

Public Document Pack



Neuadd y Sir
Y Rhadyr
Brynbuga
NP15 1GA

County Hall
Rhadyr
Usk
NP15 1GA

Monday, 17 May 2021

Notice of Reports Received following Publication of Agenda.

Adults Select Committee

Tuesday, 25th May, 2021 at 10.30 am,
Remote Meeting

Attached are reports that the committee will consider as part of the original agenda but were submitted to democratic services following publication of the agenda.

Item No	Item	Pages
5.	Homelessness Transition Plan: Progress report on what are we doing to address homelessness.	1 - 16

Paul Matthews
Chief Executive

This page is intentionally left blank

Homelessness in Monmouthshire

Homeless Transition Plan Update

May 2021

Requirement to Move to a ‘New Norm’ and WG Vision..... As required by **Phase 2 Planning Guidance for Homelessness & Housing Related Support**

- Continue to support those in temporary accommodation
- Establish a Transition Plan – focus additional **sustainable accommodation**.
 - MCC Priorities: Staffing; Young People; Multiple Needs
- Improve quality and availability of temporary, permanent and supported accommodation.
 - Homelessness should be **brief** and **non-recurring**
 - **Rapid Re-Housing** has been introduced
 - **Temporary ‘Homes’** – Not bare necessities; safe & secure; where lives can be re-built
- Current ‘homeless rules’ have been suspended
 - Expectation – law to be reviewed - eg priority need & intentionality will be removed

Profile of Homeless Need May '21



- **Total in Temporary Accommodation** – 151 households (101 reported Oct '20)
 - 200+ individuals
 - 49 in shared housing
 - Includes **15 families**
- **Nos in B & B** – 78. Includes 7 at a transport service station (65 single people)
 - 19 young people - including 1 x 17 year old (14 reported Oct '20)
- **Plus Pending cases** - 25 (*effectively a waiting list*)
 - Will 'end of furlough' or 'suspension of evictions' be to follow??
- **Young People**
- **Mental Health**
- **Substance Misuse**
- **Offenders**

Re-Structured Homeless Staffing



- **Snr Housing Options Officer** – strengthen homeless prevention and case management; staff support; additional capacity
- **Snr Accommodation Officer** – strengthen staff support; additional management capacity
- **Accommodation Officers x 4** – each covering a patch/area; strengthen relationships with applicants, neighbours and other agencies etc (**2 vacancies**)
- **Accommodation Duty Officer** - permanent role providing placement co-ordination
- **Monmouthshire Lettings Negotiator** - dedicated role to develop MLS and engage with private landlords
- **Homeless Project Officer** – dedicated and additional strategic capacity in respect of multiple initiatives



Pre Covid - Accommodation & Support Gaps



- Emergency self-contained family accommodation North & South –
 - Welsh Government Policy related
- **Emergency Supported Young Persons – High Needs**
- **Specialist Multiple Need temporary/emergency accommodation**
 - Currently utilising emergency family accommodation with security to supervise
- Housing First – for homeless people with chronic health and social care need
- Additional Self-Contained Accommodation – Temporary & Permanent
 - Particularly one bed roomed
- Temporary Accommodation & Re-Settlement Support
- Mental Health Supported Accommodation
- Specialist Health Support eg Substance Misuse; Mental Health
- Rough Sleepers & Sofa Surfers

Accommodation Progress

Self Contained Emergency Family

Emergency self-contained family South



Page 6

- Emergency Shared Family Accommodation - South



- Plus possible Social Housing Grant scheme in Monmouth - Melin

Accommodation Progress: Young People

Partnership:

- Housing & Communities
- Housing Support Grant Commissioning
- Children's Services
- Pobl
- Welsh Government

