

**SUBJECT: Rapid Rehousing Transition Plan 2022-2027**  
**MEETING: People Scrutiny Committee**  
**DATE:**  
**DIVISION/WARDS AFFECTED: All**

## 1 PURPOSE:

- 1.1 To present an update on Rapid Rehousing Transition Plan 2022-2027 and accompanying Action Plan and the Housing Support Programme Strategy 2022-2026.

## 2 RECOMMENDATIONS:

- 2.1 To scrutinise the progress on the Rapid Rehousing Transition Plan and the Housing Support Programme Strategy. **See Appendix 1.**

## 3 KEY ISSUES:

### Background

- 3.1 Monmouthshire County Council is required to produce a Housing Support Programme (HSP) Strategy and a Homelessness Strategy every four years, with a mid-point review. Monmouthshire Council combined the two strategies into one Housing Support Programme Strategy which comprehensively set out the future direction of homelessness and housing related support in the county for 2022-2026. This Strategy has now been reviewed to ensure it remains relevant to current challenges (Appendix 4).
- 3.2 During the development of the HSP, and in the wake of Covid-19, the Welsh Government published its intention for Local Authorities to move to a Rapid Rehousing model of homelessness delivery. The HSP was produced with consideration to the Rapid Rehousing guidance for homelessness to become 'rare, brief and unrepeated' and thus the two strategies mirror each other. For the purposes of this report updates relating to the Rapid Rehousing Transition Plan also apply to the HSP.
- 3.3 After a comprehensive support needs assessment, service user surveys and stakeholder feedback the following five priorities were agreed for the HSP:
  - Priority One: To identify those at risk of homelessness earlier and provide timely interventions to prevent homelessness occurring.
  - Priority 2: To provide timely and effective support for vulnerable residents particularly for those with high and complex needs.
  - Priority 3: To Increase access to a range of affordable and suitable housing solutions for homeless households, both temporary and permanent.
  - Priority 4: To move to a Rapid Re-Housing Approach
  - Priority 5: To maximise and increase the availability and effectiveness of financial, staffing/workforce and collaborative resources available for tackling homelessness.
- 3.4 The core aim of Rapid Rehousing is to prevent homelessness; where prevention is not possible or appropriate, stable housing and support should be provided through a range of models, thereby reducing the dependency on emergency housing.

3.5 Monmouthshire's Rapid Rehousing Transition Plan (RRTP) identifies four priority areas to prevent homelessness at the earliest opportunity, to minimise any time households may have to spend in temporary accommodation and to provide the right level of support at the right time to sustain future tenancies:

- Priority 1 - Prevent homelessness at the earliest opportunity.
- Priority 2 - Increase the supply of affordable and settled accommodation.
- Priority 3 - Provide timely and effective support to sustain accommodation.
- Priority 4 - Maximising resources and benefits through well connected partnerships

3.6 Monmouthshire's Rapid Rehousing Transition Plan was agreed by Cabinet on [5th April 2023](#).

### **Executive summary**

3.7 The Council has assessed the progress that is being made in respect of the transition of homelessness to a Rapid Rehousing approach. The Council has determined that, despite a continuing challenging environment of high presentations and increasingly complex support needs, steady but positive progress has been made since April 2023. The basis for this determination is:

- The Council is now more routinely, through an increased range of services, identifying households at risk of future homelessness and is intervening earlier, the aim being to negate the need to make a homeless presentation.
- The percentage of homeless successfully prevented has increased from 50%<sup>1</sup> during 2022-2023 to 71% for 2023-2024.
- Homeless applications have reduced from 631 in 2022-2023 to 460 in 2023-2024.
- Households owed a S73 accommodation duty has reduced from 378 in 2022-2023 to 294 in 2023-2024.
- Households placed in B & B has reduced from 334 to 222.
- Homeless households in Band 1 of the Housing Register have fallen from 340 to 303 (April 2024).
- The flow of homeless people through social housing has improved. The % of social housing vacancies allocated to homeless households has remained steady at around 60%.
- Increased take up of Social Housing Grant with a spend of approximately £9.7 for 2023-2024. Additional accommodation has been provided through Transitional Accommodation Capital Programme funding.
- Numbers in B & B have fallen from 94 in April 23 to 46 as of 31/03/2024.

