

# The Emergency Allocations Policy Impact of Direct Matching

Outcomes October 22 – March 23

May 2023



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Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



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At its meeting held on the 20<sup>th</sup> February 2023 Cabinet considered the findings of the Communities, Homes, and Regeneration Scrutiny Committee Task & Finish Group to develop an Emergency Social Housing Allocations Policy for Carmarthenshire to address the unprecedented situation where the Council, as with all Welsh Local Authorities and Registered Social Landlords, was facing increased demand for social housing that was exceeding the level of supply.

The Emergency Allocations Policy was approved by Cabinet at this meeting, together with the following recommendation:

*That the Scrutiny Committee receive updates at every meeting from officers on the effectiveness of the change; that the content of the update reports (attached) include data for the previous period referring to:*

- Proportion of properties directly matched and those advertised
- Banding of Clients directly matched
- Number of properties directly matched and advertised by each community connection area, type of property and landlord
- Proportion of direct matches that were successful
- Number of direct matches where the client requests a review of the allocation, and the outcome of those reviews
- Number of direct matches where the client refuses the allocation but doesn't request a review

This report sets out the first set of data available for direct matching. From October 2022 to April 2023 direct matching was carried out by the Head of Housing using discretion to directly allocate the majority of properties to meet the most urgent and acute levels of need.

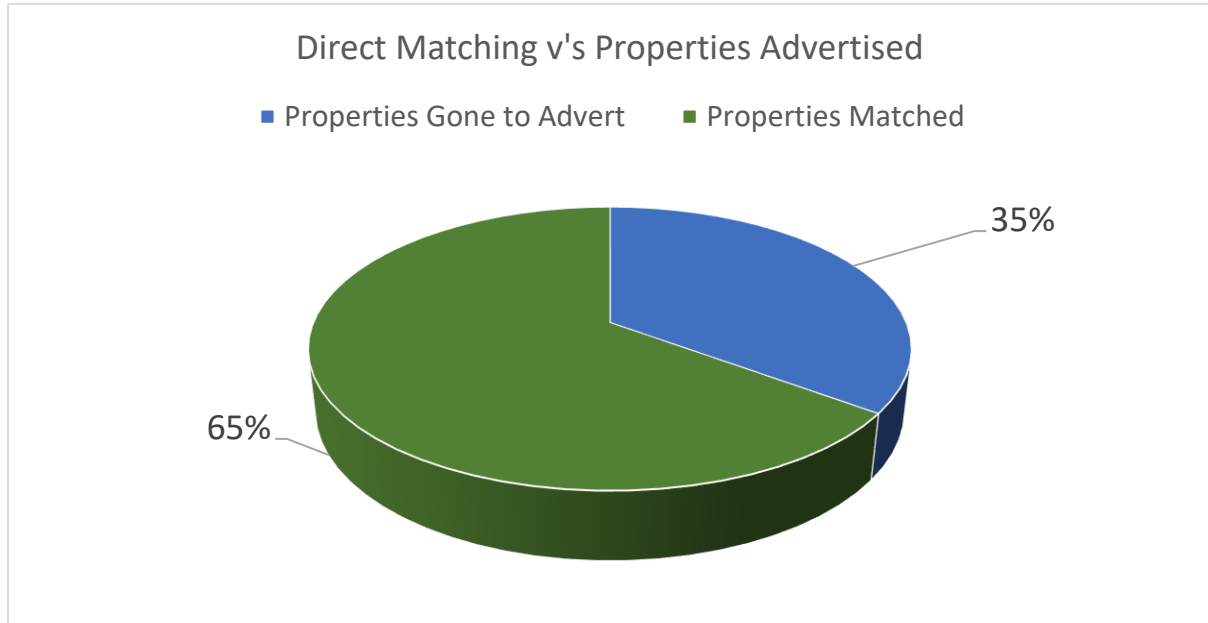
The data in this report highlights how this has impacted on the number of properties available to bid on for the wider housing register.

## Recommendations

Communities, Homes, And Regeneration Scrutiny Committee are asked to:

