

# CYNGOR SIR CEREDIGION COUNTY COUNCIL

**Adroddiad i'r:** Pwyllgor Trosolwg a Chraffu Cymunedau Iachach

**Dyddiad y cyfarfod:** 11<sup>eg</sup> Mawrth 2024

**Teitl:** Cynllun Ailgartrefu Cyflym Ceredigion

**Pwrpas yr adroddiad:** Er gwybodaeth a phenderfyniad

## **Rheswm y mae'r Pwyllgor Craffu wedi gofyn am y wybodaeth:**

Er gwybodaeth

### **Cefndir**

Cyhoeddodd Llywodraeth Cymru'r Cynllun Gweithredu 'Rhoi Diwedd ar Ddigartrefedd' yn ôl ym mis Tachwedd 2021, sy'n ymrwmo i wneud digartrefedd yn rhywbeth 'prin, byrhoedlog ac na fydd yn cael ei ailadrodd'.

- **Prin:** Mae pobl yn cael eu hatal rhag dod yn ddigartref yn y lle cyntaf
- **Byrhoedlog:** Mae pobl yn cael ymateb cyflym ac effeithiol os ydyn nhw'n dod yn ddigartref
- **Ni fydd yn cael ei ailadrodd:** Nid yw pobl yn profi sawl cyfnod o ddigartrefedd

Mae hyn yn dilyn egwyddorion model Llesiant Gydol Oes i raddau helaeth, ac felly dyfeisiwyd cynllun ailgartrefu cyflym y Gwasanaethau Tai gyda hyn mewn golwg.

Mae Ailgartrefu Cyflym yn ddull o weithredu a gydnabyddir yn rhyngwladol sy'n sicrhau y gall unrhyw un sy'n profi digartrefedd symud i gartref sefydlog cyn gynted â phosibl, yn hytrach nag aros mewn llety dros dro am gyfnodau hir.

### **Y prif elfennau yw:**

- Tybir bod pawb yn 'barod i gael cartref' gyda'r gefnogaeth gywir
- Mae pobl yn treulio cyn lleied o amser â phosibl mewn llety dros dro
- Pan fydd angen llety dros dro ar bobl, mae o safon uchel
- Mae pobl yn gallu cael gafael ar y cartref cywir yn y lle cywir iddyn nhw
- I'r rhan fwyaf o bobl, cartref annibynnol, prif ffrwd fydd y dull diodyn o weithredu, ond mae'n bosibl y bydd eraill yn dewis llety â chymorth
- Mae pobl yn gallu cael gafael ar gymorth amlasiantaethol o ansawdd uchel, wedi'i deilwra i anghenion unigol, lle bo angen hyn

### **Y Sefyllfa ar hyn o bryd**

Wrth adolygu data'r presennol a'r gorffennol fe wnaethom nodi rhai meysydd ffocws allweddol penodol a fydd yn ein galluogi i drosglwyddo i ddull ailgartrefu cyflym o weithredu.

## Ffocws Allweddol

- Datblygu atebion i'r rheini dan 35 oed.
- Canolbwyntio ar atal digartrefedd.
- Deall ac osgoi cyflwyniadau ailadroddus.
- Gwella perthnasoedd â'r Sector Rhentu Preifat.
- Parhau i ddarparu llety dros dro a rennir.
- Datblygu ymhellach unedau llety dros dro a gefnogir yn briodol ac opsiynau symud ymlaen ar gyfer y rheini ag anghenion uwch.
- Rhagor o opsiynau llety 1 gwely.
- Tyfu Cynllun Lesio Cymru.
- Datblygu atebion cyfryngu ymhellach.
- Adolygu polisi dyraniadau cyffredin.

Mae amcanion y Cyngor yn ystod y cyfnod pontio yn cynnwys deall tirwedd y presennol a'r dyfodol ymhellach, adeiladu ar y model presennol a gweithio gyda phartneriaid i sicrhau bod llwybrau i osgoi neu leihau digartrefedd yn gadarn. Gellir crynhoi ein cyfeiriad cyffredinol fel a ganlyn:

- Deall tueddiadau mewn digartrefedd a data anghenion cymorth
- Gweithio gyda phartneriaid i sefydlu llwybrau ar gyfer llwyddiant.
- Sefydlu llwybrau clir ar gyfer pobl sydd mewn perygl o ddigartrefedd neu sy'n profi digartrefedd.
- Gweithio gyda phartneriaid ariannu i sefydlu cynlluniau a llety newydd.

Mae'r Cynllun Pontio Ailgartrefu Cyflym yn bwydo i Strategaeth Dai Cyngor Sir Ceredigion, sef y ddogfen tai strategol gyffredinol ar gyfer y Cyngor. Mae'r Cynllun Ailgartrefu Cyflym yn eistedd ochr yn ochr â dogfennau allweddol eraill o dan y Strategaeth hon;

1. Rhaglen Cymorth Tai
2. Prosbectws Awdurdod Lleol
3. Cynllun Gweithredu Eiddo Gwag
4. Cynllun Pontio Ailgartrefu Cyflym

Mae pum blaenoriaeth wedi'u nodi o fewn y Cynllun gyda Chamau Gweithredu wedi'u rhestru i helpu a monitro eu heffeithiolrwydd.

**Blaenoriaeth 1: Ymyrrir ac atelir yn gynnar er mwyn osgoi'r angen am lety dros dro lle bynnag y bo modd.**

**Blaenoriaeth 2: Bod lleoliadau llety dros dro mor fyr â phosibl a bod llwybrau clir allan o lety dros dro.**

**Blaenoriaeth 3: Bod digon o gymorth ar gael i bobl mewn llety dros dro i ddatrys eu sefyllfa.**

**Blaenoriaeth 4: Bod mathau penodol o lety dros dro ar gael i ddiwallu anghenion.**

**Blaenoriaeth 5: Bod defnyddio Gwely a Brecwast a Gwesty yn eithriad yn unig.**

**Llesiant Cenedlaethau'r Dyfodol:**

**A oes Asesiad Effaith Integredig wedi'i gwblhau? Os nad oes, dywedwch pam.**  
Oes

**Crynodeb o'r Asesiad Effaith Integredig:**

**Hirdymor:** Cyfnod y Cynllun yw 5 mlynedd. Ar ôl hynny bydd yn cael ei adolygu i sicrhau ei fod yn dal i ddiwallu anghenion trigolion a chaiff ei ddiwygio yn unol â hynny. Eir i'r afael ag anghenion tymor byr trwy ddarpariaeth ar unwaith o ran ymateb a chymorth.

**Cydweithio:** Mae'r Cynllun yn ei gwneud yn ofynnol i gymorth gwasanaethau mewnol ac asiantaethau allanol eraill gael ei wireddu'n llawn. Mae perthnasoedd mewn llawer o feysydd wedi'u datblygu'n ddigonol i gyflawni.

**Cynnwys:** Mae darparwyr cymorth yn cael cyfle i gael adborth a datblygu gwasanaethau. Llywodraethu i'w wneud drwy Bartneriaeth Tai Strategol.

**Atal:** Mae'r Cynllun Ailgartrefu Cyflym yn ymgorffori'r nod o atal er mwyn cynnal cartrefi cynaliadwy, gan atal digartrefedd lle bo hynny'n bosibl.

**Integreiddio:** Mae'r Gwasanaeth Tai wedi'i wreiddio'n llawn yn y model Llesiant Gydol Oes, gan weithio'n gyfannol gyda gwasanaethau eraill i sicrhau canlyniad sy'n canolbwyntio ar yr unigolyn. Mae'r cynllun hwn yn annog cydweithio a gweithio mewn partneriaeth i sicrhau y caiff ei flaenoriaethau allweddol eu cyflawni.

**Argymhelliad:**

Cymeradwyo'r cynllun a'r blaenoriaethau a nodwyd

**Rhesymau dros y penderfyniad:**

**Galluogi'r Cyngor i symud tuag at Roi Diwedd ar Ddigartrefedd a'i ymrwymiad bod Digartrefedd yn rhywbeth 'Prin, Byrhoedlog ac na fydd yn cael ei ailadrodd'**

**Enw Cyswllt:** Llyr Hughes

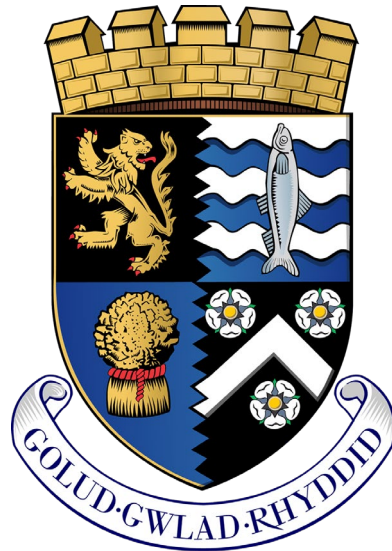
**Swydd:** Rheolwr Corfforaethol – Gwasanaethau Tai

**Dyddiad yr Adroddiad:** 16/2/2024

**Acronymau:**



# Rapid Rehousing Transition Plan



Cyngor Sir  
**CEREDIGION**  
County Council

2023 – 2028

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## Introduction – Section 1

### 1.1 Introduction

Ceredigion County Council is committed to making homelessness rare, brief and unrepeated.

The benefits of secure, settled and self-contained housing for people who have experienced or been at risk of homelessness are well documented. People experiencing homelessness should be supported to a stable home as quickly as possible. This will help avoid the destabilising and marginalising effects of prolonged homelessness or prolonged stays in emergency or temporary settings while remaining homeless.

During 2020 – 2022 as a result of the Covid pandemic, the Council worked hard to accommodate all those at risk, under an ‘Everybody In’ umbrella. Whilst this has led to increased pressures on the Housing Options and Support teams, we recognise the positive outcomes this has had for people experiencing homelessness and aim to continue the approach, in line with Welsh Government expectations and changes in legislation.

Our Rapid Rehousing Transition Plan is a response to the increased focus on preventing and minimising homelessness. During 2022 the Council has undertaken a review of homelessness data, temporary accommodation and support needs and worked with partners to develop and plan a transition to a landscape where we can confidently state that in Ceredigion, homelessness is rare, brief and unrepeated.

Ceredigion’s Corporate Strategy 2022 - 27 identifies four key well-being objectives:

- Boosting the economy, supporting businesses and enabling employment
- Creating caring and healthy communities
- Providing the best start in life and enabling learning at all ages
- Creating sustainable, green and well-connected communities

The wellbeing objectives have been identified through public engagement and the assessment of local well-being. One of the key areas of concern highlighted by the public was that of housing affordability. A low average wage, coupled with high cost of housing means many people struggle to find appropriate housing for their needs. In addition, an ageing population and an increased number of smaller households are drivers behind our strategic objectives. These wider issues are addressed in the Council’s Housing Strategy.

The Rapid Rehousing Transition Plan feeds into Ceredigion County Council’s Housing Strategy, which is the overarching strategic housing document for the Council. The Rapid Rehousing Plan and sits alongside other key documents under this Strategy;

1. Housing Support Programme
2. Local Authority Prospectus
3. Empty Property Action Plan

#### 4. Rapid Rehousing Transition Plan

##### National Picture

Across Wales changes are happening which increase the need to develop a plan. Welsh Government remains committed to making homelessness rare, brief and unrepeated. Along with the temporary pandemic changes they have taken steps to bring in new legislation, temporary changes and policy direction. The following national legislation and policies are relevant when considering the implementation of Rapid Rehousing:

- **Housing (Wales) Act 2014.** The Act is the primary legislation underpinning homelessness prevention.
- **Additional priority need category.** An 11<sup>th</sup> category of priority need has been introduced aiming to ensure more people can be assisted.
- **Renting Homes (Wales) Act 2016.** Implemented in December 2022, this Act changes tenancy law and strengthens rights for tenants.
- **Welsh Government Programme for Government.** The Government committed to fundamentally reform homelessness services, focussing on prevention and a rapid rehousing approach. In addition, there is a commitment to supporting innovative housing development to meet care needs, improve joint working across housing and social services, and explore reform of current services for looked after children and care leavers.
- **Labour/ Plaid Co-operation Agreement.** Additional commitments were brought forward to address second homes and improve the supply of social housing.
- **Commitment to 20,000 social homes.** Welsh Government are committed to increasing the number of social housing homes through the course of the term.
- **Homelessness Action Group.** Recommendations were proposed by the group including better partnership working, increasing supply and choice, maximising support opportunities and a no-wrong door approach.
- **Preventing Youth Homelessness.** Key commitments to legislate in relation to homelessness for young people.

In addition to the above, which focus on homelessness issues, there are a number of legislative and policy interventions which help provide a framework around how services across Wales should be delivered.

- Well-being of Future Generations (Wales) Act 2015
- Social Service and Well-being (Wales) Act 2014
- Violence Against Women, Domestic Abuse and Sexual Violence (Wales) Act 2015
- Substance Misuse Delivery Plan 2019 – 2022

In reflection of the above on moving to a rapid rehousing approach, there are several **key principles** which need to be incorporated in any plans. These are as follows;

- The earliest preventions are most effective and most cost effective and should always be the interventions of first choice.
- Tackling and preventing homelessness is a public services matter – rather than a ‘housing matter’.
- All services should place the individual at the centre and work together in a trauma informed way.
- The duties in Part 2 of the Housing (Wales) Act 2014 should be the last line of defence – not the first.
- Solutions should be sustainable and long-term.

All the above legislations, policy and plans set the landscape against which the Rapid Rehousing Transition Plan is drawn up.

### Local Picture

Ceredigion County Council has its own background of policy and plans which need to be realised. It is equally important that these local plans and strategies are considered in the development of Rapid Rehousing. The local landscape and data is explored further in section 2, however our corporate direction is captured in the following documents:

- **Corporate Strategy 2022-2027.** Ceredigion County Council has four overarching goals which cover a range of priorities for the organisation. Key to Rapid Rehousing is the focus on delivering the TAW programme, supporting community facilities, increasing social housing stock, discouraging second homes, and enabling more young people into housing.
- **Local Wellbeing Plan 2022-2028.** Well-being objectives developed as a result of a well-being assessment include tackling hardship and poverty, enabling communities to feel safe and connected, supporting and welcoming asylum seekers and refugees.
- **Through Age Wellbeing Strategy 2021-2027.** Key aims of the strategy are in early help and prevention, and early intervention to prevent escalation of crisis.
- **Housing Strategy 2023-2028.** The housing strategy has recently been reviewed. Key aims are to increase supply and improve housing conditions and to support residents in their homes and communities.
- **Housing Support Programme Plan 2022-2026.** The vision is set around ensuring partners work effectively to ensure access to suitable housing with timely and appropriate support. The Action Plan includes maximising support in temporary accommodation enabling rapid move-on and strengthening access to the private rented sector.
- **Economic Strategy 2020-2035.** The strategy sets out how we will achieve a strong, sustainable and more resilient Ceredigion. Included is the aim to maximise opportunities for affordable homes.

Our Rapid Rehousing Transitional Plan will dovetail into the Housing Strategy, working in close alignment with the Housing Support Programme Plan, to drive forward change which minimises time spent in temporary solutions to housing issues and maximises prevention and support opportunities.

## 1.2 Vision

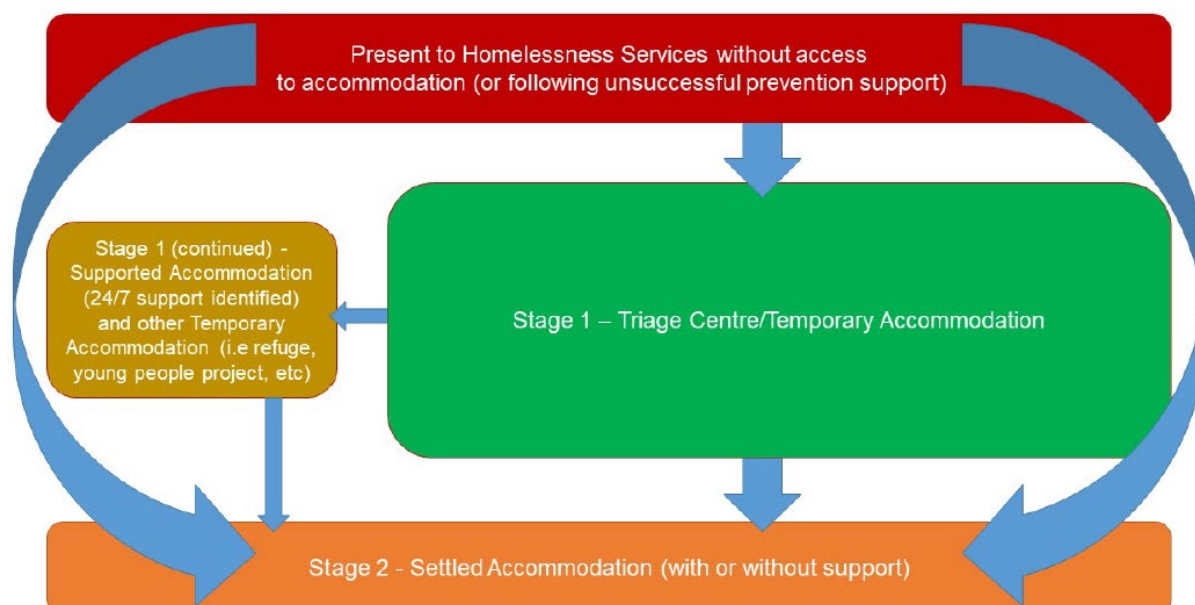
*By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.*

By focussing on a prevention approach where possible, we aim to ensure that people remain in safe and secure homes, where they can be supported to live in their community. Whilst the importance of the person having a settled home is paramount, this nevertheless requires a partnership approach with statutory and non-statutory partners, ensuring the person who is homeless, or at risk of homelessness can access additional support according to need, whether this be low level, and in the community, through to high level statutory or commissioned support.

### Rapid Rehousing Model

Rapid Rehousing is based on the principles of moving people to settled accommodation quickly, with temporary accommodation although key, ideally being a limited part of the model. The Council is committed to a model which does not assess a person's readiness for accommodation but provides settled accommodation with the right support to allow someone to live without fear of homelessness.

**Fig 1. Welsh Government Rapid Rehousing Model**



The objectives of the Council during the transition phase include further understanding the current and future landscape, building on the current model and working with partners to ensure pathways to avoiding or minimising homelessness are robust. Our general direction can be summed up as follows:

- Understand trends in homelessness and support needs data.
- Work with partners to establish pathways for success.
- Establish clear pathways for people at threat of or experiencing homelessness.
- Work with funding partners to establish new schemes and accommodation.

In reviewing the current and past data we have identified some specific key areas of focus which will enable our transition to a rapid rehousing approach.

### **Key Focus of Rapid Rehousing Plan**

- Developing solutions for those under 35 years.
- Focus on prevention of homelessness.
- Understanding and avoiding repeat presentations.
- Improving relationships with the Private Rented Sector.
- Continued provision of shared temporary accommodation.
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs.
- More 1 bed accommodation options.
- Grow Leasing Scheme Wales.
- Further exploration of mediation solutions.
- Review common allocations policy.

### **Our vision**

*By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.*

### 1.3 Governance

The Rapid Rehousing Transition Plan will be led by the Council, with support from partner agencies including Registered Social Landlords and the Housing Support sector.

Sitting under the Housing Strategy 2023 – 2028, the RRTP will be one of four documents which enable us to deliver our objectives.

1. Housing Support Programme
2. Local Authority Prospectus
3. Empty Property Action Plan
4. Rapid Rehousing Transition Plan

In turn these sit within the hierarchy of the Council's strategic direction as identified below.



It is recognised that tackling homelessness is a public service matter and cannot be realised by housing departments alone. The Housing Service works with other departments in achieving aims and objectives set out in the Housing Strategy and subsequent plans, notably Porth Gofal, Porth Cynnal, Porth Cymorth Cynnar and Economy and Regeneration.

By adopting a wider view of tackling homelessness this enables us to work with others in addressing some of the root causes, for example in increasing availability of suitable and appropriate housing, and addressing support needs appropriately.

The Housing Support Programme Plan addresses our objectives for supporting people, and the corresponding needs assessment reviewed the needs in the County.

The Local Authority Prospectus is the mechanism for delivery of additional social housing in the County, via Social Housing Grant. Ceredigion County Council also makes use of other funding sources to increase supply.

The Empty Property Action Plan identifies key empty properties that through funding and enforcement can be brought back into use, thus increasing the number of homes available for use.

The Rapid Rehousing Transition Plan aims to identify other sources of funding and partner working opportunities which could assist with preventing and relieving homelessness and improve pathways for service users.

### **Strategic Housing Partnership**

Our Strategic Housing Partnership meets quarterly. The membership of this group includes the Cabinet Members for Housing and for Through Age Wellbeing, Registered Social Landlords, Private Sector representation, Ceredigion Association of Voluntary Organisations, Housing Service, Planning Services, Economy and Regeneration and Finance representatives, including Corporate Lead Officers. Through this existing governance we will aim to report regularly on progress with the Rapid Rehousing Transition Plan.

Internal oversight of the Rapid Rehousing Transition Plan will also take place through the following groups:

1. TAW project board
2. Leadership Group

Quarterly reports will be presented to the Strategic Housing Partnership to ensure that our partners are engaged and on-board with the direction of progress.

### **1.4 Engagement**

Initial engagement regarding the plan was through the monthly Homeless Cell meetings, which were set up during the Covid-19 pandemic. A series of internal meetings were held with relevant staff in the collection of data and development of ideas.

In January 2023, engagement events were held with RSL and other housing and support providers, statutory services and with staff as part of our Housing Strategy renewal. The data collected was presented at these engagement events, and feedback was gathered. This has helped to shape the plans.

The draft Rapid Rehousing Plan will be shared with the following stakeholders for further input and feedback.

Strategic Housing Partnership  
Housing Support Steering Group  
Housing Support providers  
Registered Social Landlords

Corporate Managers  
Probation service  
Health Board

Throughout the life of the Rapid Rehousing Plan, The Housing Service will work closely and collaboratively with internal and external partners to progress and develop the outcomes. In this manner we will build on the foundation of the plan, shaping priorities as we progress through the years.



## Homeless Data and Analysing Need – Section 2

### 2.1 Context

Ceredigion covers an area of 1,900km<sup>2</sup> and is mostly made up of agricultural land, moorland and forestry, with the upland areas to the east forming a significant portion of the Cambrian Mountains.

There are six main towns in Ceredigion that are located on the coast or in river valley locations. The towns are Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.

### Population

The latest census figures indicate Ceredigion's population to be 71,500 (2021). The population has been decreasing since 2012. The latest Welsh Government projections suggest that it will continue to decline over the next 25 years, with a projected 6% decrease and an estimated reduction of approximately 4,300 people.

Against this overall projected decline, Ceredigion's older population (65+) is expected to grow significantly over the next 20 years (by 23.7% or +4,305 people), whilst the working age population (16-64) and children (0-15) are expected to decrease. The largest projected increase within the 65+ age group will be those aged 75-84.

In contrast, Stats Wales predictions indicate that there will be a decrease in size of household. Extrapolating the predicted population numbers against the household size indicates there will be a **rise in the number of households** requiring accommodating. The trend will be for **smaller household sizes**.

Further data collected via homelessness and housing register services below supports the need for more 1 bed accommodation to enable rapid rehousing.