3.8 Whilst the above are deemed to be indicators of positive progress, the following challenges and risks still need to be overcome to transform homelessness to a Rapid Rehousing approach:

- The average time (months) homeless households spend in Homesearch Band 1 with a homeless duty before moving on to settled/permanent accommodation has increased to 11.5 months (2023-2024) from 10.2 months in 2022-2023.
- As yet, not all aspects of the Homeless service are operating on a financially sustainable position due to funding challenges. For example, Housing Support Grant isn't sufficient to meet needs in the County.

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<sup>1</sup> As reported by WHO 12

- The County either lacks specific housing support provision (e.g. complex needs supported housing) or existing capacity is not sufficient (e.g. Housing First or young person supported housing), meaning it can be difficult to meet certain types of need. For example, some needs can't be addressed and waiting lists are necessary for some services.
  - The need to decrease staffing levels of housing support services by some providers in order to facilitate pay rises to the real living wage. For some services, staff recruitment has been an issue.
- 3.9 Although B & B use has reduced, the Council continues to rely on B & B use and shared housing to provide temporary accommodation as no other alternatives are available.
- There is a lack of one bedroomed temporary and permanent accommodation and a general lack of homeless accommodation in the north of the County. The lack of permanent housing can result in delays in move-on.

### Current Homelessness Position

3.10 The 2023-2024 financial year was the first full year where homelessness legislation suspended by Public Health measures have been reinstated by the Council. Housing Options officers are now applying the tests of Priority Need<sup>2</sup> and Intentionality<sup>3</sup> to all homelessness applications at Section 73<sup>4</sup> level. It is considered that the reintroduction of these tests will result in an overall reduction on numbers accommodated in temporary accommodation. However, this can result in dissatisfaction from clients and support networks.

3.11 For the 2023 to 2024 financial year the Options team had conducted 460 homeless assessments (Section 62<sup>5</sup> applied) this financial year and had issued 294 Section 73 duties. From these figures indications are that the peak numbers seen during the Pandemic has passed and numbers are slowly plateauing, though the proportion of those presenting proceeding to at least a Section 73 duty remains high at 64%.

*Table 1: Number of households receiving the initial housing duty S62.*

Year	Total Assessments (S62)
2017-2018	533
2018-2019	440
2019-2020	783
2020-2021	379
2021-2022	773
2022-2023	598
2023-2024	460

<sup>2</sup> Please see Appendix 6 Glossary for definition.

<sup>3</sup> Please see Appendix 6 Glossary for definition.

<sup>4</sup> Section 73 is the Duty to Help Secure Accommodation. See Appendix 2 for more information.

<sup>5</sup> Section 62 is the Duty to Assess. The council has a statutory duty to complete an assessment with households facing homelessness. See Appendix 2 for more information.

Table 2: Number of households receiving a S73

Year	S73s awarded
2017-2018	228
2018-2019	201
2019-2020	239
2020-2021	252
2021-2022	405
2022-2023	378
2023-2024	294

3.12 During the Pandemic the suspension of homelessness legislation saw the Council with a duty to accommodate all households under a Section 73 duty as well as those homeless but without a housing duty under Public Health measures. This meant that for the first time MCC had a duty to accommodate beyond its normal statutory duties and this is reflected in the figures for 2020-2021. This saw demand for accommodation grow tenfold in 4 years and Monmouthshire had to source alternative provision on a large scale at pace. The result of this was a substantial increase in placements into B&B.

3.13 Even with the reintroduction of Priority Need and Intentionality the proportion of those being awarded a Section 73 being placed into B&B remains high at 76%, down from its peak in 2020-2021 but still an increase from the 16% in 2017-2018.

Table 3: Number of B&B placements per year

	Number of B&B placements
2017-2018	38
2018-2019	55
2019-2020	149
2020-2021	390
2021-2022	389
2022-2023	334
2023-2024	222

3.14 Knowing that the Council, in line with other Local Authorities across Wales, is someway off eradicating the use of temporary accommodation altogether, the focus has been on reducing the numbers in B&B.