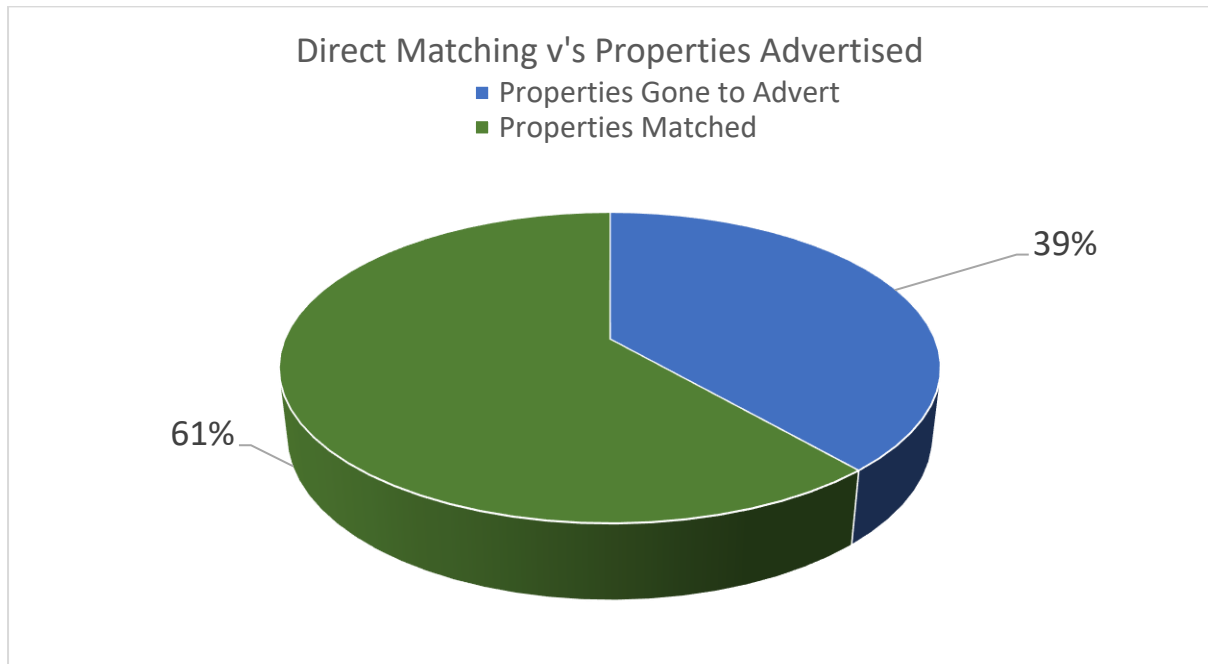
1. Consider the data provided in the monitoring report of the Emergency Social Housing Allocation update report on the operation of the new allocation policy;
2. To note that the next quarterly update will include the data for full implementation of the Emergency Social Housing Allocation Policy as of 5<sup>th</sup> April 2023; and
3. Provide feedback on any additional or detailed information required for the next quarterly monitoring report being mindful of GDPR rules.

**Graph 1. Properties Matched October 2022 – December 2022**



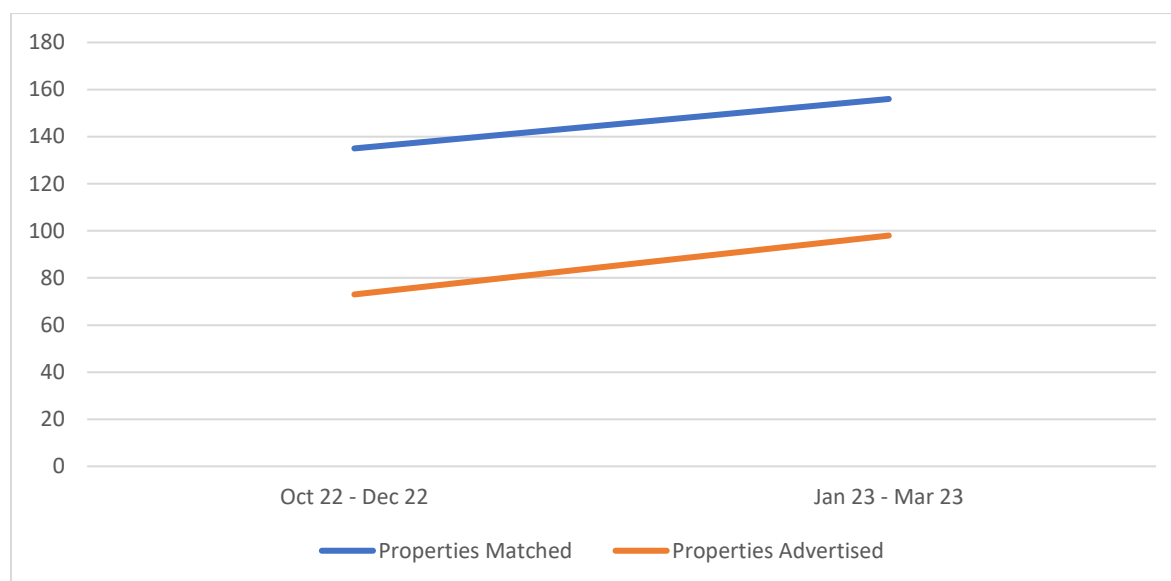
Properties Gone to Advert	73
Properties Matched	135

