Community Scrutiny Committee
Task & Finish Group 2022

Emergency Interim Social Housing Allocations Policy

Draft Planning & Scoping Document

Task & Finish Objectives(s)	To develop an Emergency Interim proposal and recommendations to present to Cabinet and full Council for approval. The work aligns with the review of the current SHAP and the development of the Rapid Rehousing Transition Plan in line with Welsh Government policy to make homelessness rare, brief, and unrepeated.
Context	**Background** The Social Housing Allocations Policy (SHAP) was approved by Full Council on 14th December 2016 in preparation for the launch of the Choice Based Lettings service. The existing policy gives priority to Band A applicants; however, it does not include a letting target to determine what percentage of empty homes should be allocated to each priority group. Following a recent review, we know that in 2021/22, 52% of all allocations of Social Housing (CCC & RSLs combined) were to households to whom we owed a duty under the Housing Wales Act. Even with this level of priority as of March 2022 we still had an overall open homelessness caseload of 783 households requiring housing. There are currently 122 households in temporary accommodation (TA). This number is set to increase as a direct consequence of the issues, policies, and market conditions set out in the full report. There is a severe shortage of affordable housing in the County across both Social and PRS. 4,334 households are waiting for social housing in the County but only 839 tenancies commenced in 2021/22 (including RSL allocations). During 2021/22 we discharged our duty to the private rented sector for 213 households, this trend has turned, and we currently have 195 households under Section 21 notice of eviction to leave their PRS tenancies. As a result, the waiting list is growing all the time. As the requirements of residents have changed, with more applicants in severe need, the current letting policy is not currently fit for purpose, and the Council needs to create an interim fairer, more transparent housing register, better suited to the situation in the County today. The SHAP requires to be reviewed regularly but due to additional demand placed on the Housing Service as a result of COVID 19 and Welsh Government's 'no-one left out approach' this has not been progressed as quickly as had been hoped (however, a full review will

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	commence following the development of the Rapid Rehousing Plan in September and a report will be submitted to Pre-Cabinet later in 2023 setting out the proposals, and requesting approval to commence a consultation process).
Membership	**Elected Members** • To be agreed at the Community Scrutiny Committee Meeting to be held on 1st September 2022 • Up to 6 elected members appointed to reflect the political balance of the Council as whole • Advisors and support officers to be confirmed/agreed
What will the Task and Finish Group's work focus on?	The Community and Regeneration Scrutiny Committee acting as the Task and Finish group will meet to discuss and agree a simplified interim SHAP based on data and evidence provided by officers. This will enable a transparent process for allocating homes during this emergency period. It will enable staff to focus on their caseload and not be distracted by the bidding system; and target households in greatest need who have been waiting longest. The agreed Emergency Interim Allocation Policy and accompanying recommendations will be presented to Cabinet and Full Council for approval and if approved the current policy will be suspended for an agreed length of time to allow the Emergency Interim Policy to take effect.
Scope of the review	This review will focus on developing an Emergency Interim proposal and recommendations to present to Cabinet and full Council for approval.
How it will contribute to achieving corporate/ community objectives and well-being objectives?	This review will contribute to the following Well-being Objectives set out in the Corporate strategy 2018-2023 (updated April 2021) 4. Tackle poverty by doing all we can to prevent it, helping people into work and improving the lives of those living in poverty 6. Increase the availability of rented and affordable homes And the following community objective set out in the Cabinet Vision Statement 2022-2027 (July 2022) Homes -10 Continue to work with key partners to end homelessness It also supports the PSB's Wellbeing Objective • Tackling poverty and its impacts

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List of key stakeholders	• Housing • Housing providers (RSLs) • Tenants and Residents • Third Sector • Elected Members, and • Others stakeholders will be identified as the work of the group progresses
What information/ documents are required to inform the work of the study?	To be agreed at the meeting of the Community Scrutiny Committee to be held on 1st September 2022, which may include: • Case for Change Report • Housing Need Assessments • Homelessness data • Temporary Accommodation information • Canfod Cartref data This list not exhaustive
The main outcomes of the review	Agree recommendations and an Emergency Interim Policy to be presented to Cabinet on *** and Full Council on *** for approval.
Timescale for completion of the review	The group will meet four times over a period of four consecutive weeks <table><tr><td>T&F Group Meeting</td><td>w/c</td><td></td></tr><tr><td>1</td><td></td><td>Presentation of data and discussion</td></tr><tr><td>2</td><td></td><td>Presentation of proposals based on previous meeting and discussion</td></tr><tr><td>3</td><td></td><td>Feedback from previous meeting, draft policy proposal and discussion</td></tr><tr><td>4</td><td></td><td>Final policy proposals, agree recommendation for cabinet and full council</td></tr></table>

Community Scrutiny are asked to consider and comment on:

- **The proposed approach to the Task and Finish Group's work.**
- **The planning and scope of the work to be undertaken.**

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