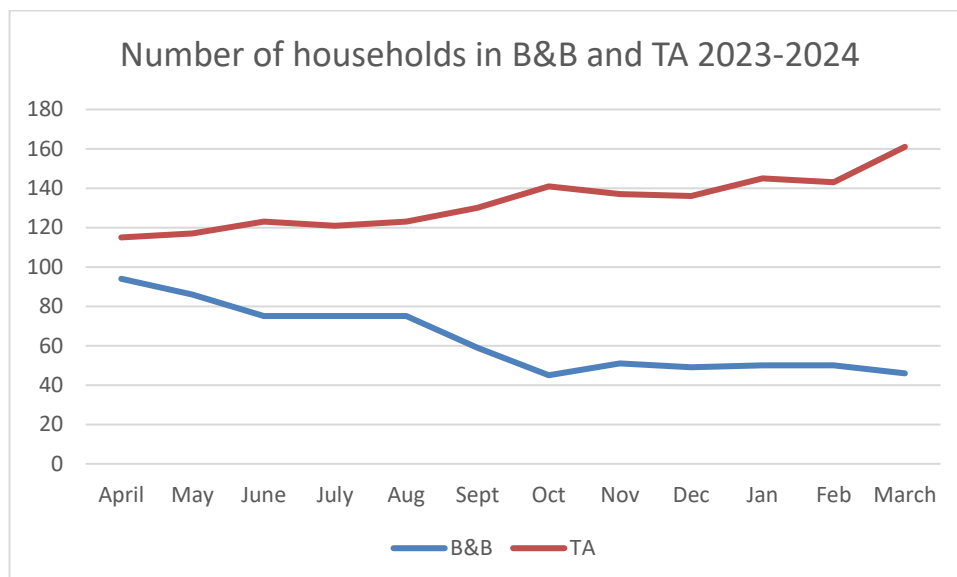


Figure 1: The number of households in B&B and Temporary Accommodation 2023-2024

- 3.15 As can be seen above, numbers in B&B have been slowly reducing and have largely been on an overall downward trend since the peak of 95 in B&B in July 2022. What this graph illustrates well is the link between B&B and the use of wider temporary accommodation. The Council's Monmouthshire Lettings Scheme (MLS) works with landlord to privately lease accommodation to use as temporary accommodation for homeless households. This graph indicates a strong positive correlation, whereby the number of temporary accommodation units procured has an almost symmetrical impact in the number of households in B&B.
- 3.16 MCC is committed to providing safe and quality accommodation for homeless households. The use of B&B for interim accommodation is never suitable and can compound the trauma felt by homeless residents. As well as reducing overall costs, Private Sector Leasing provides good quality accommodation and offers households a greater sense of stability. At present properties procured by MLS are matched to homeless households based on their needs.
- 3.17 Part of the reason the proportion of presentations progressing to a Section 73 remains high is due to the lack of alternative housing options in Monmouthshire for households to resolve their own homelessness. Prevention Officers will work with households facing homelessness to prevent homelessness. During the 2023-2024 financial year 126 Section 66<sup>6</sup>s were issued. Most of the work by a Prevention Officer is in supporting households to find settled accommodation and liaising with landlords to prevent households from requiring stays in temporary accommodation for as long as possible. Prevention Officers have been utilising the Discretionary Homelessness Prevention fund to pay for rent in advance and deposits, clearing arrears, paying landlords to keep tenants in situ until resettled and on one occasion to make accommodation safe and habitable.

<sup>6</sup> Section 66 is the Duty to Prevent. See Appendix 2 for more information.

3.18 Prevention Officers had a 71% success rate during 2023-2024. 30% of those successfully prevented were resettled into Private Rented Accommodation following a landlord incentive. Due to the costs of privately renting in Monmouthshire, and the preference of some households, some will have been prevented into private rented accommodation outside of Monmouthshire. Often an incentive is required to secure private rented properties for homeless households and Prevention Officers will sometimes offer additional payment through the Discretionary Homelessness Prevention Fund or by the Council becoming a guarantor. 29% were accommodated in social housing. Of those that were not successful 42% were due to Private Rented Sector accommodation being unaffordable or unavailable.

3.19 Market rents in Monmouthshire are amongst the highest in Wales<sup>7</sup>, and the scarcity of properties to rent only adds to their premium. The only affordable housing option for most homeless households is social rented housing. In 2018-2019 the average wait for a social rented home for those in Band 2b was 3.7 months. The average wait for a household in Band 1<sup>8</sup> was 11.5 months for 2023-2024. So, in 2023/2024 households that become homeless are waiting longer for affordable housing and as a result staying longer in Council temporary accommodation.