**Graph 2. Properties Matched January 2023 – March 2023**



Properties Gone to Advert	98
Properties Matched	156

**Graph 3. Properties directly matched v's properties advertised.**



## Matches by Community Connection Ward, Property Type and Landlord

**Table 1. Matches By Community Connection Area**

Community Connection Area	Matches Oct 22 - Dec 22	Matches January 23 - March 23
Amman Valley	2	9
Ammanford	12	26
Carmarthen	23	21
Gwendraeth	7	9
Llandovery/Llandeilo	5	5
Llanelli East	18	18
Llanelli North/Rural	11	10
Llanelli Town	33	23
Llanelli West	13	16
Rural Central	0	4
Rural North	8	6
Rural West	3	9

**Table 2. Matches By Property Type**

<b>Property Type</b>	<b>Matches Oct 22 - Dec 22</b>	<b>Matches January 23 - March 23</b>
1 Bedroom Bungalow	3	5
1 Bedroom Flat	38	19
1 Bedroom Flat >55's	6	3
1 Bedroom House	1	0
1 bedroom Flat Extra Care	0	1
Bedsit	3	0
Shared Housing	0	8
2 Bedroom Bungalow	17	33
2 Bedroom Flat	9	14
2 Bedroom Flat >55's	0	1
2 Bedroom Maisonette	0	2
2 Bedroom House	29	32
3 Bedroom House	27	36
4 Bedroom House	2	2

**Table 3. Matches By Landlord**

<b>Landlord</b>	<b>Matches Oct 22 - Dec 22</b>	<b>Matches January 23 - March 23</b>
Bro Myrddin	14	9
Caredig	10	7
Carmarthenshire Council	101	129
Pobl	8	9
Simple Lettings	1	1
Wales and West	0	1
Western Valleys	1	0

# Definitions for the purpose of this report

## **Homeless Duties within the Homeless (Wales) Act 2014**

### **Sec 66 – Prevention**

Once the household has been assessed and found to be at threat of homelessness, a duty to assist that household to try and prevent homelessness by taking all 'reasonable steps'. Some solutions such as mediation, support with debt advice/mortgage/rent arrears, security measures put in place, advocacy, private rented accommodation, social housing, prevention fund.

### **Sec 73 – Relief**

Once the household has been assessed and found to be homeless, a duty to assist the household in resolving their homelessness.

### **Sec 75 – Final duty**

Once the duty under Section 73 has ended, if the household is homeless, has a local connection and fits into a priority need group the authority has a duty to house. This accommodation must be for a minimum of 6 months.

### **Temporary Accommodation**

If a household is homeless or at risk of becoming homeless, they apply to the council for help. We may provide temporary accommodation; this can sometimes be referred to as 'emergency' accommodation or 'interim' accommodation'.

We provide different kinds of temporary accommodation. Some of which is provided by the Council, private landlords and commissioned rooms in Hotels and Bed and Breakfast that we have the responsibility for arranging and allocating.

At the time of writing this report (03 05 23) there are no households with children in Bed and Breakfast or Hotels. For families these are used in emergency situations only until such time as we can arrange more suitable temporary accommodation.

The impact of the direct matching has enabled us to reduce the time that households spend in temporary accommodation by 19 days for single people and 16 days for families. Although this demonstrates an improvement there are still substantial challenges ahead in reducing the use and length of stay in temporary accommodation.

### **No Preference Group**

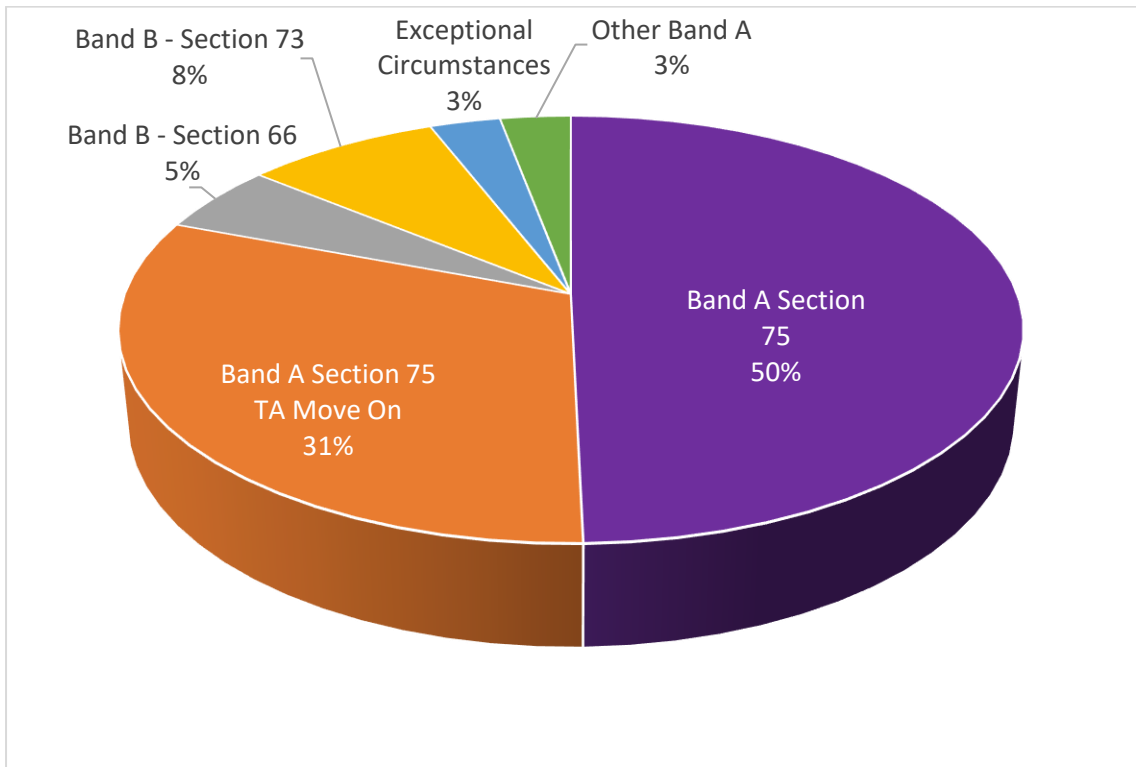
Applicants are placed in a Band depending on their housing need identified through the housing assessment. Applicants will fall under the 'No preference group' if they:

