions are being explored proactively
- The Housing Prospectus will reflect the need to build more one bedroom accommodation
- Review impact and effectiveness of homeless prevention service to ensure that staff have the right training and tools to prevent homelessness

Section 7 - Action Plan

Objective 1: Expand the supply of affordable housing

Priority		Timescale	Responsibility
Provide strong evidence base to highlight need	Update Local Housing Market Assessment	Year 1	Housing Strategy Coordinator
	Undertake local needs assessments of rural areas	Year 1/2	Rural Housing Enabler
	Review and update prospectus	Year 2	Housing Strategy Coordinator
	Collate and analyse data in respect of homelessness to identify trends and themes	Annually	Rapid Rehousing Lead
	Track resettlement trends and emerging needs for move on	Annually	Rapid Rehousing Lead
Increase supply of temporary and permanent housing	Manage Programme Delivery Plan and maximise additional monies via slippage	Annually	Housing Strategy Coordinator
	Provide assurances to RSLs to forward fund schemes to enable opportunities for extra Social Housing Grant via slippage to be maximised	Year 1	Housing Strategy Coordinator
	Maximise delivery of affordable housing via section 106 planning agreements	Annually	Housing Strategy Coordinator
	Expand Council new build programme at scale and pace	Year 1- 4	Housing Development OM
	Explore opportunities for alternative grant funding e.g. Town Centre Regeneration Board, Transitional Accommodation Capital Programme etc	Year 1- 4	Housing Strategy Coordinator
	Purchase and convert properties on open market	Years 2-4	Housing Development OM
	Explore scope to convert existing social housing into smaller units or shared	Year 1	OM Public Housing
	Explore scope for in house private sector leasing scheme	Year 1	OM Public Housing

	Explore scope to use existing Council office accommodation for residential purposes	Year 1-4	OM Public Housing
	Review Council owned land for potential housing e.g. garage site, green space	Year 1-4	Housing Strategy Coordinator
Maximise benefit of existing housing stock	Review Homes4U allocation Policy to increase the number of offers made to homeless households	Year 3	Rapid Rehousing Lead /Housing Solutions Manager
	Minimise empty properties in social rented and private sector	Year 1-3	Empty Homes Officer
	Consider de designating age restricted properties	Year 1	Rapid Rehousing Lead
	Explore scope to relax local lettings criteria to increase the number of homes available to households in the greatest housing need	Year 1	Rapid Rehousing Lead
	Flip existing Temporary Accommodation into permanent accommodation	Year 1	OM Public Housing
	Consider the options for converting larger Council homes into shared tenancies	Year 1	Rapid Rehousing Lead
Expedite move on from Temporary Accommodation	Intensive rapid rehousing support provided to all tenants in temporary accommodation	Year 1	Rapid Rehousing Lead
	Regular reviews of Personalised Housing Plans for homeless households	Year 1	Rapid Rehousing Lead
	Property bids placed for households in temporary accommodation with the earliest Homes4U registration dates	Year 1	Rapid Rehousing Lead
Maximise opportunities to prevent homelessness	Review effectiveness of current prevention measures	Year 2	Rapid Rehousing Lead
	Review existing roles within Housing Solutions team and consider case for dedicated Prevention staff	Year 2- 3	Housing Solutions Manager
	Review Vale Assisted Tenancy Scheme to ensure people at risk of homelessness are prioritised	Year 2- 3	Rapid Rehousing Lead

	Monitor use of Prevention Fund to ensure it successfully contributes to sustainable tenancies, including data on use of Tenancy Hardship Fund.	Year 1	Rapid Rehousing Lead
	Review best practise in sector focussing on Councils with the highest prevention rates	Year 2	Rapid Rehousing Lead

Objective 2: Provide the right support

Ensure right support is available	Review and assess support outcomes	Annually	Supporting People Coordinator
	Provide dedicated move on support to assist households in Temporary Accommodation to move on	Year 1	Rapid Rehousing Lead
	Prioritise support for homeless people	Year 1-4	Supporting People Coordinator
	Increased awareness and understanding of Housing Related Support Services, Mental Health services, Substance Misuse Services, Local Area Co-ordination and others	Year 2- 3	Supporting People Coordinator
	Ensure all staff receive relevant training through a trauma informed, PIE approach.	Year 1- 4	Supporting People Coordinator
	Work with partners in Health, Adult Services and Police to ensure that crisis support and intervention is available to people in need	Year 1- 4	Supporting People Coordinator
	Consider establishment of triage service	Year 1- 2	Supporting People Coordinator
	Commission specialist support to address any gaps in current provision	Year 3-4	Supporting People Coordinator
	Review existing supported housing pathways	Year 2	Supporting People Coordinator
	Strengthen nomination rights to supported accommodation	Year 2- 3	Supporting People Coordinator

	Review eligibility criteria for existing supported housing	Year 2- 3	Supporting People Coordinator
	Develop specialist provision for individuals with complex needs	Year 2- 3	Supporting People Coordinator

Objective 3: Strengthen partnership working

Ensure effective partnership working underpins homelessness services	Set up a task force meeting amongst partners with the objective of implementing the Rapid Rehousing Transition Plan	Year 1	Rapid Rehousing Lead
	Review existing working arrangements between internal departments and identify areas for improvement	Year 2-3	Rapid Rehousing Lead
	Promote the rapid rehousing message with key stakeholders	Year 1-4	Rapid Rehousing Lead

Objective 4: Reinforce corporate buy in

Other Council Departments support the Councils Homelessness work	Ensure homelessness prevention is adopted by all Depts and is featured in annual service plans.	Year 2-4	Rapid Rehousing Lead
	Educate all Members in relation to Homelessness prevention and the Homes4U Scheme	Year 1-4	Rapid Rehousing Lead