3.20 Alongside housing supply, housing support is crucial to ensuring homelessness is rare and unrepeatable. The Council commissions housing related support programmes from its allocation of Housing Support Grant (HSG). Realising a Rapid Rehousing operational model is **dependent** on households receiving the right level of support at the right time.

3.21 Following a dip in 2020-2021 attributed to the impacts of the Pandemic, the number of referrals into HSG services has risen. Numbers remain high for 2023-2024 and although they did take a slight dip from a peak in 2022-2023 they remain significantly higher than those pre-Pandemic.

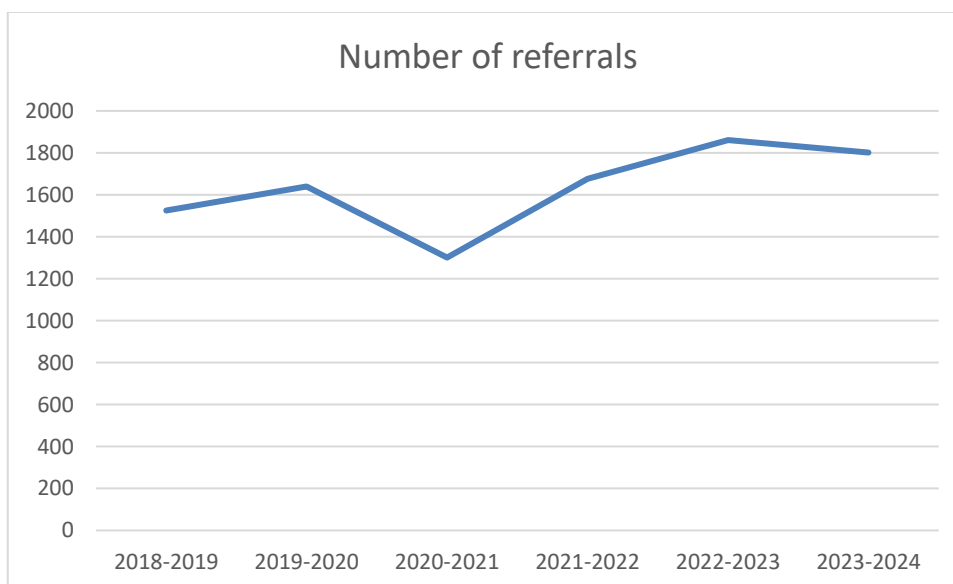


Figure 2: Number of referrals into the Gateway by year

<sup>7</sup> [Data mapping and visualisation on the housing rental market in Wales \(gov.wales\)](https://gov.wales/data-mapping-and-visualisation-on-the-housing-rental-market-in-wales)

<sup>8</sup> Homesearch changed its banding structure in May 2022. Prior to this Band 2b contained only households with a homeless duty. Now households with a homeless duty are placed in Band 1 alongside others in urgent housing need.

3.22 There continues to be more female than male referrals into services. 2023-2024 saw the largest gender gap in referrals at 57% female, an increase of 4% from the previous year. This recurrent difference has previously been explored and attributed to societal norms preventing more males from seeking support. However, 2023-2024 saw the highest number of VAWDASV (domestic abuse) referrals from an all-time low in 2022-2023, and so this would provide some explanation for the increase in gender gap.