Looking at the age demographics of applicants to the housing register and homelessness households in comparison to the population of the County we see the following information:

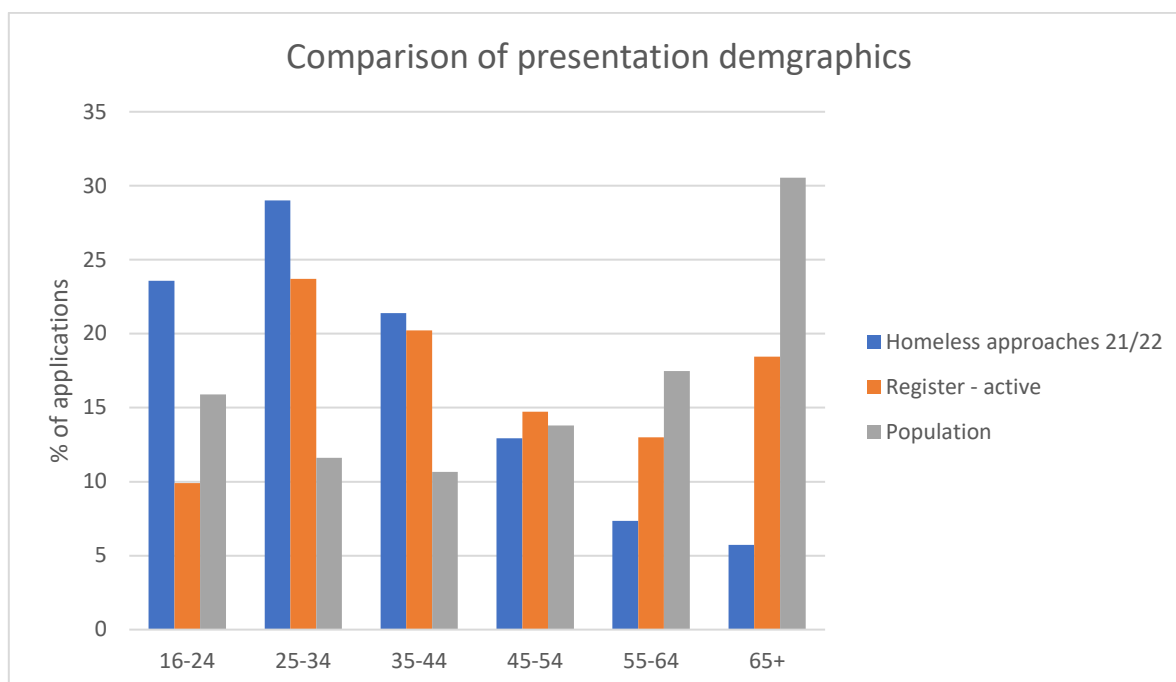
**Fig 2. Age distribution of housing register and homelessness compared to general population (over 16y)**

Age of lead applicant	Whole register 2022		Homeless households (all presentations) 2022		Ceredigion population (% of 16+ in 2021)
16 – 25	218	13.0%	42	27.5%	17.2%
25 – 64	1155	68.9%	105	68.7%	52.9 %
Over 65	304	18.1%	6	3.9%	29.9%

The table indicates that homelessness presentations **are overrepresented in the 16 to 25 age group** by a significant margin. 27.5% of homeless applicants in temporary accommodation are in this group yet only 17.2% of the general population is in this age bracket.

Fig 3 below provides further detail on the age group 26 - 64 years. There are proportionately more households approaching the housing options service in the under 35's age group. (53% compared to 28% general population). Over 65's are generally less likely to present to the housing options service and more likely to be aided without the need for temporary accommodation.

**Fig 3. Comparison of age demographics with homeless presentations, register applications and general population.**



### Affordability

Average (median) annual earnings are over £1,637 lower in Ceredigion (£22,028) than the national average (£23,665). Along with lower-than-average earnings, Ceredigion residents are also faced with higher-than-average house prices and rents. In September 2022 the average property price was £262,535 in Ceredigion which is 17.3% higher than the Wales average of £223,798.

A lower than average wage coupled with a higher than average house price contributes to the unaffordability of housing for many.

The COVID-19 pandemic has had a major impact on the housing market and housing affordability locally. The increase in demand combined with the limited stock has caused a mini housing 'boom' in the County which has subsequently been felt across most of Wales. The increased opportunities for homeworking are one of the drivers behind the increase in demand, along with the pull of Ceredigion's unique natural environment.

In addition to the above, a recent study by the Bevan Foundation highlighted that there were no properties advertised in August 2022 at or below Local Housing Allowance (LHA) rates in Ceredigion of any size. Remarkably across Wales there were approximately 6% of properties available at LHA rates, with regional variations. LHA is supposed to cover 30% of properties within an area. With the rates of LHA

staying at the 2020 rate for 2023/2024 affordability of private rentals continues to be an issue.

### Housing Need and Supply

Private Rented Sector levels in Ceredigion are comparatively high, the Stats Wales 2022 stock estimate suggesting a figure of 6,200 out of 36,900 households or 16.8%, against a Wales average of 13.2%.

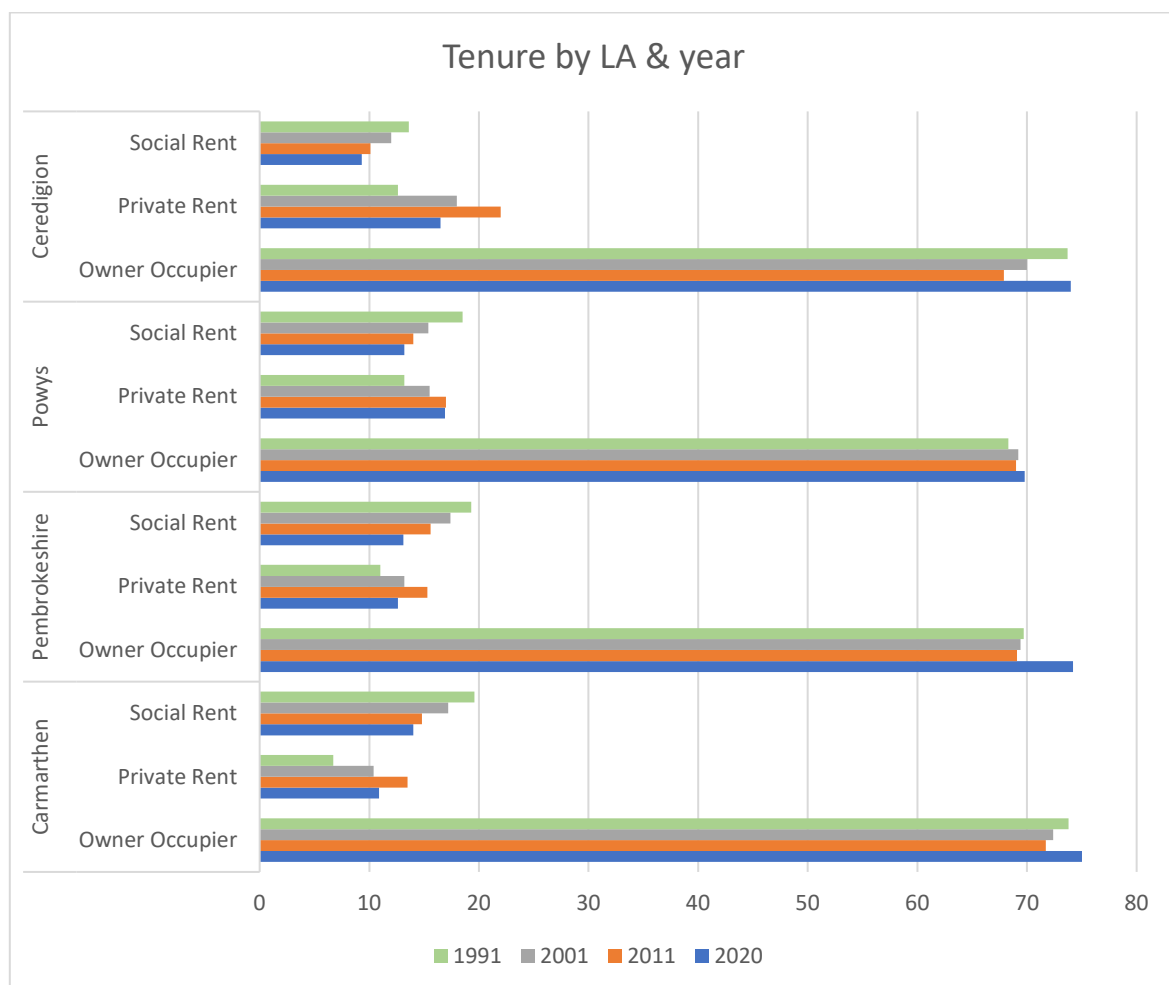
By contrast the amount of general needs Social Housing in the County is around 9.5% of the housing stock, against a Wales average of 15.9%.

The availability of rented housing overall in Ceredigion is therefore 26.3% in comparison with an average Wales wide figure of 29.1%.

Taking into consideration that the cost of private rented housing is generally higher than social rent, with the skew towards a private rent availability, and a lower-than-average income, Ceredigion remains one of the **most unaffordable** County's to live.

### Fig 4. Ceredigion and Neighbouring Local Authorities: Tenure by Local Authority

(Source: Census 1991, 2001, 2011, Sept 2020 Stock estimate. Note: figures may not sum due to rounding.)



As a non-stock holding Local Authority, Ceredigion has **less flexibility** than others in developing internal solutions to help address homelessness however is quite successful in discharging homelessness into the private rented sector.

## Social Housing need

Although having a lower-than-average social housing stock, the demands for social housing, as recorded on the common housing register, nevertheless give us a good picture of need in the County. This is particularly relevant for homelessness cases and rapid rehousing approach. There are currently around 1700 active applications on the housing register. Of these, in May 2022, 126 applications held a homeless duty.

Examining data **by area**, we can see the demand by Town, for the whole register, and those who are homeless, in comparison to the availability of stock.

**Fig 5. Stock data by area compared with housing register demand**

Town	Whole register		Homeless		Available stock	
Aberaeron	179	10.7%	14	11.1%	293	8.5%
Aberystwyth	930	55.5%	76	60.3%	1558	45.4%
Cardigan	317	18.9%	25	19.8%	718	20.9%
Lampeter	116	6.9%	5	4.0%	374	10.9%
Llandysul	105	6.3%	6	4.8%	411	12.0%
Tregaron	30	1.8%	0	0%	80	2.3%

The table indicates a **significant unmet demand for social accommodation in Aberystwyth** with some unmet demand in Aberaeron.

Another key area to consider is the household size, or housing need that is most prevalent in homelessness and temporary accommodation.

Looking at the size of property needed we see the following information.

**Fig 6. Stock data by size compared with housing register demand**

No of beds	Whole Register	Homeless	Available social stock	Total Ceredigion stock (all tenures)
1 bed	60%	62.7%	16%	7%
2 bed	24%	24.6%	46%	24%
3 bed	11%	9.5%	35%	42%
4 bed	4%	4.0%	2%	26%
5+ bed	1%	1%	1%	1%

There is a significant demand for 1 bed social housing both in those presenting as homeless, and in applications to the housing register, and this is not matched by the availability of stock.

Ceredigion has an increasing number of smaller households with an increased need for 1 & 2 bed properties.

The population of Ceredigion is set to age significantly over the next 20 years.

The County has lower than average earnings and higher than average house prices and rents.

Ceredigion has higher than average private rented properties (16.8%) and lower than average social housing (9.5%).

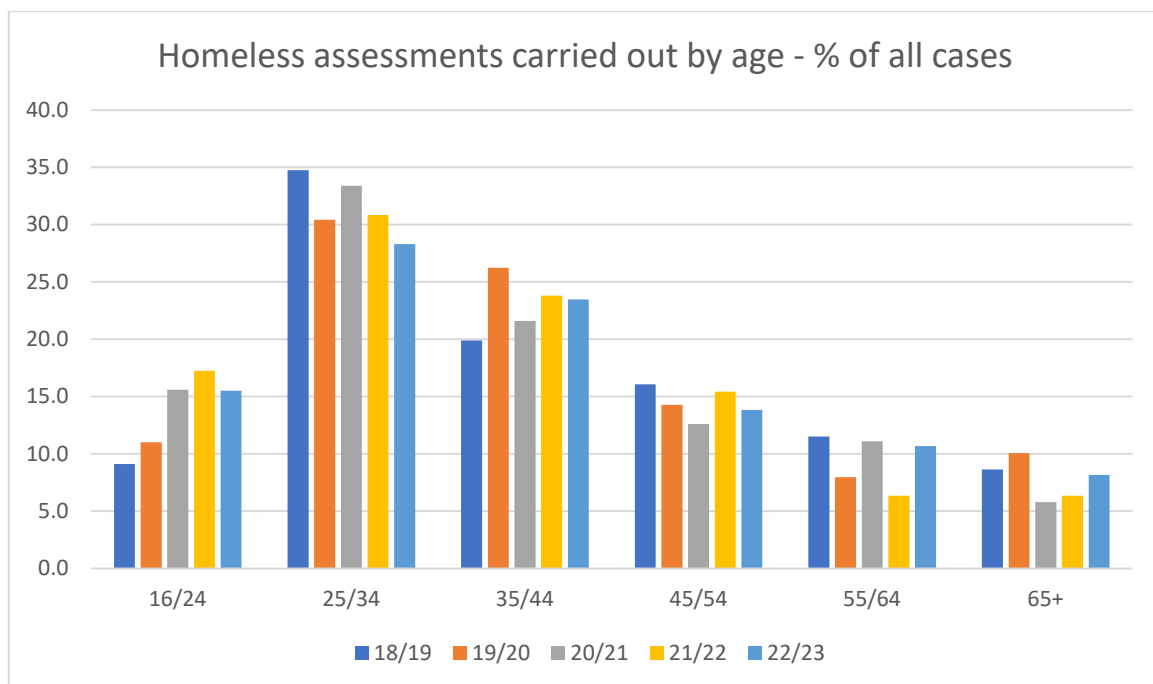
## 2.2 Homeless Presentations

In interrogating the data for homeless presentations data has been collected for both a snapshot in time and over a fixed time period. Explanations regarding this will be detailed in each section. Data around homelessness is continually changing and therefore exact figures should not be relied upon, rather trends and patterns observed.

### Demographic information

The below graphs demonstrate some key demographics, for those approaching homelessness, and for those applying for social housing.

**Fig 7. Age of primary applicant in homelessness assessment**



The spread of age demographics of homeless assessments carried out is laid out above. There is a greater prevalence of presentations at the lower end of the age spread with less older persons requiring homeless assistance. The graph also illustrates the increased proportion of younger persons approaching the housing options service over time.

Within this there are a number of 16 and 17 year olds who end up in the homeless system. With the Renting Homes (Wales) Act 2014 not allowing them to hold a standard contract due to their age, inherent vulnerabilities and minimal opportunities for income this cohort can be particularly difficult to support.

The graph below shows the comparison in different age brackets of persons applying for social housing compared to those accommodated in temporary accommodation in the year 2021 – 2022.

**Fig 8. Age of primary applicant in social housing register applications and temporary accommodation**

Age (lead applicant)	Number on social housing register	% of total	Age of household who had a TA tenancy (lead applicant)	% of total
16-18 (included also in below)	16	0.9%	16	10.5%
16-24	173	9.9%	42	27.5%
25-34	414	23.7%	41	26.8%
35-44	353	20.2%	27	17.6%
45-54	257	14.7%	26	17.0%
55-64	227	13.0%	11	7.2%
65 +	322	18.4%	6	3.9%

Looking at the comparison between households who are applying for social housing, against those who are in temporary accommodation solutions we can see that most households being accommodated in emergency accommodation are under 35. Applicants to social housing under 18 are very few (and likely to be those in temporary accommodation). Whilst there are larger numbers of applicants for social housing by comparison at the later end of the age groups, the need for temporary accommodation in these groups tends to be lower. Experience indicates that this is generally due to the success in achieving alternate solutions for those persons, including the ability for them to obtain social housing in sheltered schemes, which younger age groups would not be eligible for.

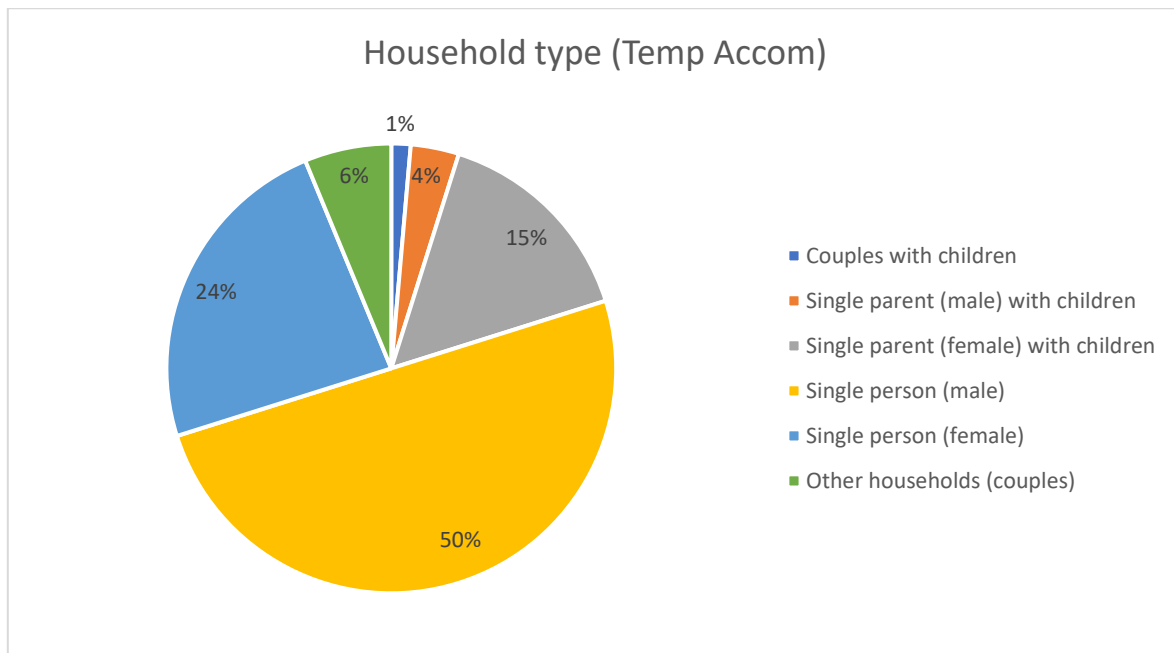
The data indicates that accommodation solutions are required for under 35's in particular. This can be adversely impacted by their eligibility for Local Housing

Allowance, and the unaffordability of housing solutions available. Included in this would be the lack of 1 bed homes, that would not be subject to 'bedroom tax'.

### Household type

The below data looks at the make-up of households accommodated in temporary accommodation over 2021 – 2022. During this time 189 placements were made accommodating 144 households.

**Fig 9. Household type placed in temporary accommodation 2021/22**



74% of all homeless placements are for single persons. This is in comparison to the census 2021 data which indicates just 33% of the total population of Ceredigion is in a single person household.

The majority of single person households who require temporary accommodation are placed in shared units. There are subsequent difficulties in moving many of these on due to the lack of 1 bed opportunities and affordability issues.

### Household size

As presented below, the overriding need for accommodation of those presenting as homeless is 1 bedroomed. With a significant proportion also needing 2 bed accommodation. In preparing for the future and a Rapid Rehousing approach, we need to look also at the Housing Market Assessment of need and projections. In consideration of the projected need, which spans 2018 – 2033, consideration has been to those who require an affordable need, which includes both social housing and intermediate rents.

**Fig 10. Size of accommodation needed.**

No of beds	Whole Register	Homeless	Available social stock	Total in County (ONS)	Projected affordable need (County)
1 bed	60%	62.7%	16%	7%	72%
2 bed	24%	24.6%	46%	24%	7%
3 bed	11%	9.5%	35%	42%	8%
4 bed +	5%	5%	3%	26%	12%

As can be seen from the table above, household need in terms of bedroom size is largely similar between homeless households and those applying for social housing.

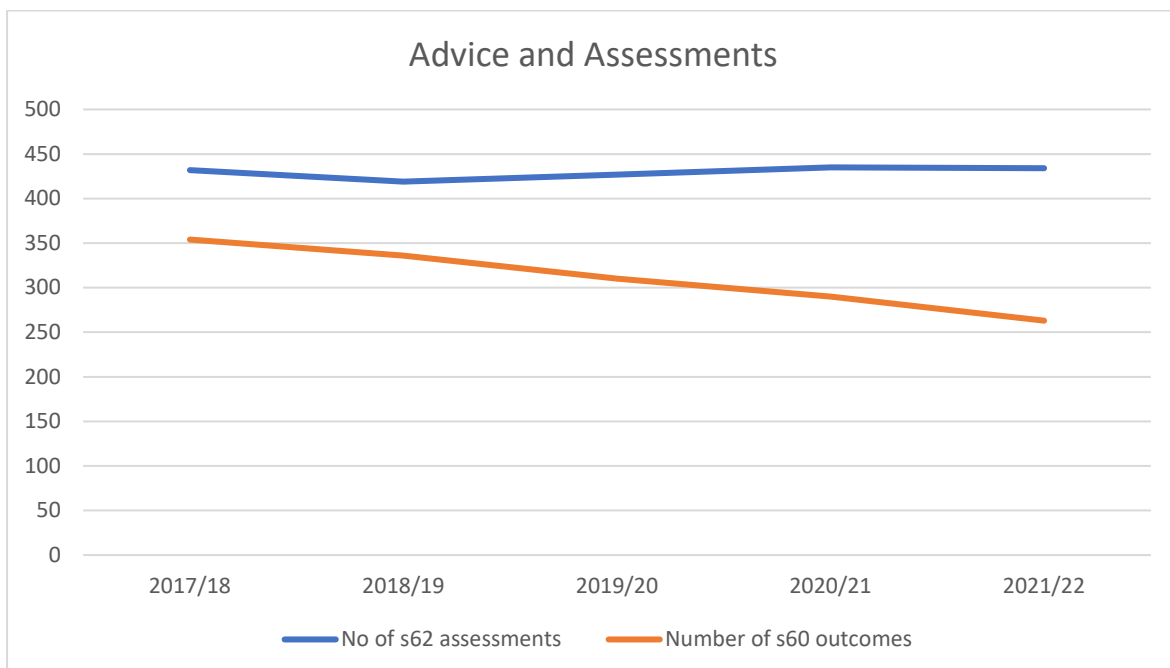
The need is not matched with the stock profile of either social housing or the housing stock in the County. Projected affordable need is identified through the Local Housing Market Assessment which has recently been updated.

This leads us to conclude that smaller households are not appropriately catered for in the housing market which adds to pressures on homelessness where single persons and smaller households are more prevalent.

### Numbers of presentations

Over the last few years and during the pandemic the number of presentations to the homelessness service have remained broadly consistent although the number of approaches closed as advice and assistance continues to drop.

**Fig 11. Number of approaches closed as s60 (advice and assistance) and receiving a s62 assessment.**

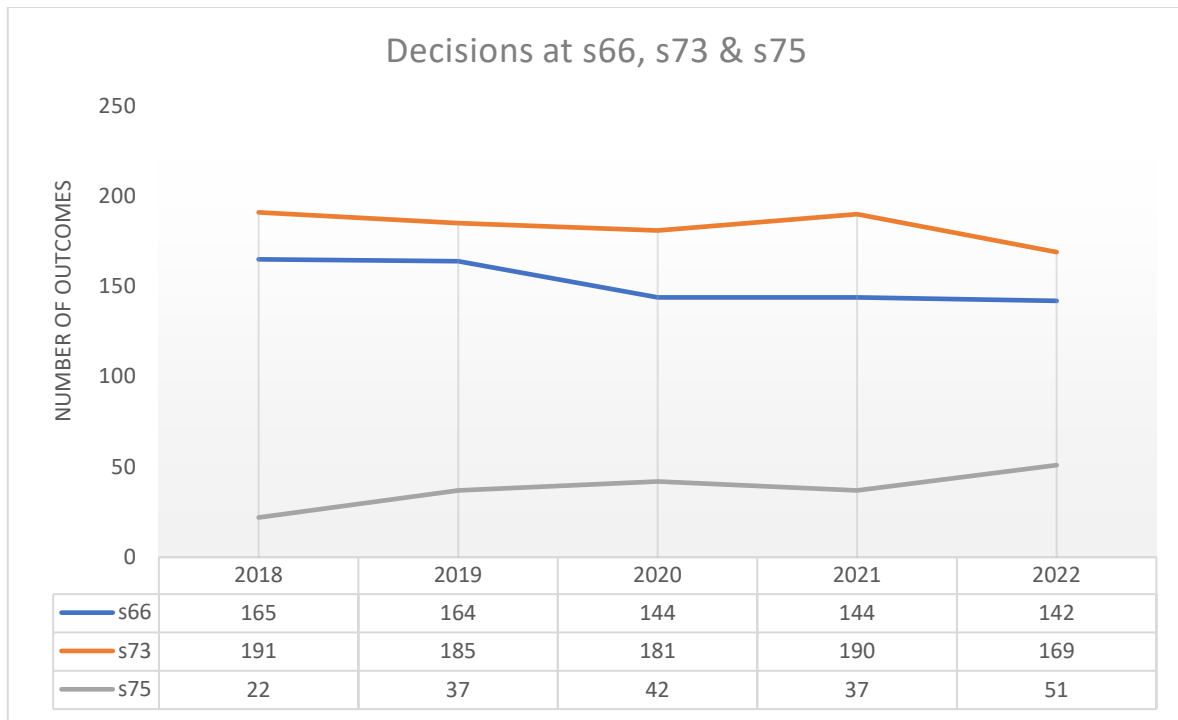


However it is evident that due to changes in approach during the pandemic the case numbers at full duty (s75) have increased. This is because the Housing Options



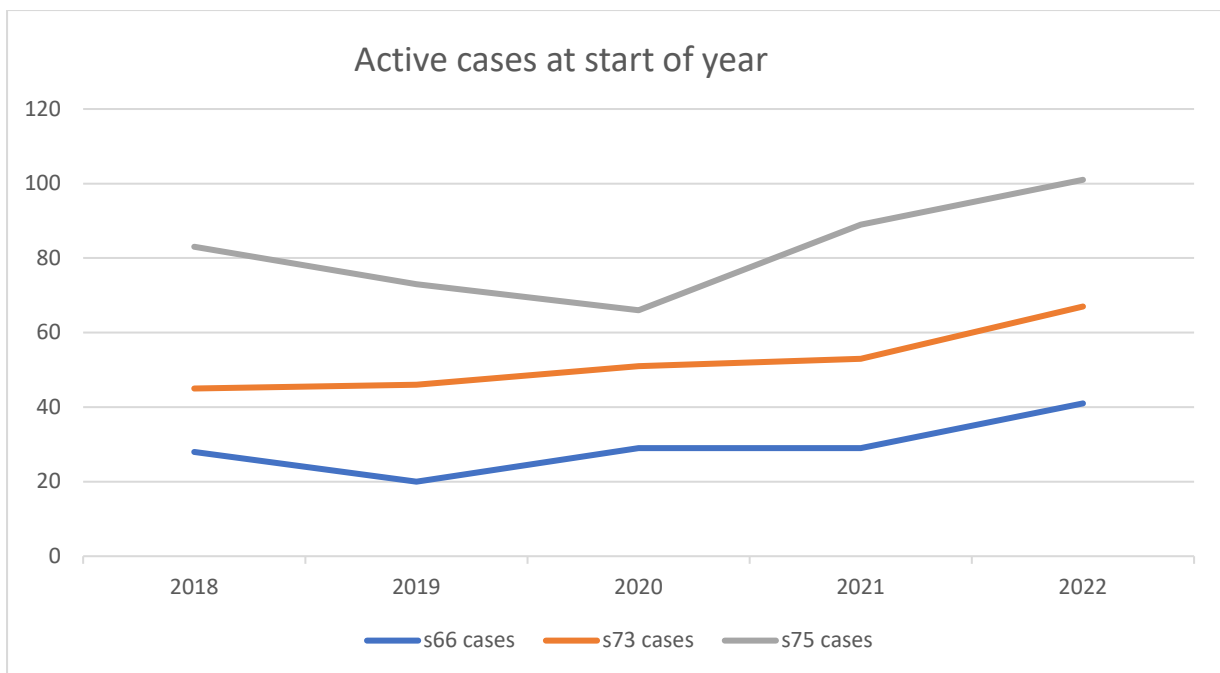
team are less able to close cases at an earlier stage, due to lack of suitable options and changes in legislation.

