

# Y BWRDD GWEITHREDOL

## 7 MEDI, 2020

### CYNLLUN DIGARTREFEDD TROSIANNOL

#### Y Pwrpas:

Pwrpas yr adroddiad hwn yw:

- Amlinellu effaith COVID-19 ar y ddarpariaeth o ran digartrefedd yn enwedig mewn perthynas â phobl sengl;
- Amlinellu cynlluniau i gefnogi ac ailgartrefu pobl ddigartref dros y 12 mis nesaf ac i'r dyfodol; a
- Llunio cais i Lywodraeth Cymru am arian a fydd yn helpu awdurdodau lleol i wneud y cynlluniau a'r newidiadau sydd eu hangen.

#### Yr Argymhellion:

1. Nodi sut rydym wedi rheoli'r galw ar wasanaethau digartrefedd o ganlyniad i Covid-19.
2. Cymeradwyo'r camau a amlinellwyd a chadarnhau'r cynllun trosiannol a fydd yn llywio'r cais i Lywodraeth Cymru.

#### Y rhesymau:

##### Er mwyn sicrhau'r canlynol:

- Ein bod yn manteisio i'r eithaf ar gyfleoedd cyllid gan Lywodraeth Cymru ac i ddatblygu gwell darpariaeth o ran digartrefedd wrth symud ymlaen;
- Ein bod yn cydymffurfio â chanllawiau newydd Llywodraeth Cymru sy'n ei gwneud yn ofynnol i ni roi llety dros dro a dod o hyd i lety parhaol i bob person sengl digartref;
- Ein bod yn bodloni'r galw uniongyrchol am lety dros dro a bod cynlluniau yn eu lle i fodloni gofynion y dyfodol.
- Bod gennym amrywiaeth o ddewisiadau tai parhaol i gefnogi'r digartref, yn enwedig pobl sengl yn y dyfodol; a
- bod pobl sengl yn gallu cynnal tenantiaethau ac integreiddio'n llwyddiannus i gymunedau.

Angen ymgynghori â'r Pwyllgor Craffu perthnasol : NA

Angen i'r Bwrdd Gweithredol wneud penderfyniad OES – 7 Medi, 2020

Angen i'r Cyngor wneud penderfyniad: NAC OES

YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cyngorydd Linda Evans (Deiliad y Portffolio Tai)

Y Gyfarwyddiaeth

Cymunedau

Enw Pennaeth y  
Gwasanaeth: Jonathan  
Morgan

Awdur yr Adroddiad:

Jonathan Willis

Swydd:

Pennaeth Cartrefi a  
Chymunedau Mwy Diogel

Rheolwr Cyngor a Chymorth  
Tenantiaeth,

Rhifau ffôn:

01267 228960/

01554 899232

Cyfeiriadau E-bost:

[JNWillis@sirgar.gov.uk](mailto:JNWillis@sirgar.gov.uk)

[JMorgan@sirgar.gov.uk](mailto:JMorgan@sirgar.gov.uk)

# EXECUTIVE SUMMARY

EXECUTIVE BOARD  
7<sup>TH</sup> SEPTEMBER, 2020

## TRANSITIONAL HOMELESSNESS PLAN

### What is the purpose of this report?

The purpose of this report is to:

- Outline the impact of COVID -19 on homelessness provision particularly in relation to single people;
- Outline plans to support and re-house homelessness people over the next 12 months and into the future; and
- Inform a bid to Welsh Government for funding which will assist local authorities to make the plans and changes required.

### What is the context?

As a result of COVID-19 Welsh Government (WG) have changed the law around people that are homeless and in 'priority need'.

Regardless of a client's previous history, we **must** now temporarily accommodate and rehouse all single people that present as homeless, including prison leavers. This change has caused a significant demand on temporary accommodation and homelessness services in the County.