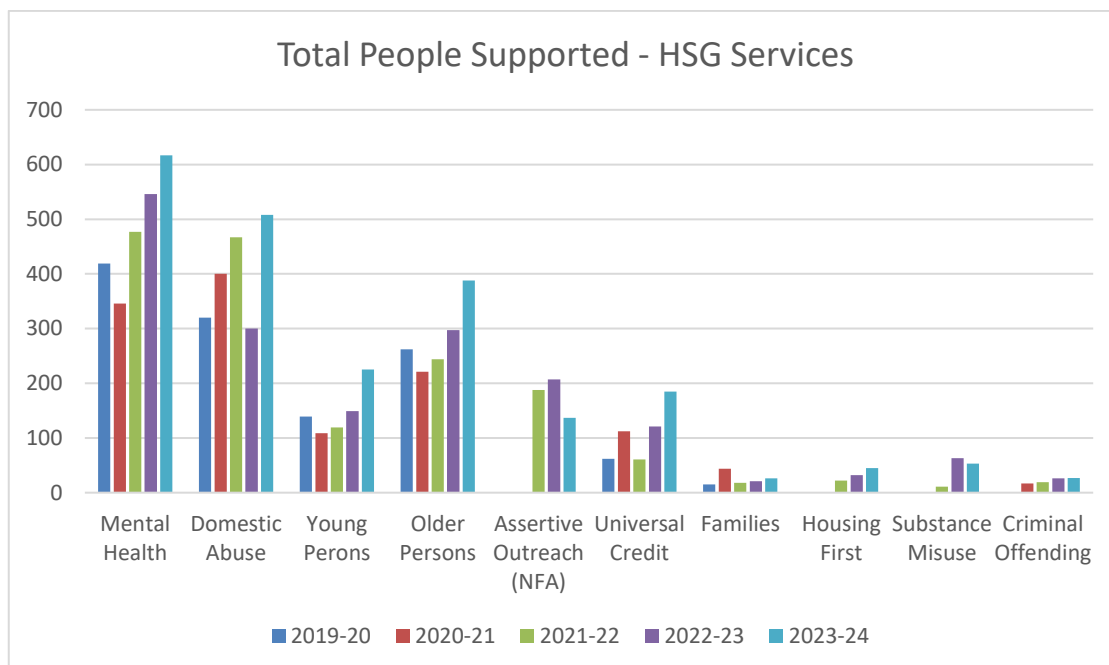


Figure 3: Number of people supported by service type per year

3.23 Aside from Generic Support services, Mental Health and Domestic Abuse services supported the highest number of households in the last year. Mental Health services are consistently the highest in demand specialised service, and the need continues to grow. This correlates to previous needs assessments, where Mental Health has always been the most frequent lead, secondary and tertiary need identified.

3.24 The sudden, significant increase in referrals to Domestic Abuse services can be attributed to the introduction of a new preventative process between the HSG team and the Safeguarding team. The HSG team now receive Public Protection Notice (PPN) reports from the Safeguarding Team relating to domestic abuse incidents. This then triggers contact and referrals into domestic abuse support services. Without the introduction of this preventative process a significant number of households may not be identified at the first opportunity and may have instead remained hidden until in crisis, where outcomes are generally less positive.

Table 4: Number of people supported by service type per year

<b>Total People Supported - HSG Services Compared to Previous Years</b>					
<b>HSG Service</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
Generic	885	1114	836	902	892
Mental Health	419	346	477	546	617
Domestic Abuse	320	400	467	300	508
Young Persons	139	109	119	149	225
Older Persons	262	221	244	297	388
Assertive Outreach (NFA)	0	0	188	207	137

Universal Credit	62	112	61	121	185
Families	15	44	18	21	26
Housing First	0	0	22	32	45
Substance Misuse	0	0	11	63	53
Criminal Offending	0	17	19	26	27
<b>Total</b>	<b>2102</b>	<b>2363</b>	<b>2462</b>	<b>2664</b>	<b>3103</b>

Table 5: Number of referrals received where 'Women experiencing DA' was lead need by year.

Year	Number of households with 'Women experiencing DA' as lead need
2020-2021	164
2021-2022	163
2022-2023	157
2023-2024	318

3.25 Whilst it is positive that more households are reaching out and receiving support for their housing related issues to safeguard their wellbeing and ultimately their tenancies, HSG services are increasingly becoming unsustainable. Historically, Monmouthshire has received some of the lowest allocations of HSG across Wales and this has not been congruent with a combination of inflationary delivery costs and the increase in referrals and households with high and complex needs that the council is seeing post-pandemic.

3.26 The majority of HSG commissioned services have been designed to support households with low to medium support needs<sup>9</sup> which, according to a recent support needs assessment, matches the majority of those requiring support (85% of households receiving support had low or medium support needs). However, there are still a number of households who require more intensive support, 14% of the total or 136 households. At present, the Council does not have the resources to effectively meet the needs of this cohort due to the restrictions in funding. Monmouthshire would benefit from a dedicated complex need provision.

3.27 The costs faced by services are continually rising due to staff salary uplifts, inflation and the impact of the cost-of-living crisis. During the last year 2023-24, the HSG Commissioning Team managed to uphold the capacity of housing support services by working in partnership with providers, but even with services maintained there was a waiting list of 95 households for support at the end of the financial year. There is concern that capacity may have to reduce as projects are becoming financially unsustainable as we move forward into 2024-25.