**Fig 12. Number of outcomes (decisions) at homeless duty stages**



This can be further represented by looking at the active case numbers over the last five years. The number of cases at all duty stages are trending upwards, and in particular the s75 cases have markedly increased, due to changes in priority need.

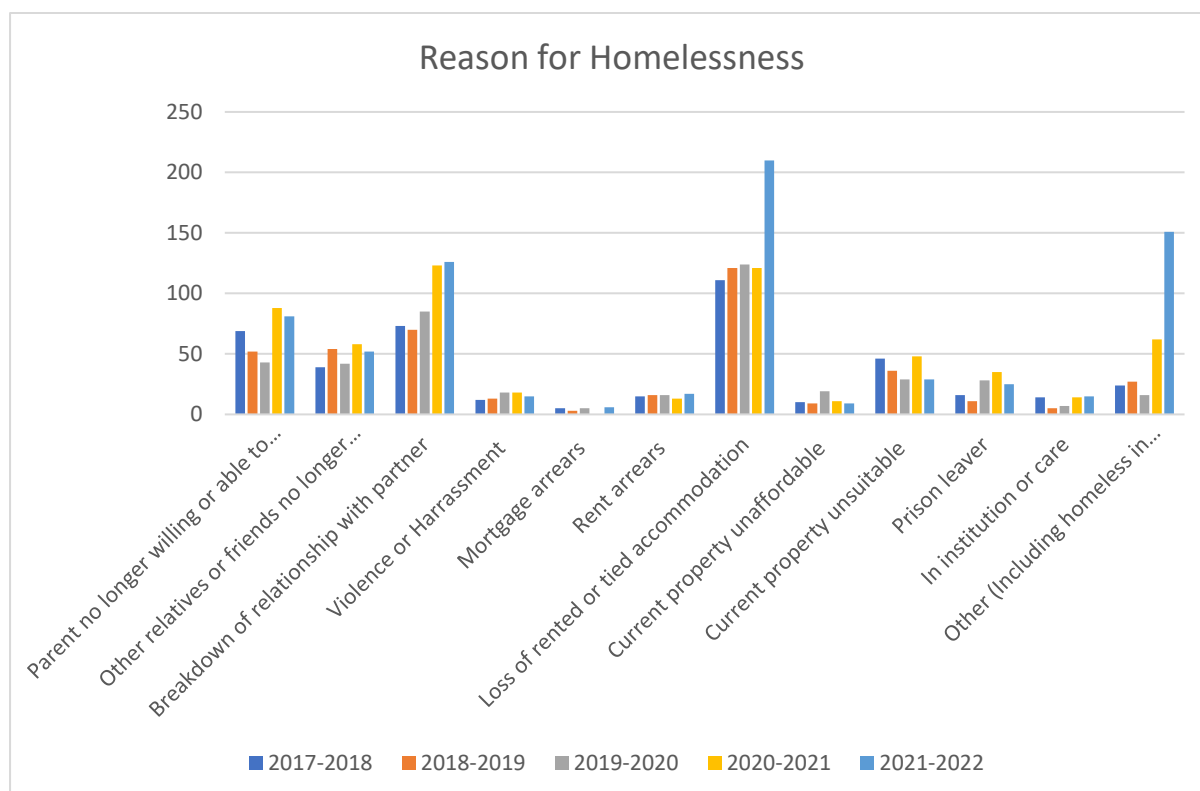
**Fig 13. Active case numbers 2018 - 2022**



## Reasons for presentation

The reasons for presentation to the housing options service are indicated below.

**Fig 14. Reasons for homeless approach**



The primary reason for presentation is consistently 'Loss of accommodation'. This is largely made up of tenants who have had notice of possession served, though can also include for example loss of tied accommodation. This has significantly increased in 2021-22 and remains consistently high in 2022-23. Anecdotally this is attributed to landlords moving full time rental properties into the holiday market or leaving the sector altogether. There may also have been a delay in Notices during 2020 due to pandemic restrictions which was later reflected in a spike. We do not collect any data behind the 'loss of accommodation' reason.

The Rapid Rehousing Transition Plan aims to take steps to decrease homelessness in this area through appropriate advice and guidance to tenants and landlords, through provision of support to struggling tenants and through prevention activities which aim to sustain tenancies. Ceredigion County Council is also part of Leasing Scheme Wales, which aims to improve the availability of housing for rent at Local Housing Allowance rates through entering into leases with private sector landlords.

The 2021-2022 spike in recordings for 'other' reason is largely due to mis-recording.

Other high figures include that of relationship breakdown both between partners and parent/ child/ other relative relationships. This is mirrored in reasons for social housing application.

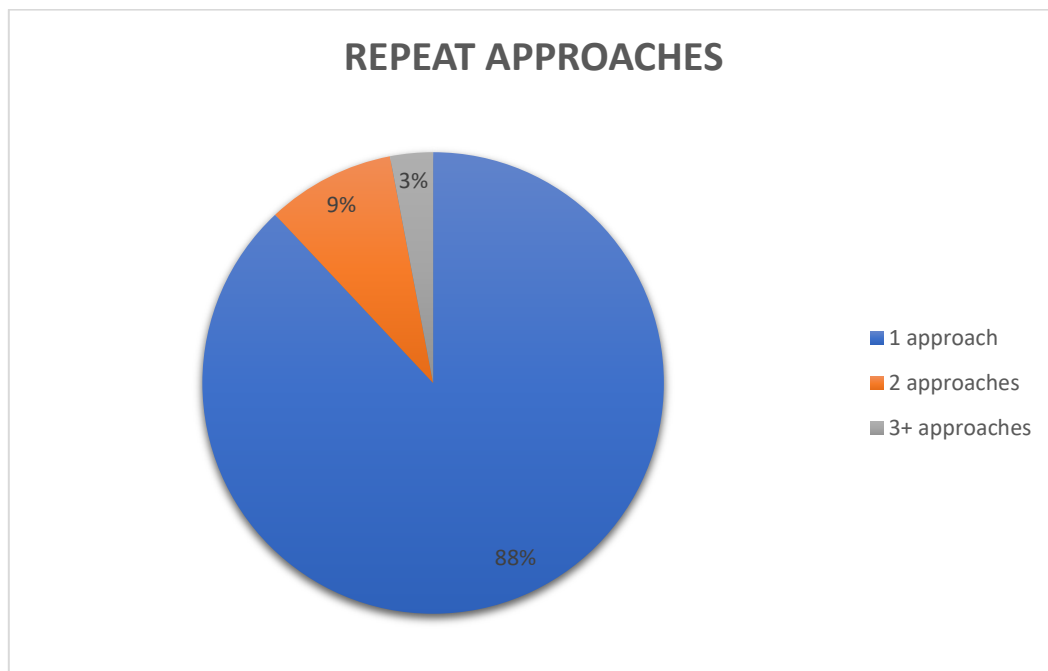
Family breakdowns in particular could be avoided with additional early intervention, including that which can be provided by Ceredigion's Porth Cymorth Cynnar services such as Youth Work and Parenting and Family Support. Improving co-ordination and referral pathways between the Housing Service and Porth Cymorth Cynnar will enable planned and appropriate move on in such circumstances, avoiding the need for homeless presentation and temporary accommodation.

### Repeat applications

Consideration has been given to repeat approaches to the housing options service. Cases were looked at which resulted in a s62 assessment in 2020/2021 and in 2021/2022.

A total of 758 households were assessed for homelessness in this period. Of these 90 households were assessed (approached) more than once. 20 of these cases included presentations more than twice.

**Fig 15. Number of households who have approached 1, 2 or 3+ times**



This shows that there are a fair number of cases which are either unable to be resolved the first time, or are unable to sustain their accommodation such that they need to present again within a two year period. Some of these will be though no fault of the applicant (eg landlord deciding to sell) however this is an area of focus for the Rapid Rehousing plan.

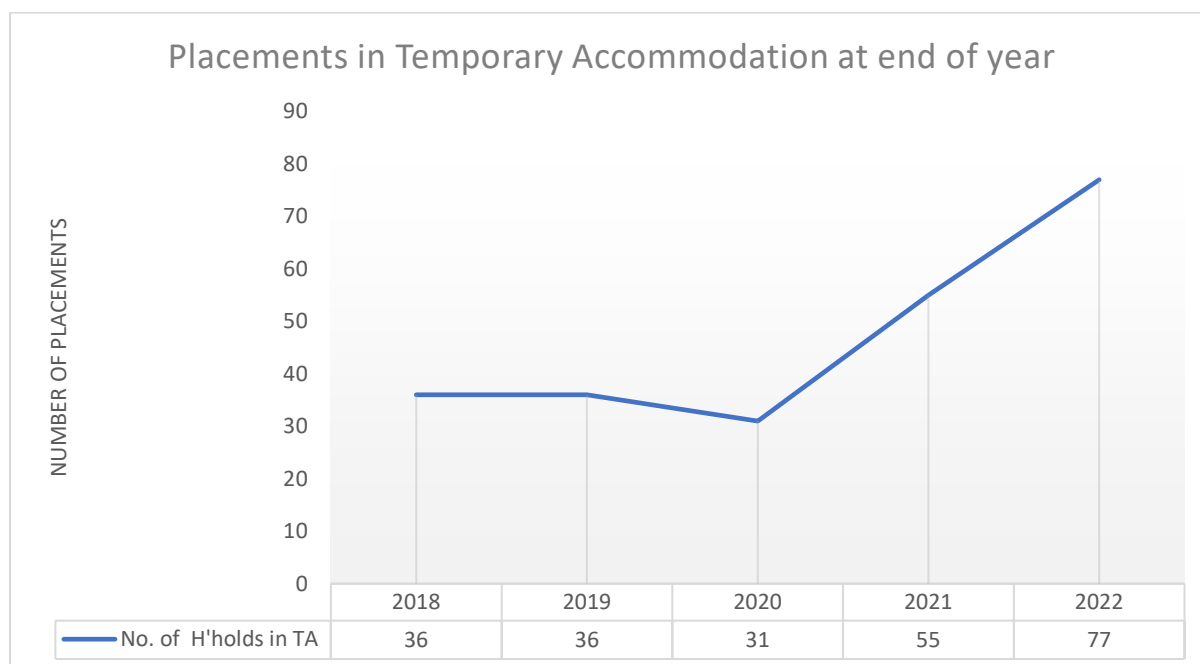
### Temporary accommodation data

It can be seen from the tables below that over the last few years both the number of temporary accommodation units in operations by the service and the number of placements into temporary accommodation have increased.

**Fig 16. No of temporary accommodation units operated pre and post pandemic.**

	Single room (shared)	Self-contained unit (flat or house)
Pre-pandemic	25	36
Current	44	45

**Fig 17. No of Temporary accommodation placements at 31<sup>st</sup> March by year**



**Fig 18. Number of placement starts in temporary accommodation under s68/s73 duty by year**

	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
Number of placements	78	80	153	159

The marked jump in temporary accommodation placements in 2020-2021 can be explained by the changes brought in by Welsh Government during the pandemic, where further efforts were made to accommodate everybody. The temporary guidance issued at this time has since been translated into changes in legislation which will continue to see higher figures requiring temporary accommodation.

Clearly this increasing trend is not sustainable. The Rapid Rehousing Transition Plan is aiming to reverse this recent trend, enabling people to settle into new homes as soon as possible.

All of the self-contained units of accommodation utilised by Ceredigion County Council are offered by partner Registered Social Landlords from their general needs stock. This therefore impacts the availability of social housing available through the housing register.

Single persons are largely accommodated in shared accommodation. Additional units of shared accommodation were leased by the Council during the pandemic, which reflected the ‘Everyone In’ approach. Recent changes in priority need introduced by the Welsh Government, combined with their forward intentions indicate that there will be a continued need for accommodation for single people.

Our experiences of managing these shared units shows that they require additional management, often with staff on site, in order to maintain the welfare and safety of those being accommodated. This presents challenges in the cost of maintaining such units.

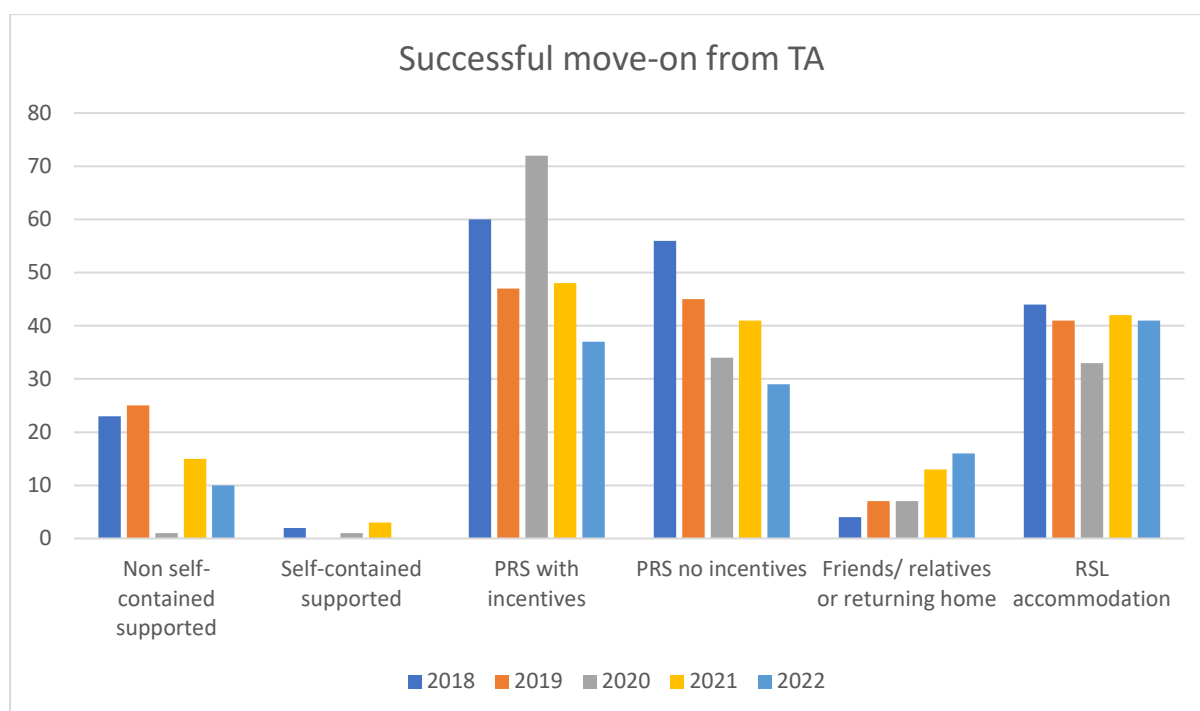
Although the ideal would be for every household to have their own self-contained accommodation to settle into, there is recognition that this is not affordable for all persons, in particular those reliant on benefits and under 35 years. Shared accommodation therefore has a role to play in both temporary solutions and in the ability to move on to more settled solutions.

Whilst the majority of move on solutions from Temporary Accommodation are positive, with households moving into both private rented accommodation and social rented accommodation in the main, there are nevertheless a cohort of households who are leaving unsuccessfully.

**Fig 19. Successful outcome from s73 (relief duty) 2018 – 2022 numbers**

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Non self-contained supported	23	25	1	15	10
Self-contained supported	2	0	1	3	0
PRS with incentives	60	47	72	48	37
PRS no incentives	56	45	34	41	29
Friends/ relatives or returning home	4	7	7	13	16
RSL accommodation	44	41	33	42	41

**Fig 20. Successful outcomes from s73 (relief duty) 2018 – 2022 percentage**



The table and chart above show the successful result of ending the s73 relief duty from National Statistics, which includes a large amount of move on from temporary accommodation for the period 2018 – 2022. It is becoming increasingly more difficult to end homelessness to the private rented sector. The increases in persons moving back with friends or relatives or returning home is reflective of the pressures in relationships and the use of temporary accommodation as a respite. This includes those accommodated due to Domestic Violence Protection Orders which subsequently end, with perpetrators returning home.

The drop in numbers in 2020 is explained moving home being prevented for the large part due to pandemic. This had a knock-on effect on the ability to move persons into particularly RSL properties and supported placements.

The chart provides further substance behind continued support for private rented sector incentive schemes to enable positive discharge, such as providing rent in advance, bonds or guarantees.

In addition however, a change to the Social Housing Allocations Policy could provide an increased opportunity to end homelessness into social housing.

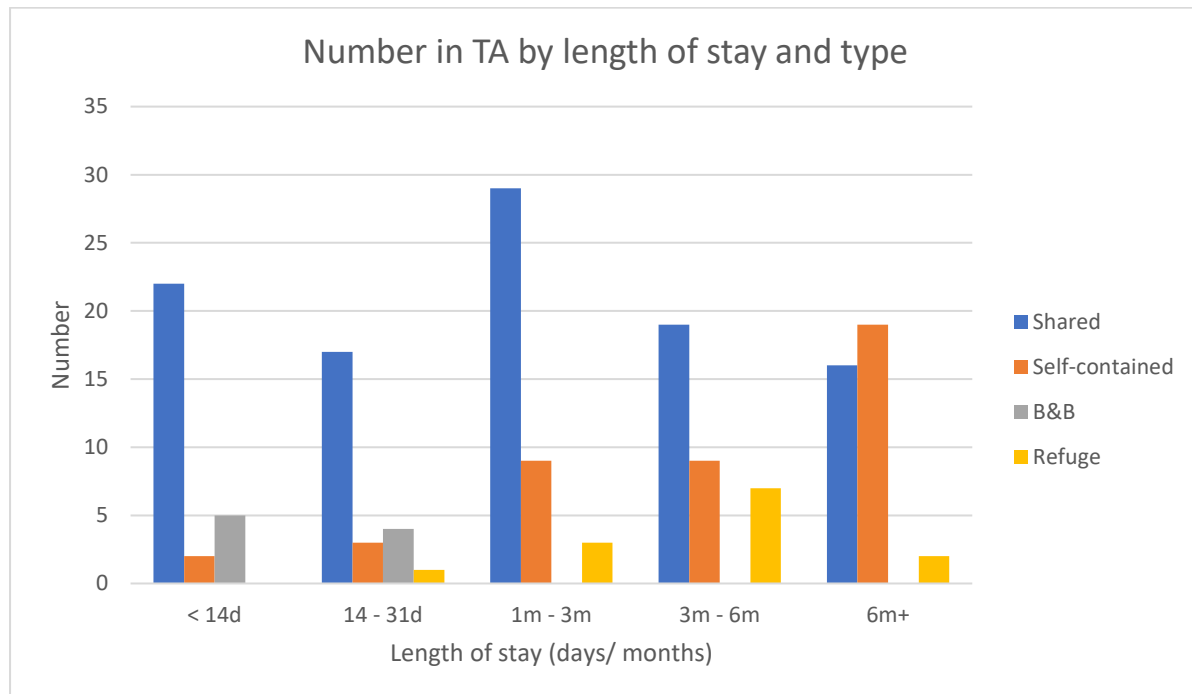
### Length of tenancy

Data was examined for a set of temporary accommodation tenancies to establish a picture of the length of time spent in the accommodation. To begin with a total of 167 placements were looked at which had ended since April 2021. This included some stays in bed and breakfast accommodation.

Of these placements, the average length of time in a temporary accommodation placement was 114 days, or **just over 16 weeks**.

The average figure can hide some extremes therefore the table below shows a better interpretation of the data.

**Fig 21. Time in temporary accommodation by time window and type of accommodation placement.**



The chart indicates that self-contained accommodation, where provided, tends to ensure additional stability for households, allowing longer stays.

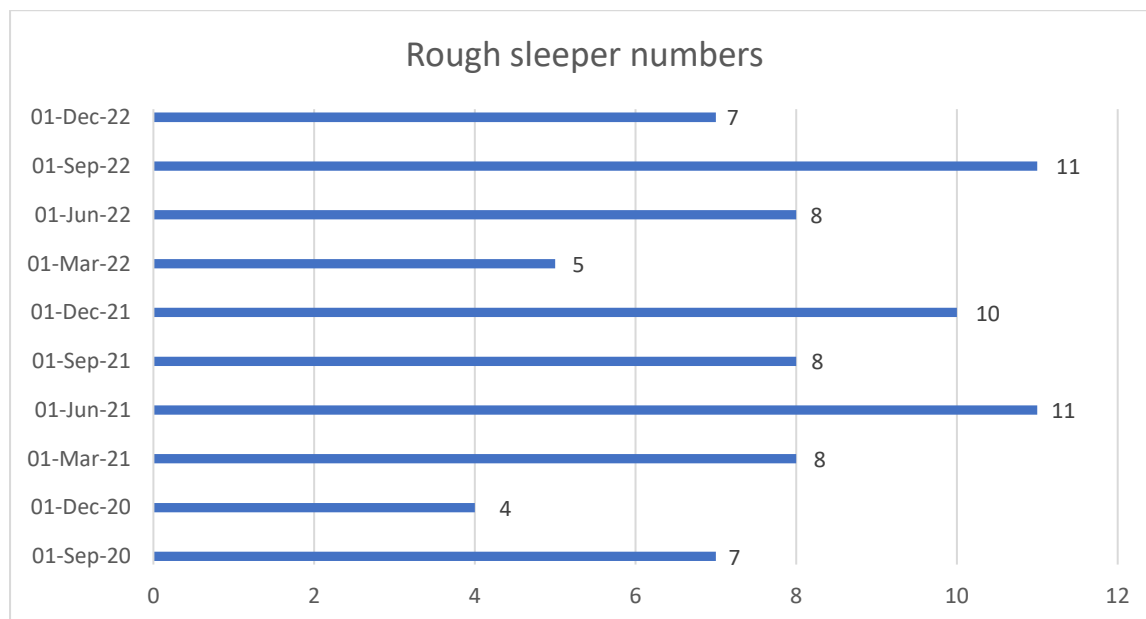
In reflecting on new placements starting in the period 2021/2022, we can further see that the average stay in temporary accommodation is now **over 22 weeks** (includes ongoing placements). **The length of time spent in temporary housing is therefore increasing.**

### Rough sleeper data

Ceredigion's rough sleeper numbers can be seen in the chart below. This chart shows the total number of rough sleepers identified in the month stated that have been sleeping rough for at least 1 night. The absolute number remains generally consistent, fluctuating between 4 and 11.