Proposal

- Low, medium & high needs
- Move on/step down self-contained accommodation



Accommodation Progress – Single People

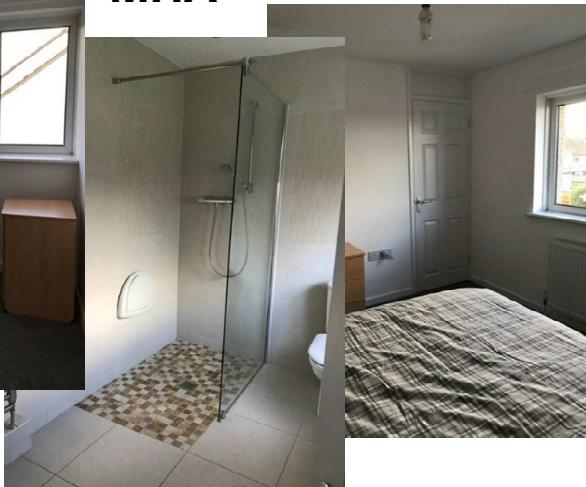
Private Landlord



Melin



MHA



Housing Support Achievements



A Big 'Thank You' to Housing Support Grant Partners

- **Housing Support Grant - Uplift**

Operational – new services under HSG Programme eg Phase 2 funding to HSG

- **Dedicated Temporary Accommodation Support - Pobl**
- **Re-Settlement Support – Pobl**
- **Dedicated Substance Misuse Worker – GDAS**
- **Assertive Outreach Workers (Rough Sleepers & Sofa Surfers) - Llamau**
- **Housing First (Accommodation & Support) – Pobl**
- **Housing Intervention Panel – Multi Agency Case Meetings**

Housing Support Achievements



Pending HSG

- Young Persons Accommodation – Low to High Needs
 - Improvement currently work in progress
 - October 21
- Mental Health Social Worker (pending)
 - Ensure those who do not meet threshold for statutory intervention, have appropriate services that will reduce the need for a higher tier of intervention at a later stage
- Mental Health Support Worker (pending)

Areas of On-going Development

- **Immediate Next Step.....**
 - Complete housing restructure
- **Revisiting/Strengthening Homeless Prevention**
 - Seeking to reduce numbers coming through for accommodation
 - Additional staffing; partnerships; role of Housing Support
- **On-going Identification of Accommodation Opportunities**
 - Development Programme eg Social Housing Grant; S106 etc
 - On-going liaison with RSL's to identify properties for homelessness
 - RSL's & shared Housing
- **MCC Owning More Homeless Accommodation**
 - MCC as a developer
 - MCC buying homeless accommodation – proposal being developed
- **Establishment of a Multiple Needs Facility – North & South**
 - Initial proposal fell through
 - Temporary arrangement utilising a concierge service

Areas of On-going Development

- **Introduction of Trauma Informed Practice** – service delivery takes account of applicants thinking, emotions, personalities and past experiences
 - Staff training
 - Action plans
- **Monmouthshire Lettings Development – Private Sector**
 - To encourage and incentivise more private landlords to work with MCC
 - Dedicated officer being recruited
 - Develop landlord offer
 - Bespoke packages available
- **Strengthening & Developing Partnerships Eg**
 - Health
 - New RSL's
- **Rapid Re-Housing & Establishing an MCC Accommodation Standard**
 - Not progressed as yet
- **Empty Homes/Spaces.....**



Vacant & Empty Homes/Space



Empty Homes Trial

- Housing
- Env Health
- Planning
- Building Control



High Street Survey

- **On-going lack of temporary accommodation – mitigation accommodation actions eg social housing grant programme**
 - Reliance on B & B's – risk some B & B's may want to return to homelessness
 - Unmet need eg high need & complex cases*
- **On-going Homeless Expenditure – mitigation WG Hardship**
 - High and prolonged use of B & B
 - Continued reliance on security/concierge **and** B & B based MCC staff
 - Miscellaneous costs eg damage, taxis etc
 - Reliance on Welsh Government Hardship grant
 - **Due to end 30th September 2021.**
- **Housing Support Grant Funding Capacity - mitigation partnerships**
 - Insufficient HSG budget to fund all Monmouthshire's needs
- **Housing Association Vacancies eg Permanent Accommodation – mitigation Social Housing Grant uplift**
 - Insufficient turnover and vacancies to meet Monmouthshire demand
 - Low nos. of one bedroomed units

Future Challenges & Risks

- **Development Programme & Phosphate Issue**
 - May delay accommodation schemes coming through in the North
- **Loss of Community Support – mitigation additional staffing**
 - Anti-social behaviour and complaints
 - Support for new proposals
- **Ability to Access Private Rented Accommodation – mitigation MLS Negotiator**
 - Homelessness = risk
 - Market rented in Monmouthshire is buoyant eg affordability
 - It's a contracting market in Monmouthshire
 - Need Private Rented to be promoted a viable option
- **Future Changes in Demand – mitigation additional prevention staffing**
 - End of Furlough
 - End of changes in eviction proceedings

Conclusion & Next Steps

Short to Medium Term.....

- Numbers in temporary accommodation unlikely to change significantly
- Importance of:
 - Housing management capacity
 - Housing Support*
- Future of Welsh Government Hardship Fund eg due to end 30th Sept 21
- Short-Term Priority
 - Recruit to new Homeless Positions
 - On-going identification of new accommodation opportunities
 - Revisiting homeless prevention