## Progress

<sup>9</sup> The following definitions are used when assigning someone a level of support need: Low - people who have very low support requirements, who can be supported into settled accommodation with either a low level of support or just signposting. Medium - people likely to need floating support but may also require support from other professional services to live independently in settled or temporary accommodation. High - people who have persistent complex needs and/or a history of repeat rough sleeping Intense - people who are unable to live independently, perhaps due to concerns around risk to self or others or perhaps even choice. Engagement from professionals such as Social Care and Health to be/or are involved.



3.28 To aid the transition to a Rapid Rehousing model the Council produced an action plan. A full update of this action plan can be found in Annexe 1.

3.29 Monmouthshire's Rapid Rehousing Transition Plan is split into four sections to reflect the four priorities of the plan. A summary of highlights and achievements are listed below.

- **Priority 1 - Prevent homelessness at the earliest opportunity.**

3.30 As stated above, Prevention Officers are averaging a 71% success rate in avoiding homelessness for households issued a Section 66. However, only 126 of those seen at assessment were eligible for the prevention duty, which when compared with Section 73 duties issued would indicate that most households are continuing to approach the council in crisis.

3.31 Key to the success of Rapid Rehousing is preventing homelessness, and the earlier households' approach for support with housing related issues the more options there are to achieve a positive outcome. Efforts to strengthen prevention and intervene earlier have included:

- Promoting the availability of Welsh Government Homeless Prevention Grant to partners agencies who can refer in households who may be at risk of homelessness e.g. arrears, debt etc.
- Housing Options Team restructure to create a First Contact Officer to enable Housing Options Officers to be more prevention focused through a reduced administrative burden and to create a Senior Accommodation Development Officer.
- The HSG Team being brought into the Strategic Housing structure to align fully with homelessness.
- Housing Option procedure reviews.
- A prevention protocol established with Department of Work and Pensions (DWP) saw the DWP send messages to all claimants in Monmouthshire to advise and encourage households to approach the Council if there are housing worries.
- The role of the Senior Housing Options Officer continues to be critical in terms of supporting the team with case work.

3.32 Review of Housing communications has led to:

- Redesigning the Homelessness element of the website to make the pages more accessible and 'user friendly'.
- Scripting informative videos to break down information shared by legal letters - to be filmed in the 2024-2025 financial year.
- Exploring options for Youth Specific communications in conjunction with the Compass, Youth Homeless Support and Prevention programme.
- Including housing questions on the service user survey completed during HSG provider reviews. It is hoped this will provide insight into which services households might approach when experiencing difficulties, so as resources can be distributed most effectively.

- **Priority 2 - Increase the supply of affordable and settled accommodation.**

3.33 The long term aims of the Rapid Rehousing Plan is to remove the use of all forms of temporary accommodation and place households into settled accommodation directly. The needs and wellbeing of the household are at the heart of Rapid Rehousing with consideration given to property location, size, affordability and proximity to social networks, services and facilities that will best serve the household. To achieve this Monmouthshire will need to increase the availability of good quality, affordable accommodation that will meet the long-term needs of its residents. Despite the challenging environment the following progress has been made:

- Promoting Monmouthshire Letting Scheme and Leasing Scheme Wales. A campaign was designed and launched at the Usk Show in September 2023. The 'Change Lives' campaign consisted of an e-book (Appendix 3) and pixel marketing focussed on the community benefits of leasing. The campaign resulted in an immediate increase in enquiries through our lettings team. This campaign was paused shortly after launching due to emerging financial pressures.
- The Council agreed to supplement the availability of temporary accommodation through purchasing homes and repurposing existing Council owned assets subject to Cabinet approval. The Council has completed the purchase of one property and one former agricultural property is due to be repurposed as temporary accommodation. Identifying further opportunities will continue.
- RSLs have increased the proportion of lets to homeless households which has eased some pressure, from 20% in 2019-2020<sup>10</sup> to currently sitting around 60%. At present, rent in advance payments have been waived for those with a homelessness duty and a new process to address historic rent arrears is being trialled.
- In changing the guidance to certain capital grants the Welsh Government are also advocating for homeless households to have some priority in the allocation of social housing. Properties purchased using Transitional Accommodation Capital funding or Social Housing Grant funding are being prioritised for homeless households. Twenty additional affordable homes providing settled accommodation for homeless households were delivered in 2022/23.
- A current initiative to explore the feasibility of using modular construction to provide new homes on Council owned land is in progress.