By population, the average number of rough sleepers per 100,000 persons in Ceredigion over this period is 9.6 each month (including all months, any amount of days). This compares unfavourably to the Wales average of 2.9 persons over the same period, although the data cannot wholly be relied upon, with two Local Authorities not reporting at all. Nevertheless rough sleepers, whilst in absolute terms are low, are an area of focus moving forward.

**Fig 22. Number of rough sleepers in stated month at quarterly intervals**



All of these persons have been engaged by outreach services and may have been assisted to approach the housing options service for accommodation or offered assistance back to locations where they have a local connection. Many of them will have moved into temporary accommodation or other arrangements. Most of them will have been sleeping rough for only short periods.

We have a contingent of entrenched rough sleepers who are supported by outreach services funded through Housing Support Grant and largely content to remain on the street. During periods of severe weather, this cohort sometimes comes in for a few days.

Further detail regarding a snapshot of the age group of rough sleepers can be identified below.

**Fig 23. Age of rough sleepers identified in Dec 22 (where known)**

Age group	Number in December 2022
16-24	1
25-34	1
35-44	2
45-54	0
55-64	1
65+	1

In general our rough sleepers are adequately supported and catered for via outreach services, although expanding our Housing First approach may provide additional successes particularly for the few who are not accessing our current temporary accommodation.



## Outcome data

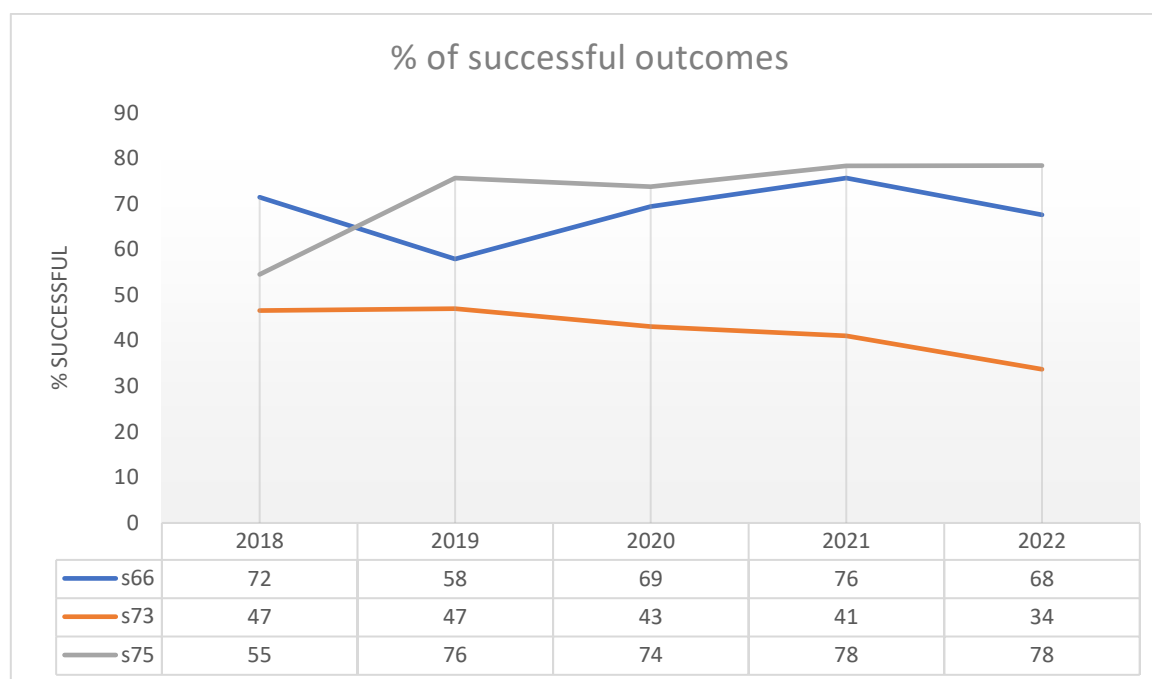
Rapid Rehousing is as much about prevention of homelessness as it is about relief. Ceredigion have historically been successful with prevention figures (s66) and better than both Regional and Wales averages. Our relative successful resolution at relief (s73) and full duty (s75) is also evident.

**Fig 24. Proportion of successful outcomes by duty 2020-21: Ceredigion, Region & Wales**

Area	Section 66	Section 73	Section 75
Ceredigion	75%	41%	83%
Mid and West Wales	62%	33%	73%
Wales	65%	39%	75%

Although we achieve better than average success rates, the table below shows a mixed picture, with declining successes in 2021 – 2022 for both prevention and relief.

**Fig 25. Percentage of successful outcomes at duty stages.**

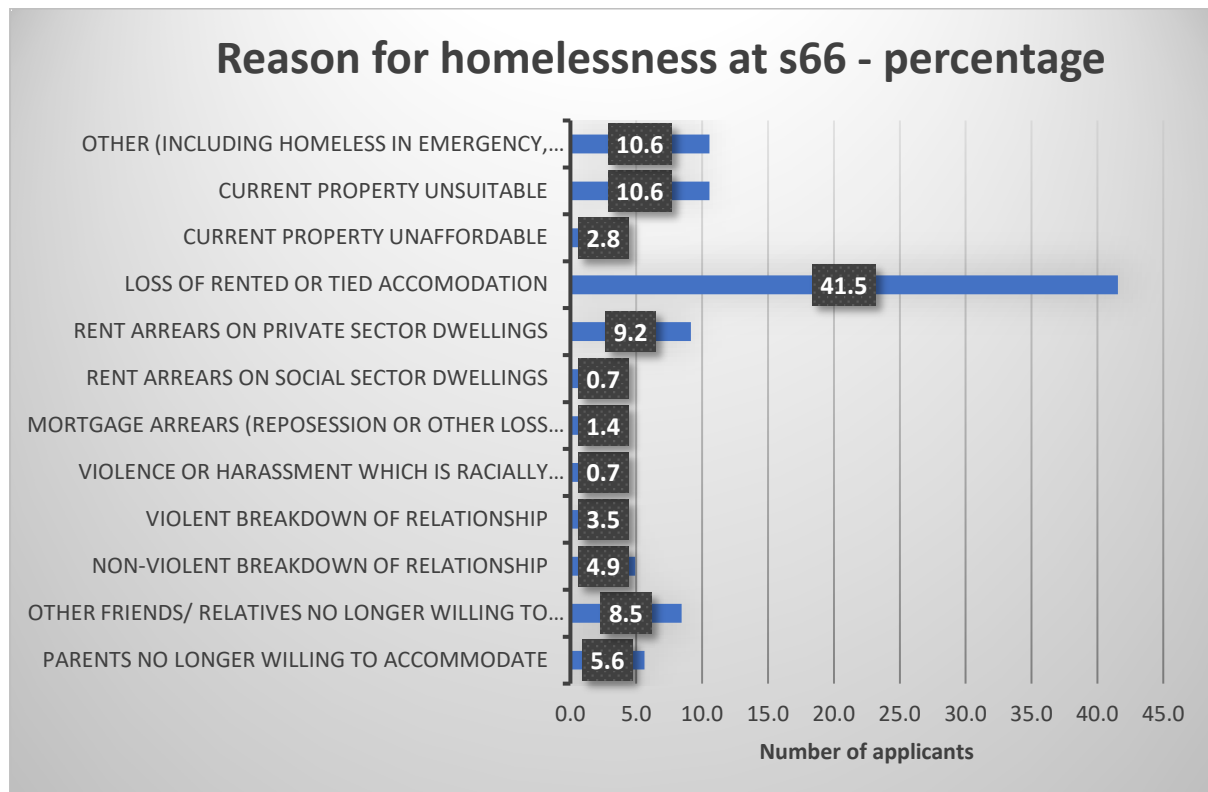


Recent years have seen more difficulties in accessing alternative accommodation to move on to, resulting in a greater number of households proceeding through to a full duty stage. The majority of resolutions at full duty (s75) are as a result of allocations into social housing.

The graph below indicates the main reason given for potential homelessness at the prevention stage (s66).

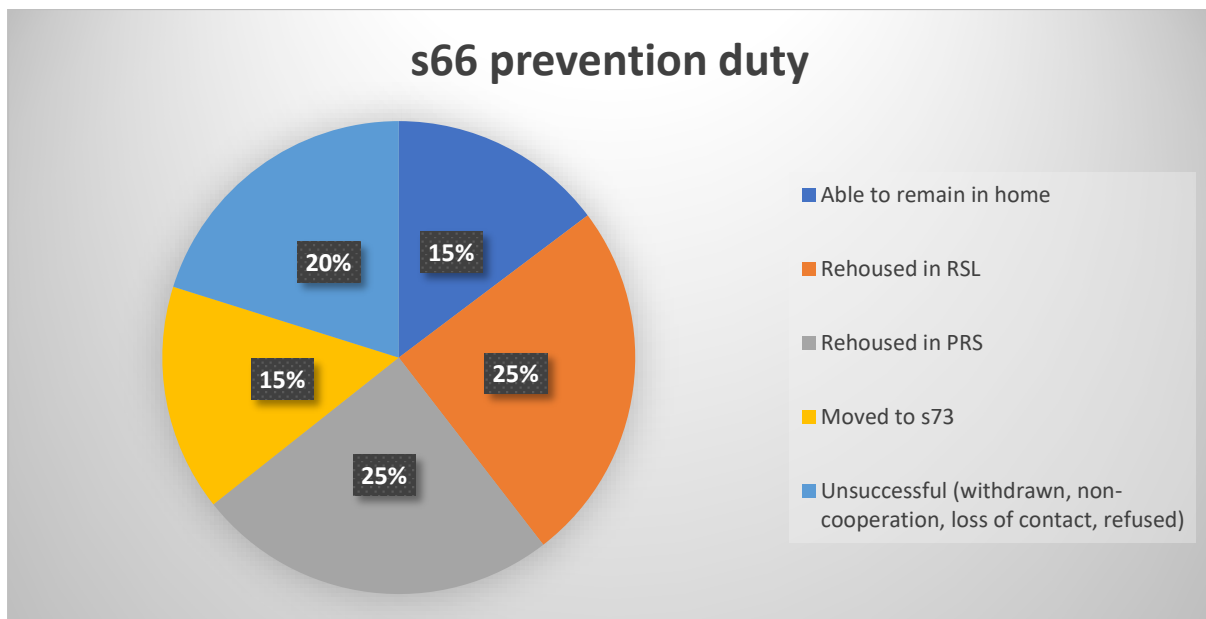
It can be seen that the main reason for approach where a prevention duty is awarded is due to loss of accommodation. Predominately this is a notice of possession being issued.

**Fig 26. Reasons for homelessness at s66 2020-2021**



A large proportion of the prevention of homelessness is as a result of assisting the household to move to alternative accommodation without the need for temporary measures. We believe that it is important to continue to facilitate move-on as well as stay put. The recent introduction of the Renting Homes (Wales) Act 2016 and the 6 month notice periods will provide additional opportunity to resolve matters at the prevention stage, which should in turn alleviate pressures on temporary accommodation.

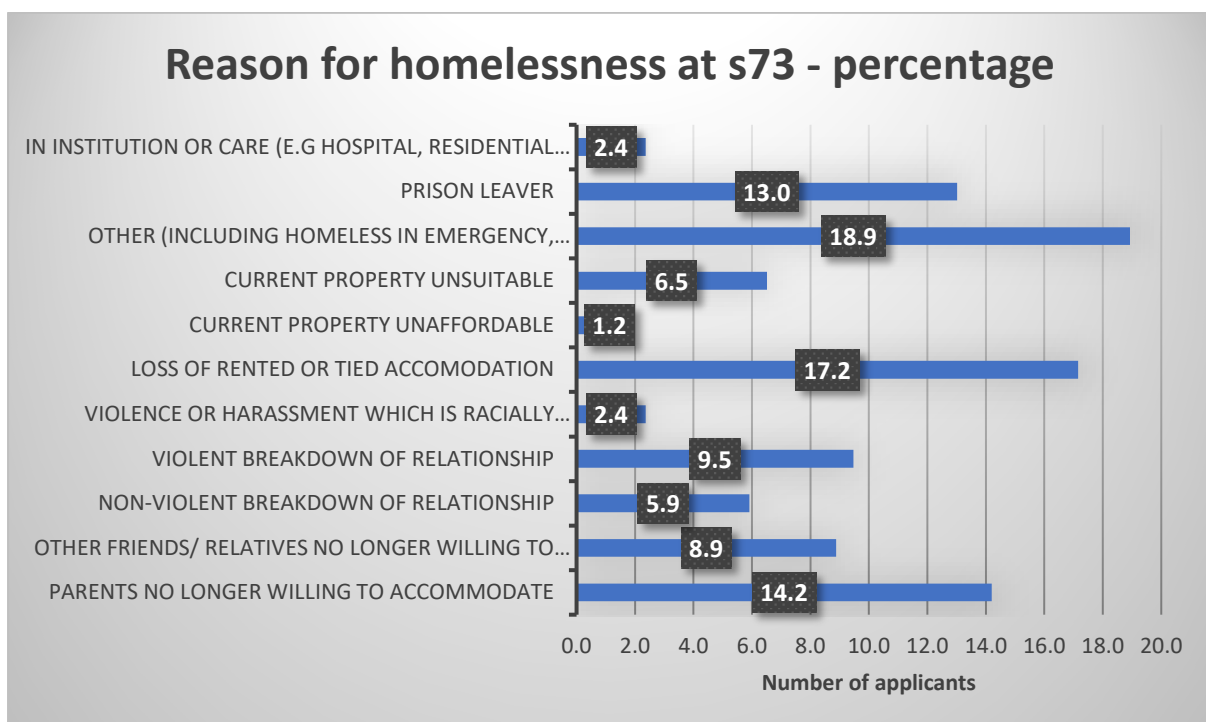
**Fig 27. 2020 – 2021 s66 prevention outcomes**



Whilst the service consistently meets a target of 65% prevention rate, of concern in this data is the 20% of cases which are closed unsuccessfully.

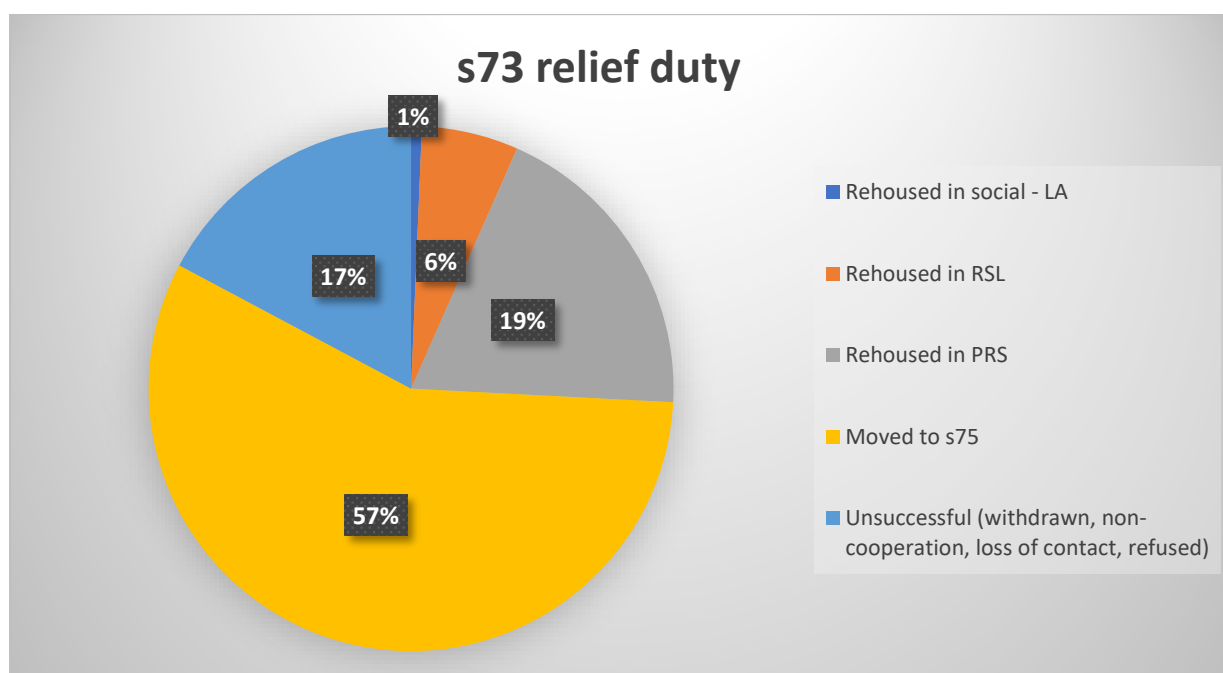
Many homeless approaches to Ceredigion County Council are accepted directly with a s73 duty. It is useful to note the different reasons for approach in these cases. Loss of accommodation is still a significant factor, however also high up on reasons are prison leavers, emergencies, and parental evictions.

**Fig 28. 2020-2021 reason for homelessness as s73**



Currently the majority of those with a s73 relief duty are housed in Temporary Accommodation. A significant proportion of these cases are unable to be resolved at this stage. This is largely attributed to the lack of move on solutions for households. Nevertheless, the private rented sector still accounts for nearly 1 in 5 resolutions. Therefore, continued ability to support this means of resolution is required.

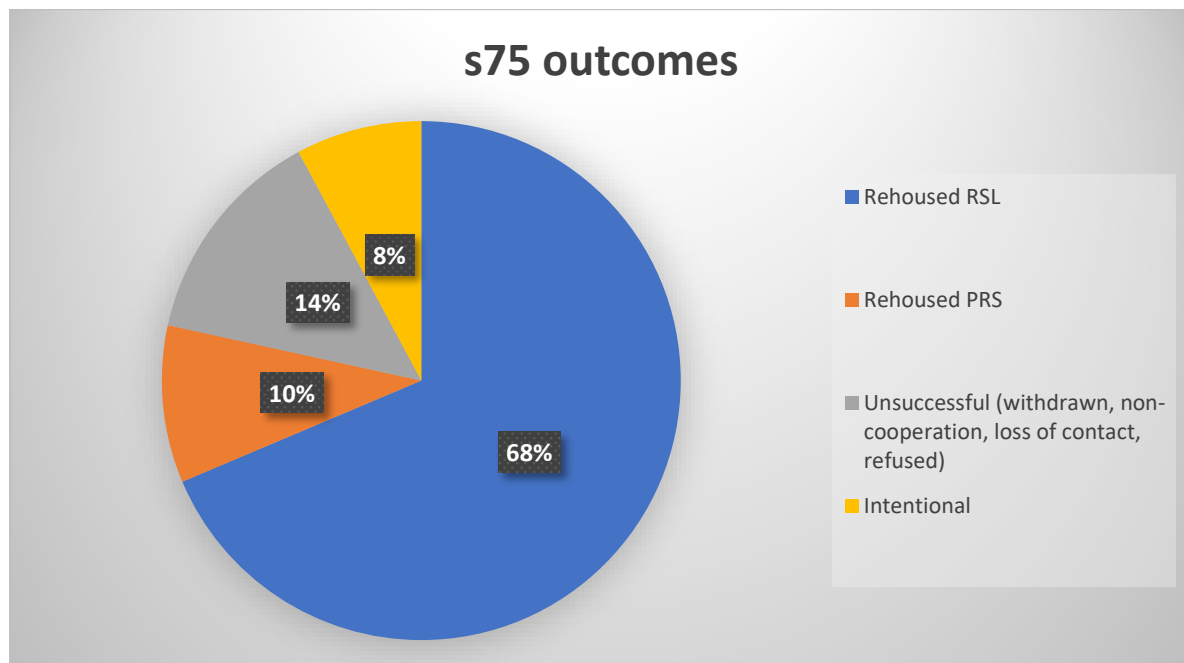
**Fig 29. 2020 – 2021 s73 relief outcomes**



Once again there is a significant cohort of households that ‘drop out’ of the system at this stage. Whether successful or unsuccessful is not adequately captured, although there can be a range of reasons both positive and negative, such as resolving family issues and returning, loss of contact after making own arrangements or being evicted and duty ended for poor behaviour.

Once a household is awarded a full duty (s75) then the likelihood of achieving social housing as a successful outcome increases. Since 2020, following Welsh Government guidance initially, and latterly the changes in priority need legislation, most households are categorised as in priority need and receive the corresponding support and accommodation measures.

**Fig 30. 2020 – 2021 s75 outcomes**



Once cases receive a full duty (s75) the majority are resolved through rehousing with Registered Social Landlords. There is a general acceptance that if a case reaches this point it has been because of difficulties in preventing or finding an alternative solution, which are not resolved easily in the private rented sector. This can include the un-affordability of private rents.

### **Workload/ cases**

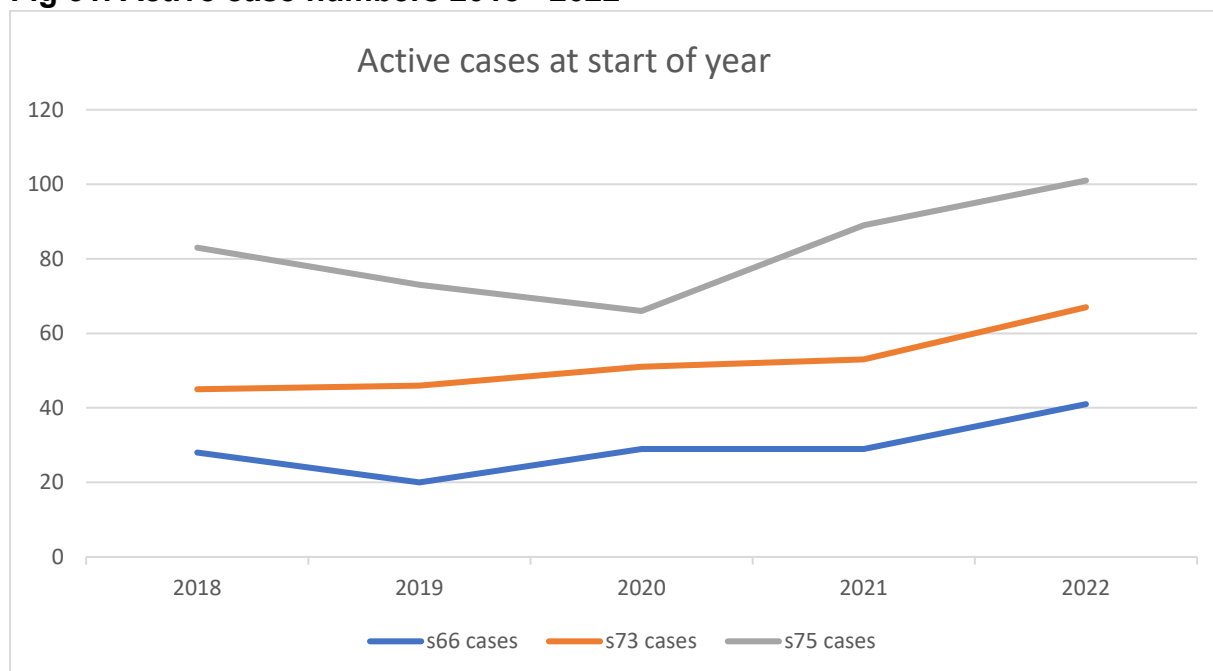
Throughout the pandemic period the housing options service had an increasing workload with more complex cases. Limited ability to move on cases particularly in the early period, coupled with changes to guidance and legislation meant that cases were not discharged as quickly as previously.

Some of the reasons for cases being kept open for longer include;

- All persons being in priority need
- Pandemic legislation preventing moving
- Holidaying in the UK causing landlords to switch to holiday lets
- Lack of affordable move on accommodation
- High case loads meaning decisions are delayed
- Evictions for arrears not taking place due to the approach of keeping everyone in
- 6 month notices meaning households were not moved on and discharged as quickly

Case numbers in the team reached highs of around 60 cases per officer. This level of case load was unproductive and unsustainable. Officers were in a position of constantly reacting to crisis situations, and unable to spend any beneficial time in prevention work. This added to the cycle of cases being unable to be resolved at early stages and cases being held open for longer.

**Fig 31. Active case numbers 2018 - 2022**



In reaction to this, and to bring the service to a position where prevention work can once again take place, a restructure has taken place and new staff members added. Numbers are at a more manageable 35-40 at present, with aims to bring this down through further development of the private rented sector offer and proactive prevention work, both through housing options and housing support services.

### **Allocations data**

Ceredigion County Council, in partnership with its Registered Social Landlords (Caredig, Barcud and Wales and West Housing Association), have agreed a Common Allocations Policy which reflects the demand on social housing coupled with the need to maintain and strengthen communities.