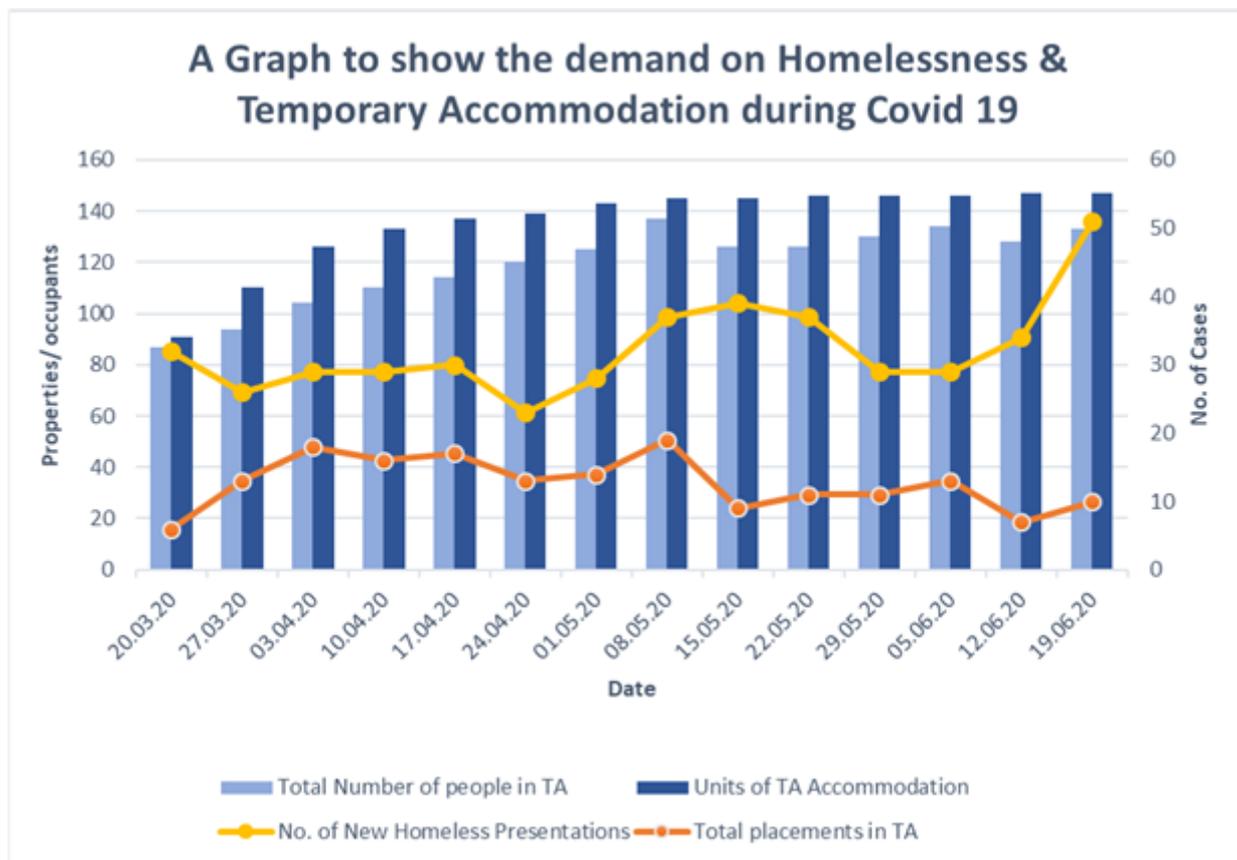
WG have recognised that this change has placed significant pressure on local authorities' resources and announced a £10 million hardship fund targeted at the provision of extra homelessness services. We have been claiming about £80,000 a month from this fund but this is likely to end in July.

Furthermore, WG have indicated that there is a further £20 million available (mixture of revenue and capital) and local authorities are invited to make a bid to aid their recovery and make transitional plans in relation to tackling homelessness as a result of COVID-19.

The bid will require local authorities to produce sustainable plans which will improve the provision of temporary accommodation and support to enable homeless households to gain permanent accommodation.