- **Priority 3 - Provide timely and effective support to sustain accommodation.**

3.34 Homelessness is rarely solely a housing issue. As discussed in Monmouthshire's Rapid Rehousing Transition Plan Monmouthshire saw the support needs of those presenting becoming increasingly complex. To ensure that households are able to sustain accommodation, be that temporary or settled, a varied programme of support is required. Following needs assessments carried out in June 2022 and August 2023, the HSG team are making the collection of this data standard to help inform support gaps. The following additions and expansions of services have been introduced over the last financial year:

- The expansion of the Benefit service to help vulnerable people ensure they are receiving the correct benefits and look at their household income and outgoings to support them to sustain their tenancies.
- The Housing First project has been expanded with another support worker.
- A new Regional Offenders Service has been commissioned with Torfaen and Blaenau-Gwent HSG Teams.
- The following training has been rolled out to Housing Support staff along with support workers from commissioned services:
  - Money Guiders Wales

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<sup>10</sup> Rapid Rehousing Transition Plan, MCC, 2022

- Renting Ready – Train the Trainer
- Renting Homes Act Sessions
- Neurodiversity Training
- Outcomes for Welsh Government
- Locata Database training.

3.35 A HSG Planning Group has been created to help with future modelling, needs, gaps and plan for the services required to meet the needs of the vulnerable people. The Group will have an important role in the scheduled Recommissioning of the HSG programme during 2024/25

- **Priority 4 - Maximising resources and benefits through well connected partnerships**

3.36 Although resource availability continues to be a challenge, the Council has increased financial resources available to help the implementation of Rapid Rehousing. This has included:

- Additional revenue to facilitate additional Housing Options Team staffing to support accommodation management.
- Additional revenue to fund a rent management system.
- The Council's approval to create additional borrowing headroom of £2m in 2023 is supporting the acquisition and purchase of accommodation and to support refurbishment.

3.37 Through Rapid Rehousing the Welsh Government have explicitly shared that homelessness cannot be considered a housing issue alone. For Rapid Rehousing to deliver on its ambition, its scope goes beyond the statutory homeless functions. It requires partnership working with a number of stakeholders including, but not limited to Planning; Registered Social Landlords (RSLs); Adult's and Children's Social Care; the Local Health Board; Emergency Services etc. Monmouthshire has several key forums that foster partnership working:

- The Council has established a Strategic Housing Forum with RSL partners. A key aim is to increase the delivery of affordable housing through tackling delivery barriers and maximising the availability of resources.
- A Housing Intervention Panel has been established to bring together key agencies to discuss complex housing cases. By taking a broad and holistic approach to case management there are frequent breakthroughs and positive outcomes.
- For frontline staff and partner agencies the Housing Support Grant team organise recurring Support Worker and Support Provider forums. These forums facilitate information sharing and promote an understanding between teams of roles, responsibilities, and limits.

### **Key Next Steps & Priorities for 2024/25**

3.34 The following are key priorities going forwards:

#### **Prevent homelessness at the earliest opportunity.**

- To implement a Hoarding pilot through a regional arrangement i.e. the removal of excess items in homes in order to improve living standards and wellbeing.
- To recruit a Domestic Abuse Prevention Officer to provide a more specialist response to those presenting as homeless.
- Targeting advice and support towards private landlords in respect of what support and resources are available in the event of tenants who are having difficulty sustaining their tenancies.

#### **Increase the supply of affordable and settled accommodation.**

- To continue to identify opportunities to develop or acquire new permanent homes to enable homeless households to move on quicker from temporary accommodation.
- To continue to identify and acquire accommodation for use as temporary homeless accommodation.
- Establish an Acquisition & Development Strategy to facilitate the acquisition of homes for use as homeless accommodation.
- To continue to engage with private landlords to increase the supply of good quality temporary accommodation (subject to need).
- Subject to acquiring Change of Use Planning Consent, re-purpose the former Severn View residential home in Chepstow (approved by Cabinet on 22<sup>nd</sup> May 2024) for use as temporary homeless accommodation.