The high level aims of the policy are;

- Strengthen the role that social housing has in sustainment of both the community and Welsh language.
- To work to deliver housing to people most in need, whose housing options cannot be met outside of the Social Housing sector.
- Streamline the Housing Register application process for customers and partner agencies.

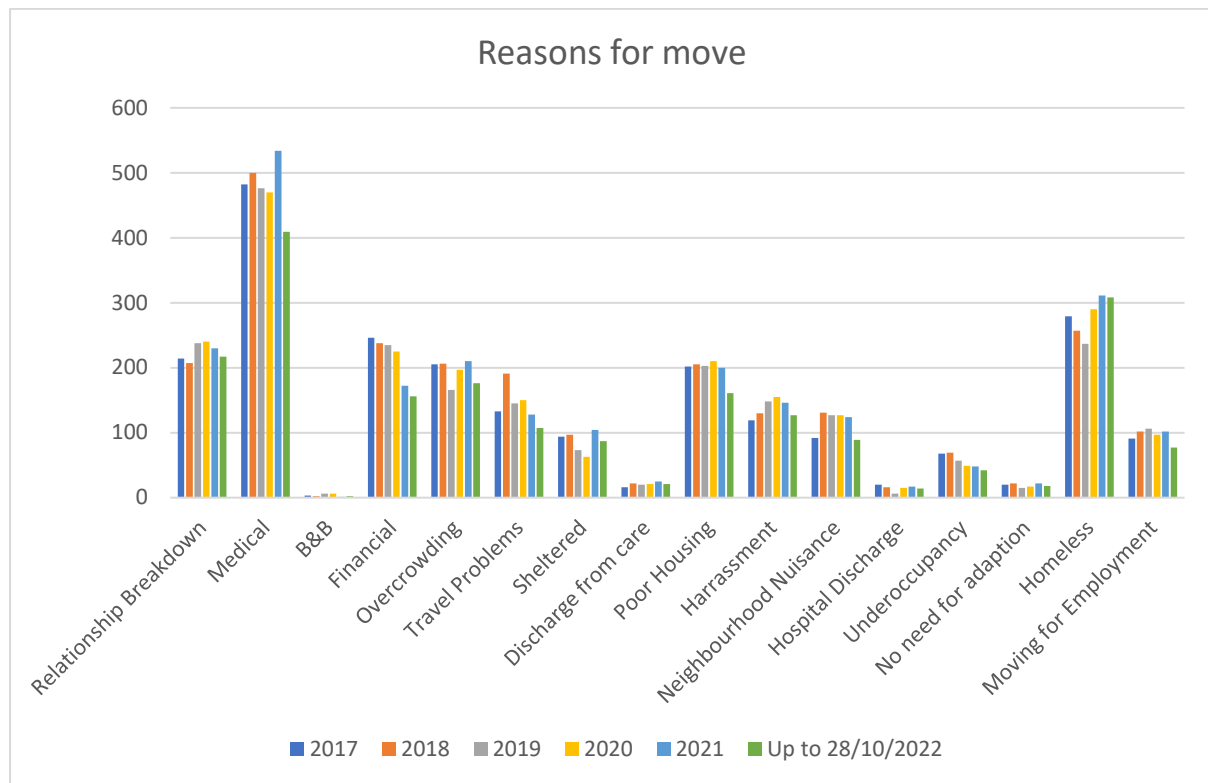
Of 1732 active applications in May 2022 on the Housing Register, 126 had a homeless duty. This amounts to 7% of active applications.

By contrast, when we look at allocations of social housing for the period April 2021 to March 2022, 22% of all social housing allocations have been offered to persons who have a homeless duty. This figure has remained broadly consistent over the last few years.

Households who are homeless therefore do broadly better in achieving social housing than other groups on the housing register. Our current Common Allocations Policy contains provisions for households who are homeless with full duty to be eligible for social housing where they otherwise would not be, for example because of insufficient local connection.

The table below shows the stated reason for making an application to the housing register.

**Fig 32. Reason for applying for social housing 2017 - 2022**



The largest reason for requiring social housing is medical. However, after this, homelessness and relationship breakdowns feature heavily. Homelessness has been increasing since 2019. Financial reasons have been decreasing through the last few years. Reasons given are self-reported and there may be multiple reasons for approach which are captured in the table. A drop in financial reasons could be explained by a rise in homeless and be a result of the timeliness of the approach to the housing register. Financial reasons on their own are not sufficient to obtain social housing.

Despite homeless households doing proportionately well in being offered social housing (22% of all allocations are with homeless duty), with increased pressure on temporary accommodation and active case numbers on the increase discussions have taken place over the current Common Allocation Policy. Changes in homelessness law and added pressures through the Ukrainian Resettlement Scheme gave rise to an opportunity to temporarily re-prioritise our allocations of social housing, and with the support of our Registered Social Landlords we

undertook for a fixed period increasing the allocations of social housing to those with homeless duties.

During this time there have been 68 offers of social housing. Of these 41 offers were made to homeless households, representing 60% of all offers. This has been a successful pilot for resolving homelessness and rapid rehousing.

Reviewing successful Rapid Rehousing Plans in Scotland, it is clear that rapid rehousing has proved a success where a greater focus has been given to allocating social housing to households experiencing homelessness. In view of this, and taking into account the positive results of the temporary re-focus, we aim to review our common allocations policy in 2022 - 2023.

### 2.3 Local Housing Market Assessment

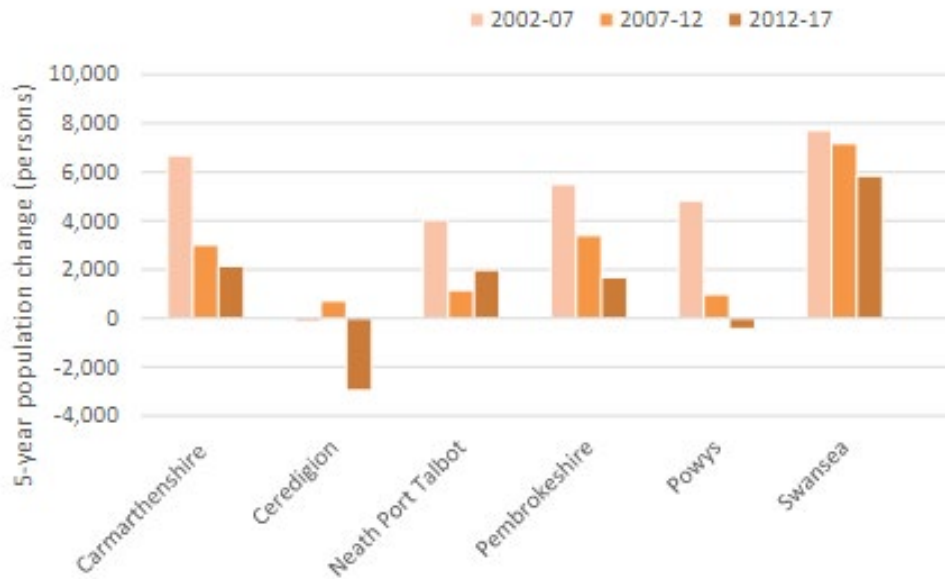
The Local Housing Market Assessment for Ceredigion County Council is undertaken as part of a Regional grouping including the following local planning authorities;

- Brecon Beacons National Park Authority
- Carmarthenshire County Council
- Ceredigion County Council
- Neath Port Talbot Council
- Pembrokeshire Coast National Park Authority
- Pembrokeshire County Council
- Powys County Council
- The City and County of Swansea

The Mid and South West Wales Regional Housing Market Assessment was carried out in 2019. As a result of it's combined nature the data contained therein is often not granular enough for our purposes. However along with additional data collated within this document, we can identify the following information pertinent to our Rapid Rehousing plans.

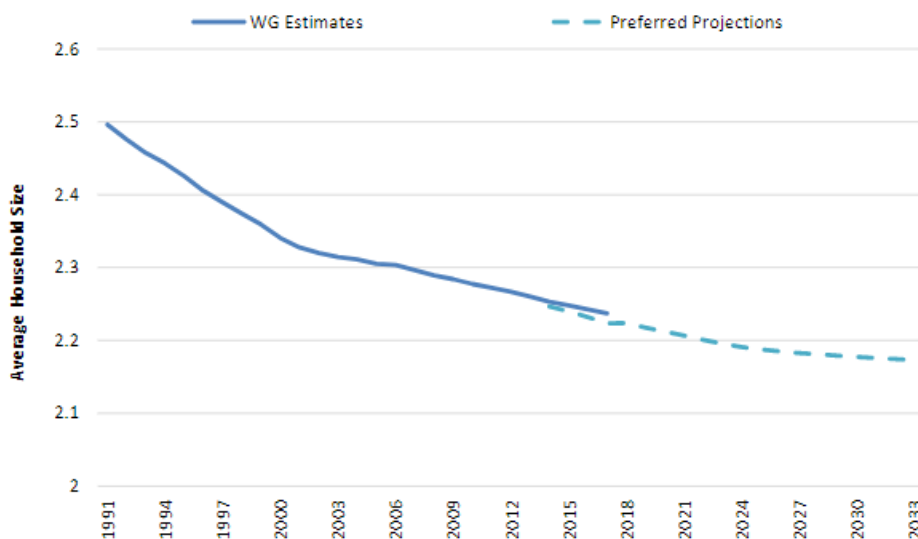
#### **Fig 33. 5 year population change by comparison with other areas, 2002 – 2017**





The total population in Ceredigion had decreased and is predicted to continue to decrease. This is not reflected in other areas. However due to the predicted household size reducing (below), this will still mean more homes are needed, especially smaller 1 bed homes.

**Fig 34. Mid and South West Wales average household size.**



**Fig 35. Mid and South West Wales projected household change 2018 – 2033**

	Total Households				Total change 2018-33
	2018	2023	2028	2033	
<b>Carmarthenshire</b>	81,649	85,249	88,466	91,204	+9,555
<b>Ceredigion</b>	32,322	33,229	33,972	34,538	+2,216
<b>Neath Port Talbot</b>	61,753	62,868	63,809	64,395	+2,641

<b>Pembrokeshire</b>	55,697	57,869	60,041	62,213	+6,516
<b>Powys</b>	59,532	60,003	59,905	59,128	-404
<b>Swansea</b>	109,659	115,107	120,022	124,730	+15,071

The table above shows that despite reducing overall numbers, the corresponding reduction in household size means that there will be an increasing number of households in Ceredigion by 2033. This adds pressures to the demand for 1 and 2 bed housing.

## 2.4 Conclusion

In examining the data for presentations, outcomes and the local housing market a number of points stand out, from which we can begin to shape our direction, focus and plans for transitioning to a Rapid Rehousing approach.

- There is a rise in smaller household size and more smaller homes are needed (despite a generally decreasing total population).
- Ceredigion has lower than average earnings and higher than average house prices and rents.
- Ceredigion has a higher rate of private rented accommodation compared to Wales average (16.8% vs 13.2%) but a lower rate of Social Housing (9.5% vs 15.9%)
- This contributes to affordability issues.
- Most approaches to homelessness services are single persons.
- There is a significant unmet demand for 1 bed homes in social housing.
- There is a significant unmet demand for social accommodation in Aberystwyth and some unmet demand in Aberaeron.
- The private rented sector plays an important part in prevention and relief from homelessness.
- There is an increasing number of active cases and an increasing number of temporary accommodation placements.
- There are far more under 35 year olds in homelessness than the general population.
- The length of time spend in temporary accommodation is increasing.
- Ceredigion has proportionately high rate of rough sleeping, although absolute numbers are low.
- Affordability issues and the number of single person households means shared accommodation has a continued role in both temporary accommodation solutions and move-on options.
- 9% of cases in the last two years have been assessed more than once.

In moving forward with our Rapid Rehousing Transition Plan we have identified a number of key areas of focus. These have been identified through the data interrogation and provide Ceredigion County Council with a direction of focus when developing our future plans.

## Key Focus

- Developing solutions for those under 35 years
- Focus on prevention of homelessness
- Understanding and avoiding repeat presentations
- Improving relationships with the Private Rented Sector
- Continued provision of shared temporary accommodation
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs
- More 1 bed accommodation options
- Grow Leasing Scheme Wales
- Further development of mediation solutions
- Review common allocations policy

## Assessing Support Needs – Section 3

### 3.1 Context

A full assessment of needs in relation to homelessness was carried out in 2021/2022 through development of the Housing Support Programme Plan. This programme set out the strategic priorities of Ceredigion County Council and partner agencies for homelessness prevention and housing related support services over the period 2022 – 2026.

The priorities identified in the Housing Support Programme Plan are reflected in the Rapid Rehousing Transition Plan, as the two documents will run alongside each other under our overarching Housing Strategy.

Key findings in the assessment of housing support needs include the following.

#### Key findings – support needs

- The greatest identified need for support is in homeless prevention (floating).
- Primary and secondary needs identified as significant include;
  - Mental Health needs
  - Substance Misuse issues
  - Physical or Sensory Disabilities
  - Chronic Health needs
  - Over 55's
- Unplanned leaving of service accounts for 26% of closures. Non-engagement with support is the largest reason at 46%.
- Of those accessing drug treatment services, 65% male, 35% female.
- One in four people will require support with respect to their mental health throughout their lives.
- There has been an increase in referrals for mental health services and in Mental Health Act assessments.
- Number of persons with learning difficulties set to rise over next 10 years. 70% of service users supported to live in the community.
- More work is needed for those experiencing domestic abuse alongside substance misuse and/or poor mental health.
- Risks around accommodating ex-offenders in shared settings means temporary accommodation cannot always be offered.

The key findings of support as a whole were developed into four strategic priorities.

1. Enhance access to HSG support services and strengthen links with generic advice services to address problems early and reduce the risk of escalation.
2. Provide appropriate interventions for all groups ensuring high level support is provided where needed.

3. Maximise support for people in temporary accommodation, enabling people to move on swiftly to settled accommodation with appropriate ongoing support, in line with a Rapid Rehousing approach.
4. Strengthen access to Private Rented Sector.

### 3.2 Volumes

Whilst the needs assessment generates a picture of housing support needs across the whole County, the Housing Support Programme Plan is the focus and mechanism for addressing these needs moving forward.

The Rapid Rehousing Transition Plan is focussed on the needs of persons in our temporary accommodation, with a view of enabling them to move on and out of temporary accommodation as soon as possible.

The needs assessment for occupiers of temporary accommodation was carried out in January 2023, giving the most up to date picture. A total of 86 households were accommodated at this time. This included households accommodated in our housing support projects.

In Ceredigion we operate a Housing Support Gateway, which enables us to capture and monitor support needs as households approach, enabling us to allocate the appropriate support. Utilising the Gateway, we can complete the table below.

**Fig 36. Support needs of TA placements in January 2023**

Support group	Recommended housing	Recommended support	Current case volumes (inc %)
Low/ none	Mainstream housing	Individualised support	44 (50%)
Medium	Mainstream housing	Individualised, likely to include multi-agency support	28 (33%)
High	Mainstream housing	Housing First/ Intensive floating support, including multi-agency support	12 (15%)
Intensive needs (24/7)	Supported housing	Residential support	2 (2%)

83% of persons in temporary accommodation were deemed at this point to have low or medium support needs. These persons will have a low amount of difficulty in moving to alternative accommodation and will be able to keep any housing support they need with them in the new address.

15% of persons were deemed to have high support needs. There may be difficulties in finding suitable alternative accommodation for this contingent of people. This is due to the level of support they require and their current ability to maintain independent accommodation.

In response to the difficulties encountered with this group, Ceredigion County Council are piloting a Time Critical Intervention project. This operates through a specific support provider working intensively with the person, making links with other agencies both statutory and non-statutory to enable the person to become stable and correctly supported. The TCI team are engaged at an early stage, whilst persons are in temporary accommodation or before then. Once a period of intense and focussed support is delivered and some stability achieved, the service can do a transitional handover to a more mainstream support agency.

As a further response, Ceredigion County Council are developing a more robust Housing First programme. This will incorporate both TCI and Housing First and enable the commitment to dedicated staffing. The pilot will also better enable properties to be identified for Housing First candidates, as this has been an area of difficulty. These services will be categorised as our 'Complex Case' service.

2% of persons are deemed to have intensive support needs. These persons are receiving s117 aftercare after previously being detained under the Mental Health Act. They do not meet eligibility criteria for Social Services Supported Placements. However, their support needs are so great that they are not able to move to independence in their own accommodation. Thus, they are stuck in temporary accommodation.

The Housing service has been having conversations regarding this cohort of persons with our colleagues in Mental Wellbeing & Substance Misuse Service. A recently commissioned report 'Mental Health Supported Accommodation for People living in Ceredigion' has recommended the development of a core and cluster model which the Services will be further developing. The Housing service will engage with this process to develop alternative solutions to support persons with Intensive support needs.

The snapshot of support in January 2023 is reflective of a full year. Whilst there needs to be dedicated pathways for those with higher end support needs, we are still finding difficulties in moving people on from temporary accommodation at the lower end, due to limited housing options.

### Further analysis

To better understand the support needs, further interrogation of the snapshot data is explored below.

**Fig 37. Support needs by household type**

	Low/ none	Medium	High	Intensive
Single male	18	15	6	2
Single female	8	11	4	0

Family	4	0	1	0
Couple	1	0	1	0
Male single parent	2	0	0	0
Female single parent	11	2	0	0

Medium, High and intensive support needs are generally single persons. Most family units (including single parents) have low housing support needs.

**Fig 38. Support needs by age group**

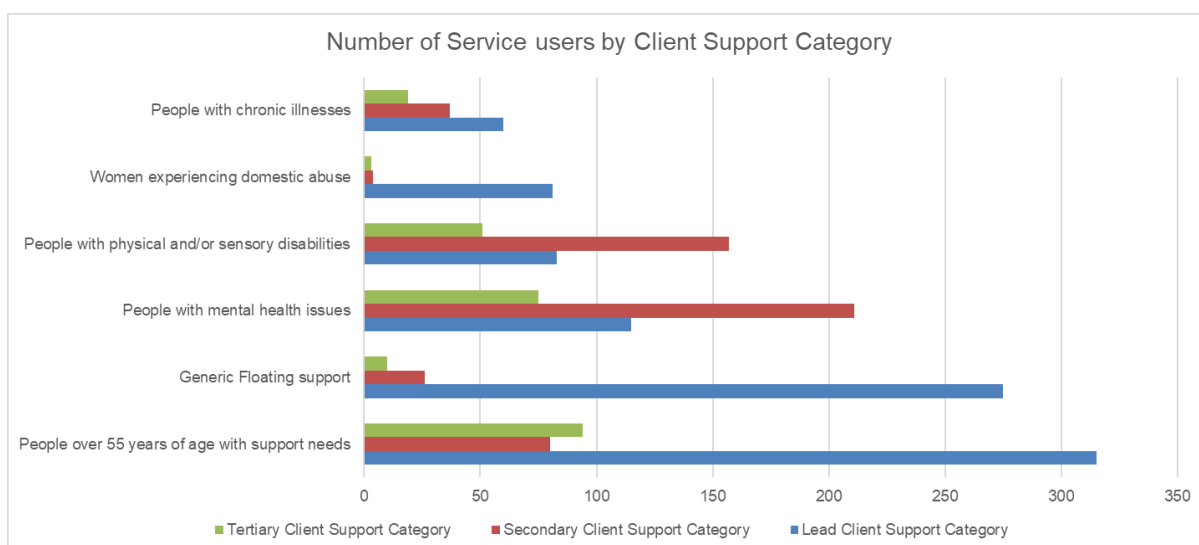
	Low/ none	Medium	High	Intensive
16-24	5	7	3	0
25-34	14	10	1	1
35-44	14	4	2	0
45-54	7	6	3	1
55-64	3	0	2	0
65+	2	1	1	0

The spread of support needs by age group again indicates that most groups have low or medium support needs. There is no trend or correlation with the high and intensive support needs to any particular age group.

### 3.3 Support requirements

Our Housing Support Needs Assessment published in 2022 looked at the support needs of the population of Ceredigion and identified key groupings, current needs and areas of focus. More detail can be seen in the needs assessment but the figure below identifies the five most common needs.

**Fig 39. Number of service users across the five most common lead client support categories**



People over 55 (primary need) is largely made up of persons assisted in Sheltered Accommodation schemes and therefore can be ignored for the comparisons with needs in temporary accommodation.

The tables above largely reflect the needs of our temporary accommodation cohort in that most clients need generic floating support to relieve their homeless situation.

In reflection of this need our Housing Support Programme, through the new outcomes framework, ensures that the focus for all housing support providers is on the mandatory outcomes relating to homelessness and accommodation. Our HSG spend plans reflect specific cohorts and aim to include some specialist areas of support. Providers are allocated according to need and can work with those in temporary accommodation as well as in the community.

### **Commissioning**

2023 will see the service looking at recommissioning the Housing Support providers. During this time, we will be engaging with all partners to ensure service delivery which meets the needs of the community as well as Ceredigion County Council's Through Age and Wellbeing Strategy.

Broad groupings for recommissioning are laid out below, with further detail to be scoped out in the coming months.

- Complex case & outreach
- Temporary accommodation support
- Mental Health
- Substance misuse
- Generic support
- Physical disabilities
- Learning disabilities
- Supported living
- Older adults
- Young persons
- VAWDASV
- Offenders

### **3.4 Accommodation requirements**

The accommodation requirements of homeless presentations and those in temporary accommodation need to be considered when developing solutions. Section 2 - Homeless Data and Analysing Need, explores this in more detail.

The overriding need for accommodation of those presenting as homeless is for 1 bedroomed, with a significant need for 2 bedroomed properties. Comparison with the available social housing stock and all stock can be seen in section 2.



With such a shortage of 1 bed properties in social housing stock, this places considerable pressure on the private housing market to accommodate single persons, and this is similarly felt in the provision of temporary accommodation.

The Social Housing Grant programme is aware of the accommodation needs and programme delivery considers household type and areas of demand.

In reflecting whether there is sufficient accommodation with support, Fig 36 shows that just 2% of persons in temporary accommodation need supported accommodation to move on. Ceredigion County Council currently has none of this type of accommodation, leaving people in need stuck in temporary accommodation or moved on to mainstream accommodation which may not be the most appropriate solution. **This is therefore an area to consider in forward plans.**

15% of persons require a high level of support, with multi agency approaches, which can be delivered in mainstream housing. Our **expansion of the Complex Case service**, in conjunction with other projects such as Area Planning Board Complex Case project and Blue Light project will look to provide in this area. However in terms of accommodation need, this can be delivered alongside lower level support needs.

Shared accommodation continues to be needed to facilitate demand, particularly in the under 35 years age group. Consideration will need to be given to how the Council can support this type of accommodation, considering this alongside support needs of the occupiers.

### 3.5 Continual assessment/ mainstreaming

Ceredigion County Council have recently introduced a central Gateway for all housing support referrals. This system enables us to monitor needs, outcomes and performance of our housing support providers and has provided us with key data in establishing where our greatest support needs lie. Through this central system we can maintain a level of control over demand, matching to the most appropriate provider or increasing services as necessary.

Applications for support can be made by partners including third sector, health services and social care, as well as by housing options team. The Gateway team then make a formal referral and monitor support delivery thereafter.

In order to more fully integrate the housing support service and raise awareness there will be a communications plan rolled out in 2023. Additionally, through commissioning plans this will enable us to engage with all relevant services to raise awareness of the support available and the route for access.

Some clients will require closer working between early intervention and support teams, social care, health teams and housing. The Through Age and Wellbeing model supports a multi-agency approach and early help and prevention, and the Council is already well set up for joint working.

Through the Signs of Safety model, agencies can work together to build on the strengths of individuals to encourage independence, ultimately moving to community and peer to peer support models for the majority of the lower level support.

## Understanding local temporary accommodation supply – Section 4

### 4.1 Baseline

**Fig 40. Units in use as TA, March 23**

Temporary accommodation type	Baseline capacity (Units as at 31/03/23)	Groups accepted – any exclusions	On-site services available	Service charges	Notes
Triage centres	14	4 units are exclusively for young people 16-25 (generally 16-19) Single persons only	Housing management Support staff Staffed 24/7	£29	Shared kitchens and bathrooms
Temporary accommodation – shared	20	No children, single persons, some couples	Housing management and support staff. Mix of hours.	£29	Some en-suite, others shared bathroom. Shared kitchens. 8 units have a kitchenette.
Temporary accommodation – self contained	45	All groups accepted	none	£0	All self-contained flats/houses.
Supported accommodation	10	5 for harm reduction (wet-house) 5 for ex-offenders	Housing management Support staff Staffed 24/7	£29	Projects Harm Reduction & Ex-Offenders. Shared kitchens and bathrooms.
Other (inc B&B/hotel)	No retained units	n/a	n/a	n/a	

### 4.2 Usage

#### **Triage centres**

Currently the Local Authority have two triage centers.