## What has been the impact of the change in legislation?

The following graph highlights the impact in terms of homelessness and temporary accommodation demand:



The increase in homeless presentations between the 12/6 and 19/6 are as a result of more cases, people citing relationship breakdown as a reason for presenting as homeless. This can be attributed to increased pressure over time on households as a result of lockdown.

### Key issues:

- The change in the law has increased the number of people we have provided with temporary and emergency accommodation. We normally cater for 70 households but currently we have 135 households in temporary accommodation (Over hundred are single people);
- We are providing 12 new households a week with temporary accommodation, mostly single people (three or four normally). Whilst we expect this trend to slow down, we are likely to experience a continued demand from single homeless people for temporary and emergency accommodation;
- The amount of stock (pre Covid-19) was insufficient to accommodate the surge in demand, so we re-designated some family accommodation to shared accommodation and sourced three B&B/ hotel establishments;

- There is a limited supply of single person accommodation (we have approximately 600 in our stock). Last year we allocated 72 Council homes and 71 RSLs homes to single people. We cannot therefore rely on the existing provision of our own stock or RSLs and will also need to engage and incentivise the private rented sector to provide permanent accommodation;
- The evidence shows that providing accommodation alone is not enough to ensure that tenancies are maintained. To ensure we are successful we must quickly re-shape housing related support so there is enough prior to, and during, a tenancy;
- We need to continue to manage community cohesion and anti-social behaviour. There remains a concern about drug and alcohol misuse and the concentration of people with support needs in a hotel environment. We have been employing security, provided added support and have worked closely with the police. This will continue.

### What will be our proposals?

At the core of our proposals is to ensure homelessness is brief and non-repeated by the adoption of rapid re-housing principles advocated by WG. Rapid rehousing starts with providing people with long term housing, and offers additional, sometimes intensive, support if needed to help them retain it and thrive.

The focus will be on providing appropriate, stable housing and support as quickly as possible to those who need it through a range of models. Models will include “Housing First” (wrap around intensive support targeted at individuals with chaotic lifestyles), tenancy support and assertive outreach. It is intended that this approach will reduce the dependency on emergency housing ensuring swift, housing-led solutions with the right support.

We will want to phase out the hotel accommodation being used which is being funded by the hardship fund currently. From our discussions with Welsh Government we anticipate this will be eligible for further funding over the period. Whilst it continues to operate as a hotel there are no planning issues.

### What are the key actions moving forward?

Outlined below is a summary of what we will be bidding for. The plan will see, between now and March, nearly 80 additional units of accommodation for homeless people and additional support to nearly 200 cases.

The table below provides a summary of what we are bidding for:

Summary Action Plan – Welsh Government Transitional Funding				
Proposal	Delivery	Capital £	Revenue £	Timescales
Phase out B&B using one hotel until year end and convert the ground floor	40-unit /bedrooms	£10,000	£350,000	August - March 31 <sup>st</sup> 2021

Expand Social Lettings	Extra 60 properties	£150,000		August 2020-ongoing
Prevention fund to support existing tenancies	To support 60 new tenancies/cases		£100,000	August 2020-ongoing
Target empty properties suitable for single people -by using EDMOs, CPOs	10 properties	£100,000	£50,000	August 2020 -ongoing
Expand Training Flats Programme	8 properties with lease arrangements	£70,000	£40,000	By the 31 <sup>st</sup> of March
Housing First Support -provision of wrap around support	40 cases/individuals		£327,000	July 2020 -ongoing
Additional short-term intensive support whilst in temporary accommodation	70 cases/individuals		£35,000	July 2020-ongoing
Dedicated specialist support around mental health	Work on the high complex mental health cases		£120,000	August 2020-ongoing
Develop our online system so clients can interact with their case worker	Online interaction with caseworker and client		£20,000	By December 2020
Develop a training package for volunteers to provide advice in the community to prevent homelessness	10 new volunteers		£10,000	By December 2020
Re-training in trauma informed approaches	20 caseworkers trained		£10,000	By December 2020
Accommodate people with no re-course to public funds	5 cases		£8,000	August 2020-March 31 <sup>st</sup> 2021
<b>Total</b>		<b>£330,000</b>	<b>£1,070,000</b>	

## What are our future plans moving forward?

The council and our housing association partners have ambitious plans to build more affordable homes across the county. In September 2019 we published plans to build over 900 new Council homes, investing nearly £150m into our communities by 2029. These plans will now include creating a variety of housing solutions for single people with wrap around support, if required. Through our new build developments, we will integrate single person accommodation into the new mixed tenure communities we create.