**Provide timely and effective support to sustain accommodation.**

- Recommission the HSG programme in order to deliver a more fit for purpose programme and to achieve delivery efficiencies.
- To implement proposed accommodation-based housing support at Severn View, subject to Change of Use Planning consent.

**Maximising resources and benefits through well connected partnerships**

- Deliver financial savings to the Council through the proposed use of Severn View for temporary accommodation and as an alternative to B & B use.
- Complete the procurement of a rent management system to deliver business efficiencies.
- Review of arrangements for the repair and maintenance of temporary accommodation.

## **4 EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)**

4.1 There are no negative implications with this proposal. See Appendix 5.

## **5 EVALUATION CRITERIA:**

5.1 Monmouthshire's Rapid Rehousing Transition Plan covers the initial five years of what will be an ongoing evolution and transformation of homelessness services and provision. In this context the success of the plan will be incremental as new practices are identified, adapted and embedded over time.

5.2 The Rapid Rehousing approach aims for tangible outcomes to be realised. The Rapid Rehousing Transition Plan's progress and success will be measured against the following Key Performance Indicators:

- Reduction in the number of households approaching as homeless;
- Increase in the number of households being referred for homelessness prevention;
- An increase in successful prevention figures;
- A reduction in B&B use;
- An increase in private leasing through the Monmouthshire Lettings Service;
- An increase in affordable, long-term accommodation for homeless households;
- A reduction in the average time homeless households are waiting to be allocated Social Housing accommodation through the Common Housing Register (Homesearch).

## **6 REASONS:**

- 6.1 The Council has been requested by Welsh Government to transition to a Rapid Rehousing approach to homelessness delivery. Welsh Government seized the opportunities and lessons from emergency measures taken during the Pandemic to implement changes which have resulted in a shift in the approach to homelessness nationally. The Rapid Rehousing Transition plan complements and extends the Council's previous Homeless Strategy published in 2022 and the Homeless Transition Plan approved in 2023.

## **7 RESOURCE IMPLICATIONS:**

- 7.1 There are no resource implications with this briefing report, but there are resource implications associated with the implementation of the Rapid Rehousing Transition Plan and the delivery of the Council's homeless service. However, the continued implementation of this plan will mitigate against unsustainable expenditure, such as B & B use.
- 7.2 The final homeless outturn for 2023/24 was a total overspend of £338,646.
- 7.3 The following are funding sources that will be accessed by the Council subject to any necessary approvals:

### **Revenue Funding Includes:**

- Housing Options Team and Housing Support Grant Cost Centres;
- Welsh Government Housing Support Grant;
- Welsh Government Homeless Prevention Grant;
- Welsh Government National Leasing Scheme;
- Children's Services revenue funding (contributing to the Pobl Young People Supported Housing);
- Youth Support Grant;
- Discretionary Housing Payments;
- Property rental income.

### **Capital**

- Social Housing Grant;
- S106 Affordable Housing Contributions;
- £2m borrowing headroom to enable specific property acquisition and remodelling to alleviate homelessness;
- Transitional Accommodation Capital Programme.

## **8 CONSULTEES:**

- 8.1 The Housing Options Team Manager, Housing Support Commissioning Operational Manager, Affordable Housing Strategy Officer and Housing and Communities Manager all inputted the respective updates from their departments.
- 8.2 Deputy Leader and Cabinet Member for a Sustainable Economy, Chief Officer for Communities and Place, Head of Rural Development, Housing and Partnerships.

## **9 BACKGROUND PAPERS:**

9.1 Housing (Wales) Act 2014; Welsh Government, Phase 2 Homeless and Housing Support Planning Guidance, 2021; Welsh Government Local Authority Housing Support Programme Strategy April 2022 - March 2026 Template; Welsh Government, Ending homelessness in Wales: a high level action plan 2021 to 2026; Welsh Government, Rapid Rehousing Transition Plans: Guidance for Local Authorities & Partners, 2021; Monmouthshire Council, Housing Support Programme Strategy 2022; Monmouthshire Council, Rapid Rehousing Transition Plan and Action Plan, 2023; Renting Homes (Wales) Act 2016; Welsh Government, White Paper on Ending Homelessness 2023.

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