#### **Aberglasney, Aberystwyth**

This property comprises of 10 units in a shared environment with 3 kitchens and 4 bathrooms. There is an office on site, a further support room and laundry facilities.

One of the bedrooms in the property is suitable for wheelchair user, with the ground floor bathroom containing level access shower, and the bedroom containing suitable kitchenette.

This property is fully staffed with a mix of property management and support staff.

All single households can be accommodated in the rooms, however due to the nature of the 24/7 staffing, persons with some support needs tend to be accommodated here.

Whilst the intention is for this to be a triage and assessment unit, due to the lack of capacity to move persons to other accommodation after assessment, the pathway is not progressive.

The property is leased from an RSL and condition is good.

Average length of stay during 2021/22 is 63 days.

#### **49 Portland Road, Aberystwyth**

This property is comprised of 4 bedrooms with a shared kitchen and bathroom. There is an office on site.

This property is identified as young persons temporary accommodation and assessment unit. Young persons from age 16 to 25 who require a more nurturing environment are placed here. Most placements are between 16 and 19 years.

The property is staffed for 6 hours a day, 7 days a week. The staffing is provided by Housing Support Grant.

Whilst the intention is for this to be a triage and assessment unit, due to the lack of capacity to move persons to other accommodation after assessment, the pathway is not progressive.

Average length of stay during 2021/22 is 88 days.

The property is offered by an RSL and condition is fair.

#### **Temporary Accommodation – shared**

##### **Jasper House**

This property is comprised of 8 bedrooms, each containing a small kitchenette. 3 bedrooms on the ground floor are en-suite. 2 further bedrooms have a wc. There are shared bathrooms on first and second floor. There is a shared kitchen on the ground floor. There is an office on site.

There is capacity to house a couple in one of the rooms with the remainder housing single persons. There are 3 ground floor rooms, although there are a few steps to the property. Those with some mobility needs are matched to the ground floor rooms.

This property is fully staffed with a mix of property management, support staff and security.

The property was leased as an additional unit during the pandemic and demand remains high.

The property is offered by an RSL with lease proposed. It's condition is fair, but could benefit from a reconfiguration to fully en-suite.

Average length of stay during 2021/22 is 113 days.

### **26 Cambrian Street**

This property is comprised of 6 bedrooms with shared kitchen and bathroom facilities. One room is a double room that can cater for couples. There is an office on site, but in infrequent use. It caters for single persons with limited support needs.

The property is not staffed.

The property is on rolling lease with social letting agency. It's condition is fair.

Average length of stay during 2021/22 is 96 days.

### **13 Corporation Street**

A 6 bedroom property with shared bathrooms and kitchen. One room is a double. There is no office on site.

The property benefits from increased support presence via neighbouring property 9 Corporation Street, with staff providing support at both locations, funded by HSG.

The property is intended to be a step down from 9 Corporation Street, however is largely in use as temporary accommodation with direct access due to demands.

The property is leased from private landlord. It's condition is poor, and the landlord has indicated that he is looking to sell the dwelling.

Average length of stay during 2021/22 is 76 days.

### **Temporary Accommodation – self contained**

#### **Flat 1 – 3, Afallen Deg, Bow Street**

3 no self-contained one bedroomed flats in a sheltered scheme complex. These are ground floor units in an over 55 complex, with low level showering. Efforts are made to allocate these to persons who have mobility issues or are over 55. Support is floating.

The properties are offered by an RSL and in good condition.

#### **Flat 1 – 3, Llwynon, Cardigan**

3 no self-contained flats in Cardigan. Two are 1 bedroom and one is a 2 bedroom. Support is floating.

The properties are offered by an RSL and in good condition.

#### **Flat 1 – 3, 5 Llanbadarn Road, Aberystwyth**

3 no self-contained one bedroom flats in block. These flats are located within close proximity to the Community Mental Health and Crisis teams. As such, in the absence of dedicated supported housing for people experiencing poor mental health, these flats are generally allocated to this cohort.

Support is floating, and due to the occupiers often being Mental Health Act discharges eligible for s117 aftercare, support is provided by both commissioned services (social care and health) as well as Housing Support Grant.

The properties are offered by the social letting agency and in fair condition.

#### **Flat 1 – 5, 61 Marine Terrace, Aberystwyth**

2 no ground floor flats, 1 bedroom. One of these is an accessible flat. 2 no first floor flats, 1 bedroom and 1 no second floor 2 bed flat. These self-contained flats are all in the same block. Floating support.

The properties are offered by an RSL and in good condition.

#### **Flat 1 – 9, Yr Hafan, Aberystwyth**

6 no self-contained 1 bedroom flats and 3 no self-contained 2 bedroom flats. These self-contained flats are all in the same block. Floating support.

The properties are offered by an RSL and in good condition.

#### **North – dispersed**

3 no 3 bed family homes

1 no 3 bed flat

2 no 2 bed house

6 no 2 bed flat

1 no 1 bed flat

#### **Mid – dispersed**

1 no 2 bed house

1 no 2 bed bungalow

#### **South – dispersed**

1 no 3 bed house

1 no 2 bed house

1 no 1 bed flat

2 no 1 bed bungalow

All dispersed units are let through the social landlord or social letting agency partner and are offered under cooperation partnerships. Support at these locations is floating support.

Average length of stay in self-contained accommodation during 2021/22 is 129 days.

#### **Supported accommodation**

##### **Harm reduction project**

6 bedrooms in a shared unit with shared bathrooms and kitchen. There is an office on site and this property is staffed 24/7 funded by HSG.

The property is leased from a private landlord and in fair condition.

Average length of stay during 2021/22 is 129 days.

### **Ex-Offenders project**

5 bedrooms in a shared unit with shared bathrooms and kitchen. There is an office on site and this property is staffed 24/7 funded by HSG.

The property is leased from a private landlord. It's condition is poor and the landlord has indicated that he is looking to sell the dwelling.

Average length of stay during 2021/22 is 43 days.

### **B&B/ Hotel**

Whilst Ceredigion County Council are not in contract with any B&B or hotel provider, we nevertheless need to make occasional use of this type of accommodation. Placements are made for as short a time as possible, often as a stop gap until temporary accommodation becomes available.

In recent months however our usage of this type of placement has increased such that spend in this area has increased significantly.

**Fig 41. Persons accommodated in B&B/ hotel**

	No of persons	Cost to LA
2020-2021	2 (1 child)	£2295
2021-2022	21 (4 children)	£8462.40
2022-2023	73 (21 children)	£32,063.75

Average length of stay during 2021/22 is 10 days.

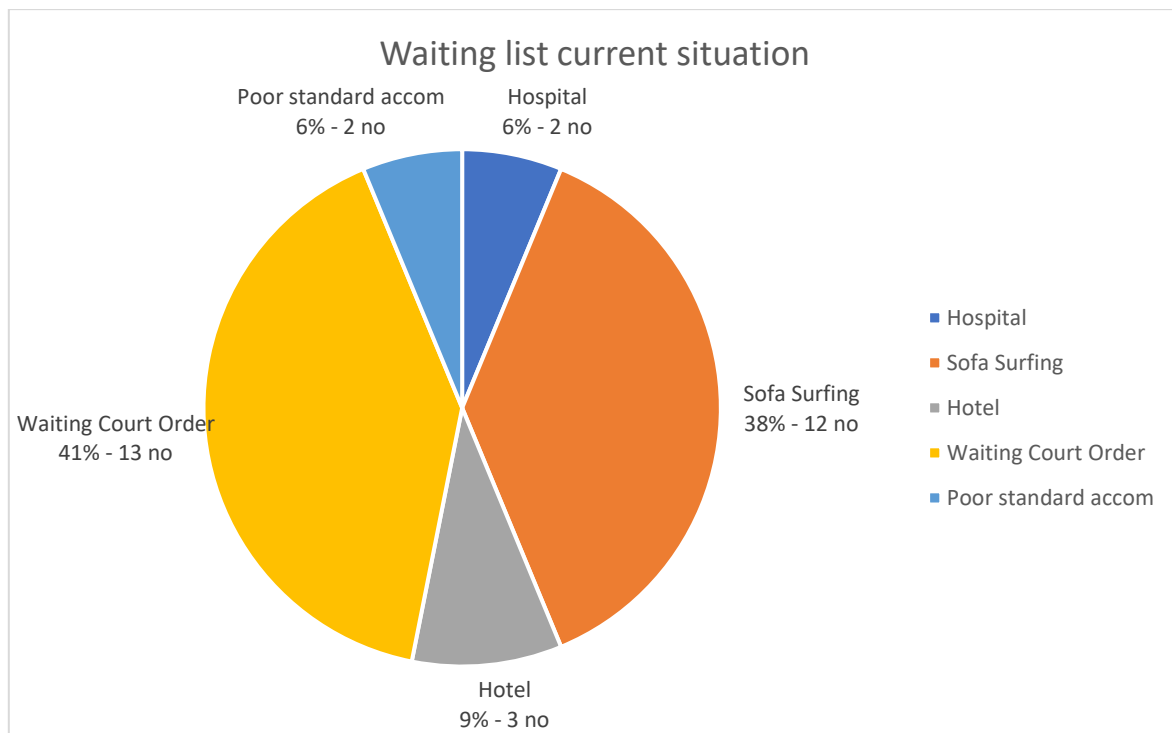
### **Waiting list**

In order to minimise inappropriate stays in B&B/ hotel, and to best manage limited temporary accommodation stock we hold a waiting list of homeless persons who are waiting for temporary accommodation. This fluctuates however in order to get a picture of the demand for temporary accommodation a snapshot of the list is included.

On 16<sup>th</sup> May 2023 there are 32 households on the waiting list for temporary accommodation. This includes 29 children in total. Persons are added to the waiting list when it is no longer possible to extend their current accommodation beyond more than a short period. The current circumstances of these persons are shown below.

In times past the Housing Options team would have placed anyone who was at the end of the Notice of Eviction period in temporary accommodation, however such is current demand we now routinely wait for a Court ordered possession date.

**Fig 42. Current circumstances of households on waiting list.**



### 4.3 Inclusivity

The Housing Options service seeks to accommodate wherever possible according to needs. This is subject to the local connection assessment.

There are certain accommodations which are set aside for particular groups in order to make sure needs are met.

**Refuge** – West Wales Domestic Abuse manages domestic violence refuge provision in the County. This is restricted to those who have experienced abuse, though there is some provision for families, males and trans community as well as females.

**Projects – Ex-Offenders** unit is provided for those leaving secure estate and, in some instances, (space allowing) those who are at risk of entering secure estate. This unit can be difficult to manage owing to it being a shared environment and the heightened risks of the persons placed there. Further, at times the unit is full and ex-offenders cannot always be provided for in this specific environment which leads to this cohort having to be placed in general needs temporary accommodation.

**Projects – Harm Reduction** unit is provided for those who are struggling with substance misuse issues. These are often linked with poor mental health. The environment is set up to provide care and support to encourage a less abusive relationship with substances. Substance use is not tolerated on site; however an open attitude is encouraged aiming to enable residents to acknowledge usage as a first step to addressing addiction.

**Family accommodation** – All of our accommodation for families with children is self-contained. We do not place families in shared accommodation.



### **Unmet needs/ gaps in provision**

We recognise however that there can be a limit to the suitability of temporary accommodation for certain groups and there are areas where we struggle to cater for need including the below:

**High risk & violent offenders** – Due to most of our single person accommodation, and our ex-offender project being shared environments this can lead to difficulties in provision of accommodation for those who have very high risks, or who cannot easily get on with others in a shared environment. This can make it difficult to place some persons, or for placements to be short lived for others.

**Mental health issues** – There are a cohort of individuals who struggle to live independently due to poor mental health. Often these are leaving hospital having had some time under Mental Health Act placements. Whilst not meeting the threshold for commissioned supported living placements, we struggle to find suitable accommodation with adequate support, and they can end up staying in temporary accommodation for too long.

**Detox placement/ Rehab recovery** – Where a person is ready for a residential rehabilitation placement for substance misuse problems, there can be difficulties in supporting this pathway. We do not have a specialist set-up where a person can go to dry out before placement or can be supported after their rehabilitation prior to full independence in their own home. Placements can be delayed until a person has secured a permanent home.

**Pets** – The majority of our temporary accommodation does not allow pets. This can prove difficult when trying to aid a household with a pet, particularly where they indicate that the pet is an emotional support animal.

## Plan the Temporary Accommodation transformation – Section 5

### 5.1 Vision

*By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.*

To achieve this we will need to ensure that:

1. There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.
2. Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.
3. That there is sufficient support available for people in temporary accommodation to resolve their situation.
4. That there are specific types of accommodation available to meet needs.
5. That B&B/ hotel use is by exception only.

Reflecting on success in Scotland and our recent temporary changes to the allocation of social housing in Ceredigion (as short-term measure to address need) it's clear that a revision of our Common Allocations Policy will be needed as a key measure to address the pathway out of temporary accommodation and this has been reflected also in our Housing Strategy 2023 – 2028.

Within the vision above, areas of key focus are identified below.

- Developing solutions for those under 35 years
- Focus on prevention of homelessness
- Understanding and avoiding repeat presentations
- Improving relationships with the Private Rented Sector
- Continued provision of shared temporary accommodation
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs
- More 1 bed accommodation options
- Grow Leasing Scheme Wales
- Further development of mediation solutions
- Review common allocations policy

## 5.2 Key challenges

The primary challenges to our Rapid Rehousing Plan can be set out as follows;

1. Lack of affordable move-on accommodation. As a non-stock holding Council there are limitations in what we can directly provide to homeless households.

We aim to address this in the following ways.

- Social Housing Grant delivery plan
- Leasing Scheme Wales
- Improved relationships with PRS landlords
- Enhanced bond guarantee
- Use of own stock in partnership with others to provide affordable lettings

2. Future changes in legislation following Welsh Government review of homelessness and pending white paper.

We aim to address this in the following ways.

- Delay review of Allocation Policy until white paper is published
- Continue to engage with Welsh Government and partners to provide experiences and learn from good practice
- Be flexible about the future direction

3. Exiting leased shared temporary accommodation stock is old and unsuitable.

We aim to address this in the following ways.

- Seek to move shared temporary accommodation to new premises.
- Consider the provision of office/ shared space from which partner support services can appropriately engage.
- Look to move away from shared accommodation for high-risk individuals.
- Look at new solutions to meet gaps in provision.

4. Ukraine & end of hosting and changes

We aim to address this in the following ways.

- Work closely with refugee resettlement team and dedicated support to explore alternative hosting options
- Provide appropriate advice to dedicated support teams to help them aid Ukrainian families, including Renting Homes Act and Housing Act advice.

### 5.3 Transformation plan

The target for accommodation transformation is a reduced stock more suited to needs. The aim of rapidly rehousing homeless households should reduce temporary accommodation requirements. We recognise that there will be a continued need for shared accommodation.

Alongside this we recognise that our supported units need to be developed further, with new locations providing an enhanced support environment for those with higher needs.

**Fig 43. Planned changes to provision with estimated costs**

Type of accomm	Current capacity	Target capacity by 2028	Brief description of work required	Approx costs current	Approx operating costs future	Funding source
<b>Triage centre</b>	14	14	N/A	Operating £375,000	Operating £375,000	HSG, Rental income, LA core.
<b>Shared TA</b>	20	14	Improvements to ensure all suites have kitchenette with en-suite where possible.	Capital to improve £210,000 Operating £346,500	Operating £246,300	Rental income, LA core.
<b>Self-contained TA</b>	45	25	N/A	Operating £70,000	Operating £65,000	Core, HSG
<b>Supported accomm</b>	10	18	New site/s required for increased capacity and appropriate support	Capital – for purchase/build Operating £342,000	Operating £597,500	HSG, Rental income, LA core.
<b>B&amp;B/hotel</b>	0	0	N/A	£33,500	None	WG homeless funds

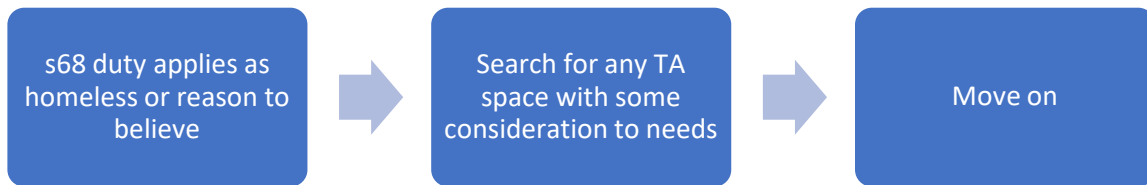
Housing support alongside these units will be developed further through commissioning and ongoing service development.

#### Pathways

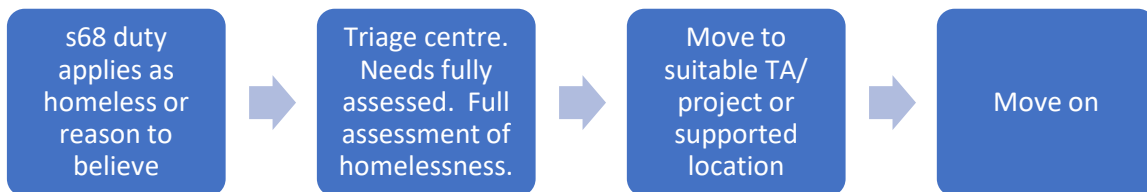
Current operating practices for allocation, in particular to shared temporary accommodation do not allow for proper focus on triage and early targeted support. Our triage centre gets blocked by people not moving to suited need accommodation. Similarly, we find that homeless single persons are accessing alternative accommodation directly, without having been through the triage centre to appropriately assess their needs and suitability. This can lead to incorrect placement.

Thus we aim to change allocation process for shared units as follows;

## Current



## Proposed



Families moving into self-contained accommodation are likely to continue to be housed in the same way as current. Their support needs will be met with floating support.

## Development of the Plan – Section 6

### 6.1 Vision

The vision for Rapid Rehousing in Ceredigion is that:

*By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.*

This vision sits neatly alongside our Housing Strategy aims.

*“There will be sufficient, suitable and sustainable accommodation to meet residents’ needs now and in the future.”*

And our Housing Support Programme Plan.

*“Statutory, third and private sector partners work effectively together to ensure that people in Ceredigion have access to suitable housing with timely and appropriate support within their local communities.”*

To achieve this, we will work towards delivering on the following priorities:

#### **Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.**

A key component of avoiding and minimising homelessness is the opportunity to engage early with services to find solutions to housing issues which are arising. Providing good quality Information, Advice and Assistance is a key aim of the Council’s Through Age and Wellbeing action plan and the Housing Service will aim to improve current offerings.

Good partnership working between Housing Options and Housing Support teams and appropriate use of commissioned services will ensure that the right support is available to prevent the need for households to access temporary accommodation altogether.

#### **Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.**

By making better use of our Triage centre to establish needs we can make the most

appropriate temporary accommodation placement to best support people to move on to settled accommodation.

Through our Housing Support commissioning we will address the availability of appropriate support at temporary accommodation and supported projects.

Through a review of pathways, we will ensure that there are clear and appropriate through flow from homelessness to temporary solutions to settled homes. This will ultimately include a review of our Housing Allocations policy to ensure those with greatest need are able to access social housing.

Through working with partners such as Registered Social Landlords we will develop housing schemes in line with needs to enhance affordable housing options.

In addition, we will grow our own leased accommodation, through Leasing Scheme Wales, to improve the availability of affordable accommodation as move-on.

**Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.**

We have already introduced a central 'Gateway' for access to housing support which better ensures needs are addressed appropriately and support is monitored.

Through our Housing Support commissioning we will address the availability of appropriate support at temporary accommodation and supported projects. This will include a more assertive approach to the provision of support to aid those in temporary accommodation to address their personal housing plans and find long term solutions.

**Priority 4: That there are specific types of temporary accommodation available to meet needs.**

We have identified above some specific needs which are currently not appropriately addressed with current temporary accommodation solutions. We will work with partners to explore these areas in more detail and develop solutions that not only meet temporary accommodation needs but satisfy wider Through Age and Wellbeing aims.

**Priority 5: That B&B and Hotel use is by exception only.**

We do not have any agreements with B&B or Hotel's in the County that enable us to exclusively utilise accommodation or hold it vacant for use. Instead, when our temporary accommodation is full, and we have a duty to provide accommodation we will book rooms or units through booking platforms or in direct contact with the organisations as need arises. This type of placement is costly.

We will continue with this practice as we intend that the stay will be for a minimal period until alternative temporary accommodation is found. Hotel accommodation is not suitable for extended periods due to there being a lack of facilities such as cooking and laundry, minimal storage, and the proximity of holidaymakers. We are unable to provide any security to occupiers who sometimes have to move placement due to prior bookings.

Whilst we will look to B&B and Hotel use being for exceptions only, recent data suggest that it is still an option that we need to maintain.

## 6.2 Homelessness prevention

Whilst the introduction of Renting Homes (Wales) Act 2016 has in most cases provided a longer window of opportunity to address potential homelessness, the duty assessments under Housing (Wales) Act 2014 have not caught up.

Nevertheless, our current approach is to accept cases from those who have been served a notice of eviction, in order to provide advice and assistance regarding the legal process, assess support needs, resolve particular matters such as arrears, and support them to find their own solutions in the interim.

We recognise that homelessness cannot always be prevented. We therefore work with households to find alternative accommodation both in social and private sector before the need for temporary accommodation.

The key challenges to homeless prevention can be identified as:

### 1. Affordability of accommodation

We aim to address this in the following ways.

- Continued development through Social Housing Grant
- Expansion of Leasing Scheme Wales
- Use of Discretionary Housing Payments where appropriate
- Use of discretionary homeless prevention funds to provide deposits
- Direct households to additional financial support opportunities including Citizens Advice and Advice Link Cymru for income maximisation and benefit guidance and DAF for white goods or furniture.

### 2. Complex support needs

We aim to address this in the following ways.

- Use of housing support Gateway to provide appropriate support provision
- Work with partners in social care and health in a multi-agency approach
- Expansion of Complex Case team, incorporating time critical intervention and housing first

### 3. Poor quality housing and housing management



We aim to address this in the following ways.

- Provide advice and support to landlords to educate and upskill, including through direct contact and referring to Rent Smart Wales.
- Referring to Housing Standards team to address disrepair or management issues.

#### 4. Lack of guarantor or reference

We aim to address this in the following ways.

- Provide appropriate references from our temporary accommodation placements.
- A landlord guarantee scheme.

### Targeted prevention groups

There are some specific cohorts which data shows present in higher proportion to the housing options service or in need of a more tailored approach to homeless prevention (and relief).

#### Young persons (under 25)

To tackle the growing issue of young people approaching the service for assistance with homelessness we need to work more closely with our colleagues in the Support and Prevention and Planned Care services, particularly with youth work teams and leaving care advisors. Through a joined-up approach we will be able to provide appropriate early advice and information to young people still in school about housing options. There will be further opportunities here to expand the links between housing support providers and youth services to improve provision.

The Care Leavers Accommodation and Support Framework identifies five stages reflecting the journey of a young person as they leave care, and these steps are not exclusive to care leavers.

##### **1. Preparing for the reality of housing options**

Young people are given the opportunity to consider their housing options through looking at local housing markets, getting skills in finance and budgeting and managing a home.

##### **2. Planning young people's accommodation and support options with them**

They are supported in choosing accommodation which will suit them, given constraints on local markets. They are given information on their tenant responsibilities and rights and assisted to move on in a planned way.

##### **3. Reducing housing crisis**

Ensuring there are safe and appropriate short-term options for young people and specifically avoid bed and breakfast for 16 and 17 year olds.

##### **4. Accessing housing and support as needed**

Making sure that young people who need high levels of support to transition to independence are supported to remain with family or make sure they have

enough support where they live, including supported housing or lodging options.

#### **5. Accessing and successfully managing longer-term move-on and support options**

Support to independence and knowing where to get additional help when needed.

Through the commissioning and continued development of housing support services for young people we can make particular provision for those more vulnerable young people, including care leavers, to enable them to transition to full independence.

Housing support grant currently supports 18 young person beds in both shared and self-contained accommodation provided by partners. Pathways through these schemes need to be further developed through commissioning of HSG.

Breakdown in relationships is a common theme for young people presenting as homeless. We have identified that family mediation could provide a solution and will be working more closely with the early intervention service and parenting and family support to ensure appropriate solutions are developed.

Whilst we have an identified temporary accommodation triage unit for young homeless persons, this is just 4 bed spaces and has limited pathways for move-on. Currently funded with Youth Innovation grant funding, this model needs to be further explored to ensure provision is best meeting needs.