Whilst the following actions do not form part of the bid we are also look at:

### **Carmarthenshire Wellbeing & Therapeutic Social Hub (CWTSH)**

These plans involve a development of 15 self-contained sustainable homes on a site with communal work and socialising spaces, laundry, growing spaces, poultry and bee keeping.

This micro village concept will effectively support a young person's journey toward adulthood by instilling a sense of community pride and civic responsibility which can often be missing when a young person moves from traditional supported accommodation into independent living within the community.

### **Partnership with Family Housing**

This will involve the purchase of two Churches totalling 15 - self-contained flats and provision of rapid rehousing service for people who are homeless

These properties will have the following features:

- 15 newly refurbished Self-contained permanent flats
- Affordable rent
- Potential for Rapid rehousing or mental health supported living services both of which would be psychologically and trauma informed support
- Fully furnished
- A co-produced and co-designed space with the people that will live there

### **Recommendations**

1. **To note how we have managed the demand on homelessness services as a result of Covid-19.**
2. **To approve the actions outlined and confirm the transitional plan which will inform the bid to Welsh Government.**

**Detailed Report Attached:**

**NO**

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Jonathan Morgan** Head of Homes and Safer Communities

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>

## 1. Policy, Crime & Disorder and Equalities

The plan aligns with our Homelessness Strategy by delivering additional accommodation and support for homeless people in a sustained way.

## 2. Legal

The plan will ensure we meet our new legal duties in a sustained way moving forward. Those termed *in priority need*-local authorities have a duty to provide temporary or emergency accommodation if requested. If it is apparent the case cannot be resolved through prevention or the provision of other support the local authority has a duty to provide permanent accommodation (social housing or access to an assured tenancy in the private rented sector.)

## 3. Finance

The proposals will be funded from WG grant and will further support other homelessness related funding, including:

- The hardship COVID -19 targeting homelessness (£80,000 a month claimed);
- Homelessness Innovation Grant – confirmed £171,000;
- National Leasing Scheme (which we have received £1.8m - £600k Capital and £1.2m Revenue); and
- Housing Support Grant- £6.7m per annum.

The plan will optimise the external funding up until 31<sup>st</sup> of March. If there are ongoing revenue implications this will be met by re-shaping the above so that new demands are addressed.

## 5. Risk Management Issues

- Failing to implement our plan will result in significant pressure on homelessness services in the County; and
- Additional accommodation of the right type and appropriate support will not be delivered if the plan is not implemented.

## 6. Staffing Implications

- Additional staffing requirements have been considered as part of our plan to provide additional accommodation and support and will be sourced through secondments and temporary posts.

# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan Head of Homes and Safer Communities

1. **Scrutiny Committee** - Not applicable at this stage.

2. **Local Member(s)** - Not applicable at this stage.

3. **Community / Town Council** - Not applicable at this stage.

### 4. Relevant Partners

A variety of partners have been consulted including appropriate partners and RSLs

### 5. Staff Side Representatives and other Organisations

As above.

**EXECUTIVE BOARD PORTFOLIO  
HOLDER(S) AWARE/CONSULTED:**

YES

Cllr Linda Evans is in favour of the way forward and actions presented in this report.

## Section 100D Local Government Act, 1972 – Access to Information

### List of Background Papers used in the preparation of this report:

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Homelessness Strategy		<a href="http://democracy.carmarthenshire.gov.wales/documents/s27466/Report.html?CT=2">http://democracy.carmarthenshire.gov.wales/documents/s27466/Report.html?CT=2</a>