Additionally, there is a youth housing first provision with 5 self-contained flats which has historically been funded through mixture of Welsh Government and HSG funds. Such schemes are currently under review by Welsh Government and this may impact provision in the County.

#### **Single persons particularly those under 35**

Our largest share of homeless presentations is single people many of whom find it difficult to obtain affordable settled accommodation. Where this intersects with those under 35 years old this is a particular need.

To tackle homelessness in this area we will be proactive in offering housing support services. We will look to provide appropriate and realistic advice and information about the cost of housing and the available benefits.

We will continue to provide shared temporary accommodation solutions for single people as this allows us to use our resources more efficiently.

We will work closely with the Registered Social Landlords particularly in relation to new build developments through Social Housing Grant, to ensure that new developments match need. Similarly needs will be fed into the Local Housing Market Assessment.

We will support single people (and other cohorts) financially with up-front costs to get set up in an appropriate and affordable tenancy, putting them in a good starting point for sustaining the tenancy, and ensure they know where to drop in for advice.

### **Complex needs**

A group which continually provide us with more challenges around rapid rehousing are those with complex needs. Combinations of poor physical health, mental health, substance misuse, trauma or criminal history means this small but significant cohort can find it difficult to move on.

A trauma informed approach is needed, working closely with the third sector and other statutory services to actively engage with this group, working in a strengths-based way to help them to find solutions.

Through our Housing Support Grant re-commissioning we will be securing a provider that is able to demonstrate experience with complex needs, non-judgemental and able to establish relationships with the cohort and a perseverance to effect change.

### **High risk, including ex-offenders**

The number of prison leavers with accommodation needs remains steady and we commission an ex-offenders project through Housing Support Grant to provide dedicated accommodation and support to transition back to the community. This comprises of a 5 bed shared unit.

At times this unit is full leading to ex-offenders having to be placed in regular temporary accommodation units, risks allowing.

Risk management is the greatest issue with ex-offenders. Good working relationships with HMPPS enable appropriate sharing of information, and the accommodation unit is staffed 24/7. However, on occasion we are unable to accommodate higher risk or repeat offenders. In part this is due to increased difficulties in managing risk in a shared environment. Whilst a shared unit can be seen as cost effective, future consideration will be given to a more self-contained model.

In addition to the unit, within Ceredigion we work with the Police and partners in providing a self-contained flat for IOM nominals. The intention of this is to provide a space for the nominal to work with wrap around services, including Police, probation, drug and alcohol and mental health services and housing support, to maximise the chance of change. This partnership approach works reasonably well. For a short while, due to the success of the first flat (mid County) a second flat was introduced to the scheme. However due to the location of the flat in the main town of Aberystwyth, it proved less effective and was ended.

### **6.3 Rapid Rehousing transformation**

Throughout the document we have highlighted specific needs and challenges. Prevention of homelessness is at the forefront of our Rapid Rehousing transformation, aiming to prevent or relieve homelessness in a timely manner. Use of temporary accommodation should be limited and for as short a time as possible. Where temporary accommodation solutions are required, these should be appropriate to the needs of the household.

To avoid or limit time spent in temporary accommodation, we need also to consider solutions for relief of homelessness, including move-on options and social housing. These are detailed more widely in the Housing Strategy 2023 – 2028.

In considering our approach we can group actions under the following headings.

### **Universal prevention**

This can be characterised as preventing or minimising the risk of problems arising through provision of universal services which are available to all. Some of the reasons for homelessness such as poverty or trauma cannot be resolved through the Rapid Rehousing Plan alone but require continued partnership working with other agencies to share responsibilities and develop solutions.

- Use of Housing Support Gateway to provide housing related support.
- Referral to other Council services such as Youth Intervention teams or Community Connectors.
- Through Housing Strategy, aim to provide appropriate housing choices.
- Work with partner agencies such as Health Board, Criminal Justice etc. to improve pathways and opportunities.
- Improve relationships with Private Rented Sector landlords.
- Growing Leasing Scheme Wales portfolio.
- Reviewing current Common Allocations policy (social housing).
- Provision of increased number of 1 bed units through Social Housing Grant.
- Direct households to additional financial support opportunities including Citizens Advice and Advice Link Cymru for income maximisation and benefit guidance and DAF for white goods or furniture.
- Improved access to drop-in services.

### **Targeted prevention**

Targeting individual groups who are identified as being at a high risk of homelessness for a preventative approach.

- Commissioning of specific support through Housing Support Grant.
- Improved access to drop-in services.
- Carry out work to better understand and address repeat presentations.
- Housing Options intervention when at risk of homelessness.
- Use of benefits, DHP or discretionary funding to resolve arrears or aid with moving costs.
- Referral to other Council services such as Youth Intervention teams and Team Around the Family for mediation.
- Work with Housing Standards service to intervene for poor housing conditions.

## Crisis intervention

Managing the impact of homelessness once it has occurred including the provision of temporary accommodation.

- Provision of temporary accommodation appropriate to needs.
- Continue to offer shared temporary accommodation.
- Maximise housing related support for those in temporary accommodation, to support move-on.
- Use of a landlord guarantee scheme.

Work is underway in support of many of the identified solutions and the Rapid Rehousing Plan, alongside the Housing Strategy and the Housing Support Programme Plan, will continue to provide focus and direction.

### 6.4 Accommodation model

Key to the transformation is the provision of appropriate accommodation for crisis intervention. We have already identified above our current provision and identified gaps which we need to overcome. Our proposed future model is laid out below, showing changes in orange and new provision required in green.

**Fig 44. Planned changes to accommodation.**

Low support needs	Medium support needs	High support needs	Intensive support needs
Shared TA 14 units	Triage centre 14 units	Ex-offender 6 units	Need to be fulfilled by social care
Self-contained TA 25 units		Harm reduction 6 units	
		Detox placement/ rehab recovery 2 units	
		Mental health supported 4 units	

The table shows a reduction in units for low support needs. The reduction is from 20 to 14 shared units and 45 to 25 self-contained. The aim is that through better prevention and faster relief the overall number of units required will drop over time.

Though the Triage centres have been identified as medium needs, this is largely a reflection in the staffing required at the property to correctly undertake assessments and not necessarily needs of occupiers who will pass through. This may include those undergoing social care assessments for intensive supported accommodation.

We have gaps in provision of placements with support for those with higher needs, including appropriate ex-offender accommodation, increased harm reduction capacity, specific dry house for detox placement or rehab recovery, and those with

poor mental health (as identified in 'Mental Health Supported Accommodation for People living in Ceredigion' report).

Due to Ceredigion County Council not holding social housing stock, the temporary accommodation provision will be sourced through partnership working with RSL's, leased accommodation from private landlords and where possible Council owned buildings.

All persons in emergency/ temporary accommodation will be allocated a housing support worker through the central Gateway to support move on to settled homes. Support can continue once settled if required.

Settled accommodation will continue to be sourced through private rented sector as well as social rented sector and the common allocations policy will be reviewed, exploring whether changes are needed to better support homeless households.

### 6.5 Pandemic response

The Covid-19 pandemic and the Welsh Government response to homelessness as a result (Everyone-in) was a leading cause of our temporary accommodation stock increasing. We are not yet seeing any decrease in pressure on the system, partly due to subsequent legislative changes increasing priority need groups, and partly due to the cost of living crisis.

The service adapted during the pandemic and has settled into an increased stock of accommodation, a new structure and processes which at present does not require any further changes.

The enactment of the Renting Homes (Wales) Act 2016 brought opportunities to intervene at an earlier stage, with the introduction of 6 month notices which puts a greater emphasis on prevention and time to find alternative solutions so that temporary accommodation is not required. It is clear also that there are further changes on the horizon regarding homelessness including intentionality decisions, prevention duties and priority need among others.

The aims of Rapid Rehousing may in part be helped by such changes which may bring further opportunities, but in any case, the vision and aims will still be relevant. Once further announcements are made later this year, we will look to evaluate our common allocation policy and the impact on current direction and practice.

### 6.6 Initial socio-economic/ equalities impact assessment

A full impact assessment will be carried out prior to the publication of the plan and appended to the document.

## Resource planning – Section 7

### 7.1 Existing resource

Since the pandemic and increased financial support from Welsh Government the financial landscape has changed. The information below sets out the current sources of funding and impact of change.

#### **Rental income**

All placements in temporary accommodation are liable for rent. Most placements are able to claim housing benefit to cover their rent costs. Where properties are offered for use by partner Registered Social Landlords, rental income is collected by the RSL directly.

Rent is set by comparison to the Local Housing Allowance (at 90%) and in Ceredigion is represented by the following levels weekly.

1 room (including shared)	- £83.08
2 rooms (1 bed)	- £83.08
3 rooms (2 bed)	- £103.84
4 rooms (3 bed)	- £112.50
greater than 4 rooms	- £145.39

(rooms includes bedroom and living room)

*Rents have remained static for several years and whilst costs may have increased, we are not able to react to the market by adjusting rents, hence the Council is increasingly subsidising temporary accommodation.*

#### **Service charge**

Shared temporary accommodation has an additional liability for occupiers of a service charge weekly. The service charge covers utility bills at the premises and repairs. The service charge income liability in all shared accommodation is £29/week. *(Self-contained accommodations are liable for their own bills.)*

Through the pandemic when the Council was working hard to keep everyone in accommodation some large debts were incurred through the non-payment of service charges by occupiers. This is now under control and the service is better able to maintain costs associated with temporary accommodation and minimise subsidy.

*Service charge can be adjusted in line with expenditure levels for relevant costs but may not be used to subsidise other areas.*

#### **No One Left Out Grant**

2022-23 saw additional funding provided by Welsh Government to maintain the increased level of temporary accommodation taken on during the pandemic. Currently three properties are subsidised through this funding source, with claims offset for 2022-23 by half yearly rent and service charge income. Through 2023-24 claims will be fully offset (as required) by income from rent and service charges at these properties.

This funding was also used to pay for B&B/ hotel accommodation required.

*This grant is currently funding all B&B/ hotel placements and is contributing to the operation of 24 units of temporary accommodation. A grant cut would have a significant impact on core budget, or service delivery.*

### **Discretionary Homeless Prevention Grant**

To mitigate increasing costs associated with prevention and move-on, and considering updated HSG guidance preventing use of the funds for such things as rent in advance and security deposits, Welsh Government offered additional funding through a discretionary fund.

In Ceredigion this fund was utilised largely for the following measures.

- Top up to Discretionary Housing Payment benefit budget.
- Rent in advance and security deposit to secure move-on accommodation.
- Rent arrears to secure tenancy (where not eligible for DHP)
- Incidental costs to maintain tenancy.

*Through this additional funding from Welsh Government, we have been able to maintain a level of service to the public which the Council would find difficult to provide otherwise, particularly as HSG guidance had changed to prevent its use for such causes. In addition, this fund has increased the Discretionary Housing Benefit pot.*

### **Youth Innovation Fund**

Youth innovation funding is a grant which we have used successfully for the last few years to provide a 4 bedrooled triage unit for young people. Through this provision we can provide more vulnerable people with safe accommodation away from the general cohort.

The grant is offset with rental income received through the unit, which in 2022/23 was more favourable than expected due to the facility being largely fully occupied through the year.

*It is expected that Youth Innovation funding will be transferred to HSG pot, and services can be commissioned to maintain this project.*

### **Housing Support Grant**

An element of Housing Support Grant funding is utilised to run support at temporary accommodation locations of varying degrees. Our ex-offender and harm reduction projects are sufficiently funded by HSG currently to enable 24hour staffing.

Our triage unit (10 beds) and our staffed transitional temporary accommodation (8 units) also benefit from partial funding through HSG through the provision of support at the unit, which makes up enough shortfall to ensure the units are staffed 24/7.

*During the transition through Rapid Rehousing, and in coordination with our Housing Support Grant recommissioning currently taking place, our expectations regarding the funding delivered to temporary accommodation units through support is that this will change, and alongside this, levels of staffing will need to change.*



*We are currently in the process of establishing the hours of support and management required at various locations in advance of recommissioning.*

### **Council Core funding**

Management of temporary accommodation is delivered through our partners and funded through core budget.

Currently management of shared accommodation is provided by two key partners who are also able to deliver support and by the RSL's in relation to self-contained accommodation.

Core funding is also allocated towards maintenance and repair and bills related to temporary accommodation.

*Due to the inability to alter rental incomes in temporary accommodation the Council will have an increasing liability, subsidising temporary accommodation.*

### **Homeless prevention grant - s180**

A considerable sum of grant is currently delivered to a key partner through HSG to maintain a 24hr staffed triage centre with 10 beds of accommodation.

*This grant will be reducing by £195,000 in 2024 and this will have a considerable impact on the overall budget and ability to continue delivery. This will have an impact on core and HSG funding.*

The table below identifies cost of service delivery in 2022/23 via various sources for provision of temporary accommodation units including harm reduction and ex-offenders, noting expected changes without adjusting future provision.

**Fig 45. Cost of homeless service delivery**

<b>Funding source</b>	<b>2022/23 income</b>	<b>note</b>
<b>Rent/ service charge</b>	£205,848	Expected £217,379 for 2024
<b>No One Left Out</b>	£319,529	Funding guaranteed for 23/24 only
<b>Discretionary Homeless Prevention</b>	£81,448	Funding guaranteed for 23/24 only
<b>Youth Innovation Fund</b>	£22,402	Funding guaranteed for 23/24 only
<b>Core funding</b>	£20,364	Budget of £158,170 for 2024/25
<b>Homeless prevention fund</b>	£162,048	Reduction to £53,659 for 2024/25.
<b>Housing Support Grant</b>	£414,169	Limited to support staffing costs at projects.
<b>TOTAL</b>	<b>£1,205,444</b>	

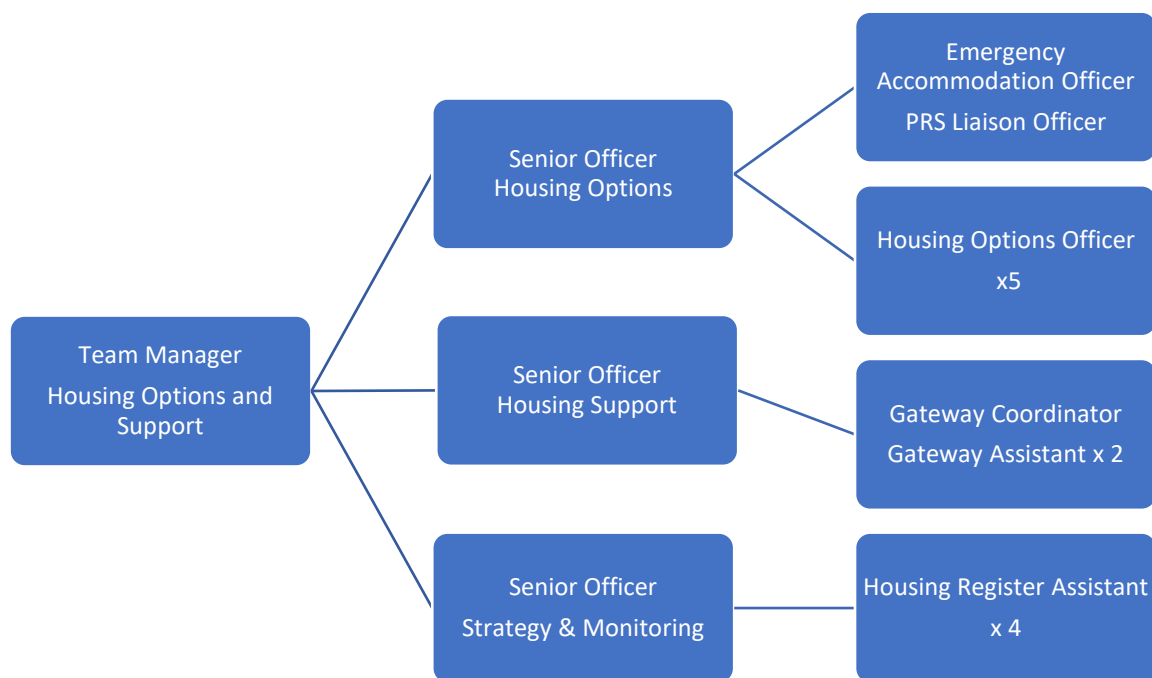
As can be seen from the table the cost of homelessness prevention and relief relating to temporary accommodation, including projects with support is significant. Not included in these costs are the wider prevention activity delivered largely through Housing Support Grant providers, or internal staffing costs for the service.

Potential reductions in Welsh Government grant would have a significant impact on both Core Budget and Housing Support Grant. We will continue to work through potential impacts as grant funding announcements are delivered later this year. Significant for Ceredigion is the reduction of the Homeless Prevention Fund, which covers prevention and outreach activity as well as the Triage centre, by £195,223.

## 7.2 Staffing

The Housing Options and Support Service is the primary team for preventing and addressing homelessness. Restructuring of services took place during 2021/22 as part of a wider Through Age and Wellbeing plan incorporating Council prevention and social care services.

The new structure currently exists as follows.



### Housing Options

The service is focused on homeless prevention and relief through Housing (Wales) Act statutory duties. Housing Options officers assess homeless household presentations, refer for additional support if required and aid the person through support, negotiations and alternative options.

The Emergency Accommodation officer is primarily focussed on the management and allocation of temporary emergency accommodation where needed. The PRS liaison officers primary role is in delivery of Leasing Scheme Wales, and in improving relationships with the private rented sector.

### Housing Support

The service manages the Gateway to housing support, filtering referrals to appropriate third sector providers and monitoring the services. Responsible for the

Housing Support Programme Plan, the service is currently looking to recommission HSG services across the board.

### **Housing Register, Strategy & Monitoring**

The service is responsible for developing and monitoring the Housing Strategy and the common housing register. The team is responsible for assessing applications to the social housing register and ensuring effective use of the stock (as owned by RSL's).

Through this service provision, the primary teams focussed on homeless prevention and relief can work together to ensure appropriate support and options are delivered. Teams work well with other colleagues such as in the other three housing teams, Housing Standards, Affordable Housing and the Adaptations and Energy Efficiency and wider Through Age Model. There are no proposed changes to the structures at this time.

### **7.3 Priorities**

Our five priorities are outlined in more detail above and actions to be taken are identified below.

**Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.**

Actions:

- Improve website information.
- Undertake timely assessments and actions.
- Offer third sector support.
- Engage with internal early intervention and prevention services.
- Improve information and delivery of information for young persons.

**Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.**

Actions:

- Increased development of Social Housing through SHG, according to needs identified.
- Growth of the Leasing Scheme Wales portfolio.
- Develop relationships with private sector landlords and letting agents.
- Offer of landlord guarantee scheme.
- Improved referral pathways to young persons and supported schemes.

**Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.**

Actions:

- Dedicated housing support is provided for temporary accommodation placements.
- All placements are allocated a support worker with a primary focus to settled accommodation.

**Priority 4: That there are specific types of temporary accommodation available to meet needs.**

Actions:

- Development/ improvement of accommodation with support for target groups.
  - High risk & ex-offenders
  - Poor mental health
  - Harm reduction, detox and post rehab
- Pet friendly temporary accommodation is sourced.

**Priority 5: That B&B and Hotel use is by exception only.**

Actions:

- All avenues are exhausted before placement, including friends and family, or extending current placement.
- Households placed in B&B and Hotels remain priority for alternative temporary accommodation.

## 7.4 Resource plan

The table below provides the estimate of the financial impact of proposed changes to temporary accommodation units and prevention activity over a five-year transition period.

Assumptions:

- HSG floating support not included.
- Capital costs assume purchase and renovation of new units.
- Lease and repair costs included in operational costs.
- No adjustment for inflation.
- Staffing reductions in low need shared accommodation.
- Capital costs indicate purchase of new buildings.

**Fig 46. 5 year resource expectations**

Type	Year 1	Year 2	Year 3	Year 4	Year 5
Low needs – shared	C - £0 O - £210,500	C - £0 O - £210,500	C - £0 O - £210,500	C - £0 O - £180,800	C - £0 O - £180,800

	S - £136,000	S - £84,500	S - £84,500	S - £65,500	S - £65,500
Low needs – self-contained	C - £0 O - £70,000 S - £0	C - £0 O - £62,500 S - £45,000	C - £0 O - £55,000 S - £38,334	C - £0 O - £47,500 S - £31,668	C - £0 O - £40,000 S - £25,000
Medium needs - Triage	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000
High needs – Ex-offender	C - <b>£400,000</b> O - £34,000 S - £100,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000
High needs – Substance misuse recovery	C - £0 O - £38,000 S - £170,000	C - <b>£450,000</b> O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500
High needs – Mental health	C - £0 O - £0 S - £0	C - £0 O - £0 S - £0	C - <b>£450,000</b> O - £28,000 S - £125,000	C - £0 O - £28,000 S - £125,000	C - £0 O - £28,000 S - £125,000
B&B costs	C - £0 O - £33,500 S - £0	C - £0 O - £33,500 S - £0	C - £0 O - £20,000 S - £0	C - £0 O - £10,000 S - £0	C - £0 O - £0 S - £0
Prevention & relief*	C - £0 O - £35,000 S - £0	C - £0 O - £37,000 S - £0	C - £0 O - £39,000 S - £0	C - £0 O - £41,000 S - £0	C - £0 O - £43,000 S - £0
<b>Total (less capital)</b>	<b>£1,602,000</b> £1,202,000	<b>£1,742,500</b> £1,292,500	<b>£1,869,834</b> £1,419,834	<b>£1,348,968</b> £1,348,968	<b>£1,326,800</b> £1,326,800

C = Capital; O = Operational (including lease); S = Support

\*= rent & bond, moving, storage etc.

At the end of the five year transition provision of service is likely to be in the same region as current provision, despite that there is an intention of a smaller number of low need temporary accommodation units. There is some scope to reduce staffing levels in shared accommodation units further.

However, the introduction of additional capacity for high needs, including ex-offenders, substance misuse and mental health needs introduces additional cost pressures. Through joint working with social care and health partners opportunities for joint funding operational costs at these locations will be explored. Through partnership working and addressing the root cause of homelessness for those with high level needs, we hope to reduce repeat presentations into homelessness.

## Glossary

HSG – Housing Support Grant

HMPPS – Her Majesties Prisons and Probation Service

IOM – Integrated Offender Management

TA – Temporary Accommodation

LHA – Local Housing Allowance

PRS – Private Rented Sector

RSL – registered Social Landlord

# Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making



This **Integrated Impact Assessment tool** incorporates the principles of the Well-being of Future Generations (Wales) Act 2015 and the Sustainable Development Principles, the Equality Act 2010 and the Welsh Language Measure 2011 (Welsh Language Standards requirements) and Risk Management in order to inform effective decision making and ensuring compliance with respective legislation.

## 1. PROPOSAL DETAILS: (Policy/Change Objective/Budget saving)

Proposal Title	Rapid Rehousing Plan 2023 - 2028				
Service Area	Housing	Corporate Lead Officer	Greg Jones	Strategic Director	James Starbuck
Name of Officer completing the IIA	Sarah Williams	E-mail	<a href="mailto:Sarah.lwilliams@ceredigion.gov.uk">Sarah.lwilliams@ceredigion.gov.uk</a>	Phone no	4138

Please give a brief description of the purpose of the proposal

The Local Authority is committed to making homelessness rare, brief and unrepeated. This is a key element of our Housing Strategy 2023 – 2028. The Rapid Rehousing Plan has been requested by Welsh Government to detail our priorities in this area, to achieve the National Aims of Rare, Brief and Unrepeated, which we share.

Who will be directly affected by this proposal? (e.g. The general public, specific sections of the public such as youth groups, carers, road users, people using country parks, people on benefits, staff members or those who fall under the protected characteristics groups as defined by the Equality Act and for whom the authority must have due regard).

Those who are homeless, threatened with homelessness or struggling with sustaining their home.

**VERSION CONTROL:** The IIA should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development, Welsh language and equality considerations wherever possible.

Author	Decision making stage	Version number	Date considered	Brief description of any amendments made following consideration
Sarah Williams	Scrutiny	1	11/3/24	First version
				<i>This will demonstrate how we have considered and built in sustainable development throughout the evolution of a</i>

# Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making



				<i>proposal. Have you considered and applied the sustainable development principle and Well-being Goals?</i>
<b>COUNCIL STRATEGIC OBJECTIVES:</b> Which of the Council's Strategic Objectives does the proposal address and how?				
Boosting the Economy, supporting Business and enabling employment.				
Creating caring and healthy communities	The Rapid Rehousing Plan aims to provide early assistance and support for peoples' housing needs, sustaining their accommodation or enabling them to move on where appropriate. The right level and type of support will be provided at the right time, to prevent escalation. When homelessness cannot be avoided we seek to provide appropriate temporary solutions for as short a time as possible, resettling the household into sustainable, long term solutions that meet their needs.			
Providing the best start in life and enabling learning at all ages	By working with other services we aim to develop housing solutions for young people transitioning into adulthood and independence.			
Creatin sustainble, greener and well-connected communities				

**NOTE:** As you complete this tool you will be asked for **evidence to support your views**. These need to include your baseline position, measures and studies that have informed your thinking and the judgement you are making. It should allow you to identify whether any changes resulting from the implementation of the recommendation will have a positive or negative effect. Data sources include for example:

- *Quantitative data - data that provides numerical information, e.g. population figures, number of users/non-users*
- *Qualitative data – data that furnishes evidence of people's perception/views of the service/policy, e.g. analysis of complaints, outcomes of focus groups, surveys*
- *Local population data from the census figures (such as Ceredigion Welsh language Profile and Ceredigion Demographic Equality data)*
- *National Household survey data*
- *Service User data*
- *Feedback from consultation and engagement campaigns*
- *Recommendations from Scrutiny*
- *Comparisons with similar policies in other authorities*
- *Academic publications, research reports, consultants' reports, and reports on any consultation with e.g. trade unions or the voluntary and community sectors, 'Is Wales Fairer' document.*
- *Welsh Language skills data for Council staff*



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<b>2. SUSTAINABLE DEVELOPMENT PRINCIPLES:</b> How has your proposal embedded and prioritised the five sustainable development principles, as outlined in the Well-being of Future Generations (Wales) Act 2015, in its development?			
Sustainable Development Principle	Does the proposal demonstrate you have met this principle? If yes, describe how. If not, explain why.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the principle?
<b>Long Term</b> Balancing short term need with long term and planning for the future.	<ul style="list-style-type: none"> <li>The term for the Plan is 5 years. After which it will be reviewed to ensure it is still meeting residents needs and amended accordingly.</li> <li>Short term needs are addressed through immediate response and support provision.</li> <li>Some solutions require a more long term approach, working with Porth Cynnal to develop accommodation that has the right support.</li> </ul>	The availability of immediate support. The plans for longer term changes.	Ensure any business case put forward for schemes appropriately reflects the need to be addressed, and the savings in annual costs (spend to save).
<b>Collaboration</b> Working together with other partners to deliver.	<ul style="list-style-type: none"> <li>The Plan requires the support of other internal services and external agencies to be fully realised.</li> <li>Relationships in many areas are sufficiently developed to deliver.</li> </ul>	Regular partner working through commissioned services and contracts. Discussion with relevant internal services in the recommissioning or development of initiatives.	Requires closer working with Porth Cynnal services in developing new supported housing opportunities.
<b>Involvement</b> Involving those with an interest and seeking their views.	<ul style="list-style-type: none"> <li>Support providers have opportunity for feedback and service development.</li> <li>Governance to be undertaken through Strategic Housing Partnership</li> <li>Corporate Managers will contribute to service development of new initiatives.</li> </ul>	Quarterly reviews with housing support providers. RRH shared within Strategic Housing Partnership meeting for development of RRH and continued Governance.	N/A

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	<ul style="list-style-type: none"> <li>The Rapid Rehousing Plan will be shared with partners</li> </ul>		
<b>Prevention</b> Putting resources into preventing problems occurring or getting worse.	<ul style="list-style-type: none"> <li>The Rapid Rehousing Plan embodies the aim of prevention in order to maintain sustainable homes, preventing homelessness where possible.</li> </ul>	Housing Support services are aimed at prevention of homelessness and sustaining suitable accommodation.	N/A
<b>Integration</b> Positively impacting on people, economy, environment and culture and trying to benefit all three.	The Plan aims to ensure people can live in communities that support their needs and provide the right support for them to maintain their housing.	Housing Support services are aimed at prevention of homelessness and sustaining suitable accommodation.	Consider specific national strategies developed for protected groups, e.g. Armed Forces, Anti-Racism, Gypsy and Traveller.

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<b>3. WELL-BEING GOALS:</b> Does your proposal deliver any of the seven National Well-being Goals for Wales as outlined on the Well-being of Future Generations (Wales) Act 2015? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. We need to ensure that the steps we take to meet one of the goals aren't detrimental to meeting another.			
Well-being Goal	Does the proposal contribute to this goal? Describe the positive or negative impacts-	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the goal?
<b>3.1. A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs.	Housing support contracts and any future development of accommodation based schemes provide the opportunity to support this area.	Opportunities for local procurement are pursued through the Councils procurement systems. Housing support grant is approx. £4m/ annum.	Community benefits can be realised through procurement avenues.
<b>3.2. A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change).	There is limited scope for this goal within the Plan.	N/A	No negative impacts.
<b>3.3. A healthier Wales</b> People's physical and mental wellbeing is maximised and health impacts are understood.	Through delivery of housing support, peoples physical and mental wellbeing will be addressed, in the context of their housing need. Temporary accommodation solutions will seek to take account of physical and mental wellbeing where possible.	Legislation and guidance documents support this approach.	Close working with other Pyrths through the Through Age Wellbeing model.
<b>3.4. A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected.	The Plan aims to support people to remain in their communities through homeless prevention. Where homelessness cannot be prevented, a lack of affordable housing options limits choice about where to live.	Enabling local people to remain in their communities will contribute to their wellbeing.	Supporting affordable housing options across the County will assist choice.

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<b>3.5. A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental well-being.	There is limited scope for this goal within the Plan.	N/A	Maintaining communities through housing choice will limit impacts on resources.
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<p><b>3.6. A more equal Wales</b>                  People can fulfil their potential no matter what their background or circumstances.</p> <p><i>In this section you need to consider the impact on equality groups, the evidence and any action you are taking for improvement.</i>  <i>You need to consider how might the proposal impact on equality protected groups in accordance with the Equality Act 2010?</i>  <i>These include the protected characteristics of age, disability, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or beliefs, gender, sexual orientation.</i>  <b>Please also consider the following guide::</b>  <a href="#">Equality Human Rights - Assessing Impact &amp; Equality Duty</a></p>	<p>Describe why it will have a positive/negative or negligible impact.</p> <p><i>Using your evidence consider the impact for each of the protected groups. You will need to consider do these groups have equal access to the service, or do they need to receive the service in a different way from other people because of their protected characteristics. It is not acceptable to state simply that a proposal will universally benefit/disadvantage everyone. You should demonstrate that you have considered all the available evidence and address any gaps or disparities revealed.</i></p>	<p>What evidence do you have to support this view?</p> <p><i>Gathering Equality data and evidence is vital for an IIA. You should consider who uses or is likely to use the service. Failure to use <u>data</u> or <u>engage</u> where change is planned can leave decisions open to legal challenge. Please link to <b>involvement</b> box within this template. Please also consider the general guidance.</i></p>	<p>What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts?</p> <p><i>These actions can include a range of positive actions which allows the organisation to treat individuals according to their needs, even when that might mean treating some more favourably than others, in order for them to have a good outcome. You may also have actions to identify any gaps in data or an action to engage with those who will/likely to be effected by the proposal. These actions need to link to Section 4 of this template.</i></p>														
<p><b>Age</b>                  Do you think this proposal will have a positive or a negative impact on people because of their age? (Please tick ✓)</p>	<p>There is a positive impact for all age groups in preventing or minimising homelessness.</p>	<p>Homeless presentations are overrepresented in the 16 – 25y age group (27.5% of homeless households compared to 17.2% of general population) and underrepresented in the older age groups (3.9% of homeless households compared to 29.9% of general population)</p>	<p>There are specific Housing Support commissioned services to address the needs of younger and older age groups.</p>														
<table border="1"> <tr> <td rowspan="2">Children and Young People up to 18</td> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	Children and Young People up to 18	Positive	Negative	None/ Negligible	✓			<table border="1"> <tr> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	Positive	Negative	None/ Negligible	✓			<p>The Plan identifies particular challenges with under 35's due to benefit allowances, and lack of affordable one bed homes.</p>	<p>54% of homeless households in temporary accommodation have a primary applicant between the ages of 16 – 34.</p>	<p>Closer working with the Porth Cymorth Cynnar, Family and Youth support teams and with Porth Cynnal, Planned Care will enable better prevention.</p>
Children and Young People up to 18		Positive	Negative	None/ Negligible													
	✓																
Positive	Negative	None/ Negligible															
✓																	
<table border="1"> <tr> <td rowspan="2">People 18-50</td> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	People 18-50	Positive	Negative	None/ Negligible	✓			<table border="1"> <tr> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	Positive	Negative	None/ Negligible	✓			<p>The Plan will work alongside the wider Housing Strategy to address needs.</p>		
People 18-50		Positive	Negative	None/ Negligible													
	✓																
Positive	Negative	None/ Negligible															
✓																	
<table border="1"> <tr> <td rowspan="2">Older People 50+</td> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	Older People 50+	Positive	Negative	None/ Negligible	✓			<table border="1"> <tr> <td>Positive</td> <td>Negative</td> <td>None/ Negligible</td> </tr> <tr> <td>✓</td> <td></td> <td></td> </tr> </table>	Positive	Negative	None/ Negligible	✓					
Older People 50+		Positive	Negative	None/ Negligible													
	✓																
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					Over 55 years only make up 10% of homeless households in temporary accommodation.  Key statistics are contained in the Rapid Rehousing Plan.	
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<b>Disability</b> Do you think this proposal will have a positive or a negative impact on people because of their disability? (Please tick ✓)				<p>The Plan recognises that there is limited appropriate temporary and long term solutions for some areas of disability. The wider Housing Strategy seeks to address this through development.</p> <p>It is important to provide a range of housing services that enable people to maintain their independence and wellbeing and there are specific housing support providers that meet areas of need identified.</p> <p>Future plans include addressing a specific need for people with acute mental health needs as this area is lacking.</p>	<p>Though a need to move on medical grounds is high for social housing applications, the number of people with disability who are homeless is low.</p> <p>The ability to offer ground floor/ no steps accommodation is limited.</p> <p>The 2021 Census identifies 22% of the population as having a long term health problem or disability which limits their day to day activities.</p>	<p>There are specific Housing Support commissioned services to address the needs of disabled people.</p>
Hearing Impairment	Positive	Negative	None/ Negligible			
			✓			
Physical Impairment	Positive	Negative	None/ Negligible			
			✓			
Visual Impairment	Positive	Negative	None/ Negligible			
			✓			
Learning Disability	Positive	Negative	None/ Negligible			
			✓			
Long Standing Illness	Positive	Negative	None/ Negligible			
			✓			
Mental Health	Positive	Negative	None/ Negligible			
	✓					
Other	Positive	Negative	None/ Negligible			
			✓			

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<b>Transgender</b> Do you think this proposal will have a positive or a negative impact on transgender people? (Please tick ✓)				There will be no differential impact on transgender persons.	Figures on gender reassignment are difficult to establish since most people experiencing gender dysmorphia are likely to wish to remain undetected.	Individual needs are identified and a person centered approach taken to support.
Transgender	Positive	Negative	None/ Negligible			
			✓	Individual needs are identified through application and addressed accordingly.	<p>One in eight people in Ceredigion aged under 35 years old identify with an LGBTQA+ sexual orientation, new census figures show.</p> <p>The Census data shows 1,660 people aged between 16 and 24 years old in Ceredigion said they identified with a sexuality other than heterosexual when the Census took place in March 2021, alongside 500 aged 25 to 34.</p> <p>In addition, the latest Census figures show that 1 in 8 people in Ceredigion, aged under 35 years old identify with an LGBTQA+ orientation.</p> <p>Despite the census data, actual numbers are very low and difficult to quantify.</p>	

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<b>Marriage or Civil Partnership</b> Do you think this proposal will have a positive or a negative impact on marriage or Civil partnership? (Please tick ✓)				The Plan aims to provide housing to suit the individuals need irrespective of marital status.	The majority of homeless presentations are single people – 74%. This is compared to census data which indicated 33% of the total population are single.	Individual needs are identified and a person centered approach taken to housing and support.
Marriage	Positive	Negative	None/ Negligible			
			✓			
Civil partnership	Positive	Negative	None/ Negligible			
			✓			
<b>Pregnancy or Maternity</b> Do you think this proposal will have a positive or a negative impact on pregnancy or maternity? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the household need.	Households with children are not placed in shared housing.	Individual needs are identified and a person centered approach taken to support.
Pregnancy	Positive	Negative	None/ Negligible			
	✓					
Maternity	Positive	Negative	None/ Negligible			
	✓					
<b>Race</b> Do you think this proposal will have a positive or a negative impact on race? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected.  Limited temporary accommodation options may mean compromises need to be made.	The majority of Ceredigion's residents (96.2%) are white, with the majority of those being White Welsh, Scottish, Northern Irish, English, or British. The next largest ethnic group in Ceredigion is Asian, Asian British or Asian Welsh with 1,096 people or 1.5% of the County's population. A further 867 or 1.2% of the population are from Mixed or	The use of interpretation services might be required for service users who are migrants and have limited or no Welsh/English language skills.  Consider Anti-Racist Wales Action Plan.
White	Positive	Negative	None/ Negligible			
			✓			
Mixed/Multiple Ethnic Groups	Positive	Negative	None/ Negligible			
			✓			
Asian / Asian British	Positive	Negative	None/ Negligible			



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			✓		Multiple ethnic groups, and 366 or 0.5% are Black, Black British, Black Welsh, Caribbean or African.	
Black / African / Caribbean / Black British	Positive	Negative	None/ Negligible			
			✓			
Other Ethnic Groups	Positive	Negative	None/ Negligible			
			✓			

<b>Religion or non-beliefs</b> Do you think this proposal will have a positive or a negative impact on people with different religions, beliefs or non-beliefs? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected.	The largest proportion of the population in Wales describe themselves in the 2021 Census as having no religion (47%), followed by Christian (44%). Muslim is the next largest group in Wales with 66,947 members representing 2.2% of the population. In Ceredigion, the largest proportion of the population state their religion as Christian (47%), followed by no religion (43%). Other religions, which includes Pagan, Spiritualism and Spiritualist are the next largest group at 0.9% of the population.	Individual needs are identified and a person centered approach taken to support.
Christian	Positive	Negative	None/ Negligible			
			✓			
Buddhist	Positive	Negative	None/ Negligible			
			✓			
Hindu	Positive	Negative	None/ Negligible			
			✓			
Humanist	Positive	Negative	None/ Negligible			
			✓			
Jewish	Positive	Negative	None/ Negligible			
			✓			
Muslim	Positive	Negative	None/ Negligible			
			✓			
Sikh	Positive	Negative	None/ Negligible			
			✓			
Non-belief	Positive	Negative	None/			

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			Negligible			
			✓			
Other	Positive	Negative	None/ Negligible			
			✓			

<b>Sex</b> Do you think this proposal will have a positive or a negative impact on men and/or women? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need.	According to the 2021 Census, females (51%) account for slightly more of the population in Ceredigion than males (49%). The majority of our single person presentations are male (2:1)	Individual needs are identified and a person centered approach taken to support.
Men	Positive	Negative	None/ Negligible			
	✓					
Women	Positive	Negative	None/ Negligible			
	✓					

<b>Sexual Orientation</b> Do you think this proposal will have a positive or a negative impact on people with different sexual orientation? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need. Where discrimination has been a factor in homelessness, sensitivity will be applied in placements.	For the first time in 2021, information on sexual orientation was recorded in a Census. In Ceredigion, 85% identified as Straight or Heterosexual, with 10% choosing not to answer this question. A further 3% or 1,617 are bisexual, and 2% or 941 are gay or lesbian. Prior to the Census in 2021, it had been estimated that 5-7% of the population were lesbian, gay or bisexual.	Individual needs are identified and a person centered approach taken to support.
Bisexual	Positive	Negative	None/ Negligible			
	✓					
Gay Men	Positive	Negative	None/ Negligible			
	✓					
Gay Women / Lesbian	Positive	Negative	None/ Negligible			
	✓					
Heterosexual / Straight	Positive	Negative	None/ Negligible			
	✓					



In further regard of a more equal Wales, we have considered also the following specific groups.

<b>Armed Forces Personnel</b> Do you think this proposal will have a positive or a negative impact on Armed Forces Personnel? (Please tick ✓)				Specific homelessness solutions are offered to ex-forces through specialist schemes, although these are not based in Ceredigion.	The Census 2021 tell us that 2525 people in Ceredigion (4.1%) have previously served in the Armed Forces, compared with 4.5% across Wales.	Work with specialist charity with regard a more local solution.
AF Personnel	Positive	Negative	None/ Negligible			
	✓					

<b>Carers</b> Do you think this proposal will have a positive or a negative impact on Carers? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need.  The household make up will be taken into account when developing solutions to homelessness.	According the Census 2021, there are 7,421 unpaid carers in Ceredigion. There are 2,338 providing 50 hours per week or more which is slightly higher than the 2,225 in 2011.	Individual needs are identified and a person centered approach taken to support.
Carers	Positive	Negative	None/ Negligible			
			✓			

**Having due regards in relation to the three aims of the Equality Duty - determine whether the proposal will assist or inhibit your ability to eliminate discrimination; advance equality and foster good relations.**

**3.6.2. How could/does the proposal help advance/promote equality of opportunity?**

*You should consider whether the proposal will help you to:* ● Remove or minimise disadvantage ● To meet the needs of people with certain characteristics ● Encourage increased participation of people with particular characteristics

The Rapid Rehousing Plan will help promote equality of opportunity for all homeless households to be provided with safe, quality, affordable living accommodation suitable to their individual needs.

**3.6.3. How could/does the proposal/decision help to eliminate unlawful discrimination, harassment, or victimisation?**



*You should consider whether there is evidence to indicate that:* ● *The proposal may result in less favourable treatment for people with certain characteristics* ● *The proposal may give rise to indirect discrimination* ● *The proposal is more likely to assist or impeded you in making reasonable adjustments*

The Plan helps to eliminate harassment and victimisation by providing support for those whose housing situation is affected by this.

### **3.6.4. How could/does the proposal impact on advancing/promoting good relations and wider community cohesion?**

*You should consider whether the proposal will help you to:* ● *Tackle prejudice* ● *Promote understanding*

The Rapid Rehousing Plan is firstly focussed on prevention, enabling households to remain within the communities that they reside. Joint solutions with other statutory agencies such as Police, Probation, Health and Social Care are explored and developed. Peer support within communities is encouraged through the Housing Support Programme.

### **Having due regard of the Socio-Economic Duty of the Equality Act 2010.**

**Socio-Economic Disadvantage is living in less favourable social and economic circumstances than others in the same society.**

*As a listed public body, Ceredigion County Council is required to have due regard to the Socio-Economic Duty of the Equality Act 2010. Effectively this means carrying out a poverty impact assessment. The duty covers all people who suffer socio-economic disadvantage, including people with protected characteristics.*

### **3.6.5 What evidence do you have about socio-economic disadvantage and inequalities of outcome in relation to the proposal?**

Describe why it will have a positive/negative or negligible impact.

Evidence points to those with low incomes having restricted housing choices which can impact their opportunities within their local community, for housing, support, employment and education. Disproportionately, those with low incomes are more likely to be found homeless. This group is less able to find housing solutions which are affordable.

The Housing Strategy contains measures to improve the availability of affordable housing.

The Homeless Service and Rapid Rehousing Plan look to take advantage of financial support opportunities such as grant funding, discretionary housing payments and benefits to support those with socio-economic disadvantages.

What evidence do you have to support this view?

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Each homeless household's financial situation is explored in order to develop a personal housing plan to aid them in finding suitable and sustainable accommodation to relieve homelessness.

What action(s) can you take to mitigate any negative impacts or better contribute to positive impacts?

Housing Options Service will explore socio-economic factors with households and signpost to Specialist Advice Services where appropriate. Housing Support provides assistance and advice around money management, income maximisation, budgeting, healthy lifestyles and managing accommodation. The Housing Strategy aims to maximise delivery of affordable housing and affordable housing options.

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<b>3.7. A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh Language are promoted and protected. <i>In this section you need to consider the impact, the evidence and any action you are taking for improvement. This in order to ensure that the opportunities for people who choose to live their lives and access services through the medium of Welsh are not inferior to what is afforded to those choosing to do so in English, in accordance with the requirement of the Welsh Language Measure 2011.</i>				Describe why it will have a positive/negative or negligible impact.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts?
Will the proposal be delivered bilingually (Welsh & English)?	Positive	Negative	None/ Negligible	The Plan will be available in both Welsh and English.	Bilingual copies of the final Plan will be available on the corporate website in accordance with full compliance with the Council Welsh Language Standards.	N/A
	✓					
Will the proposal have an effect on opportunities for persons to use the Welsh language?	Positive	Negative	None/ Negligible	Service provision will be available in Welsh and English. Homeless prevention will enable communities to stay together.	Ceredigion Welsh Language Profile: 45.3% (31,678) of the population over 3 years old are Welsh speakers according to Census 2021 returns.  We record applicants language of choice on application.	N/A
	✓					
Will the proposal increase or reduce the opportunity for persons to	Positive	Negative	None/ Negligible	Service users may access their housing service in Welsh or English in accordance	Applicants can approach in either Welsh or English and receive a full service.	N/A
	✓					

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access services through the medium of Welsh?				with the Council's language policy.		
How will the proposal treat the Welsh language no less favourably than the English language?	Positive	Negative	None/ Negligible	The Rapid Rehousing Plan will be available in both languages.	Through the recommissioning of housing Support Services, providers will need to agree to adhere to the Council's Welsh Language Standards.	N/A
	✓					
Will it preserve promote and enhance local culture and heritage?	Positive	Negative	None/ Negligible	The prevention of homelessness seeks to keep people within their communities.	Keeping people within their communities supports cultural heritage.	N/A
	✓					



**4. STRENGTHENING THE PROPOSAL:** If the proposal is likely to have a negative impact on any of the above (including any of the protected characteristics), what practical changes/actions could help reduce or remove any negative impacts as identified in sections 2 and 3?

**4.1 Actions.**

What are you going to do?	When are you going to do it?	Who is responsible?	Progress

**4.2. If no action is to be taken to remove or mitigate negative impacts please justify why.**  
*(Please remember that if you have identified unlawful discrimination, immediate and potential, as a result of this proposal, the proposal must be changed or revised).*

No negative impacts identified.

**4.3. Monitoring, evaluating and reviewing.**

*How will you monitor the impact and effectiveness of the proposal?*

The impact and the effectiveness of the Plan will be monitored through Strategic Housing Partnership which meets quarterly and continuous conversations with our partners.

**5. RISK:** What is the risk associated with this proposal?

Impact Criteria	1 - Very low	2 - Low	3 - Medium	4 - High	5 - Very High
Likelihood Criteria	1 - Unlikely to occur	2 - Lower than average chance of occurrence	3 - Even chance of occurrence	4 - Higher than average chance of occurrence	5 - Expected to occur
Risk Description	Impact (severity)		Probability (deliverability)		Risk Score



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Prevention not achieved and demand for temporary accommodation increases	4 Increased demand on TA brings increased cost of service delivery TA is provided by partner agencies and reliant on good relationships	3 Established systems are in place for prevention	12 Medium risk, increased demands will have a financial impact and may be limited ability to source more TA.
Lack of move-on options causes long stays in temporary accommodation	3 Main impact is the blocking of TA for new cases	3 Housing Strategy looking to increase options	9 Low/ Med risk. Safe for those in TA, but causes increased need for more.
Support in temporary accommodation is lacking	2 Support needs are low in most cases, except for particular groups of specialist need (see below)	1 Recommissioning of support services will include dedicated support team for TA	2 Low risk
Inability to develop specialist supported temporary accommodation solutions	4 Needs are identified, lack of this type causes pressure on regular TA and does not meet needs.	4 High chance of not being developed due to need for additional resources and joint working	16 Med/high risk which is hampered by increased resource need
Use of B&B for homeless households increases	5 High cost solution, not suitable for households due to lack of amenities	4 This has already increased substantially recently, and is currently funded through Welsh Government grant with no certainty of future funding.	20 High risk Continued need with potential reduction in grant would provide increased pressure on Council

Does your proposal have a potential impact on another Service area?

The Rapid Rehousing Plan looks to work with Porth Cymorth Cynnar and Porth Cynnal teams to provide prevention services and solutions for homelessness which impacts the service users they are working with.


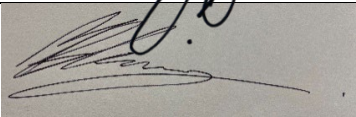
## 6. SIGN OFF

Position	Name	Signature	Date
Service Manager	Llyr Hughes		27/02/2024
Corporate Lead Officer	Greg Jones		28/02/2024

# Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making



Corporate Director	James Starbuck		27 February 2024
Portfolio Holder	Cllr Matthew Vaux		28/02/2024