- Have the financial resources available to meet their housing costs.

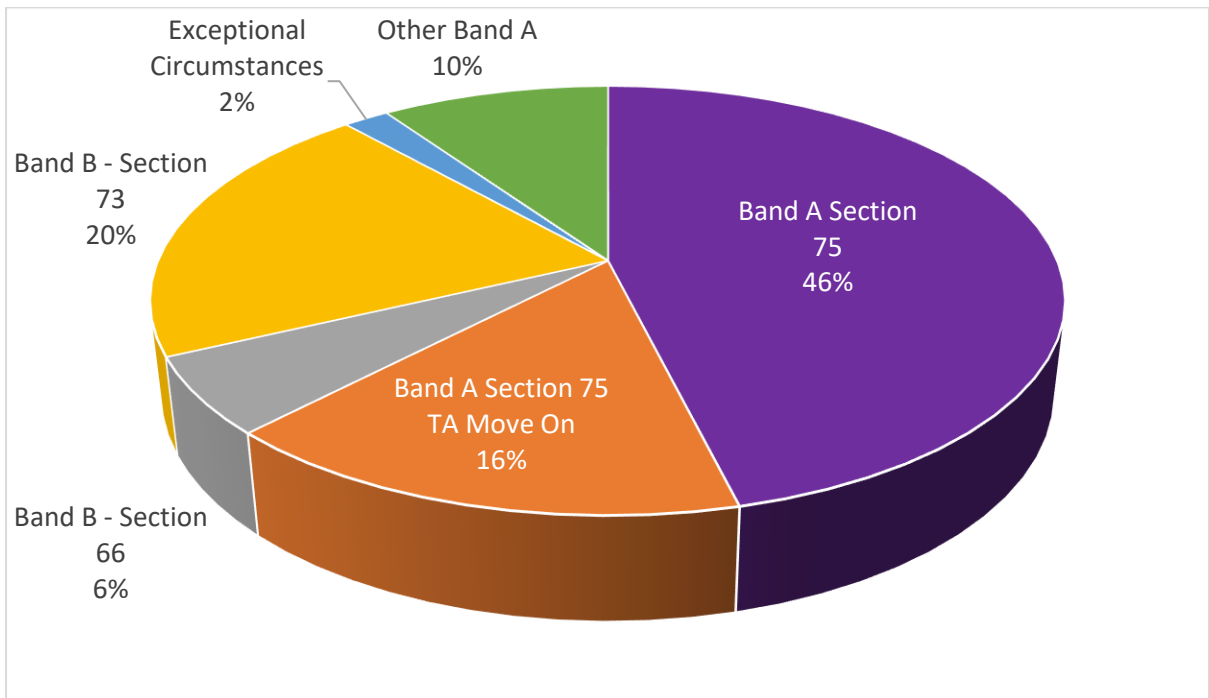
- Have been guilty, or a member of their household has been guilty, of unacceptable behaviour serious enough to make them unsuitable to be a tenant of the Council.
- Do not have a local connection to Carmarthenshire, as defined at section 81 of the Housing (Wales) Act 2014. A person has a local connection with the area because:
  - the person is, or in the past was, normally resident there, and the residence is or was of the person's own choice.
  - the person is employed there.
  - of family associations.
  - unless they are exempt because of special circumstances (i.e., fleeing domestic abuse or violence, moving to receive or provide care to someone who has a local connection)



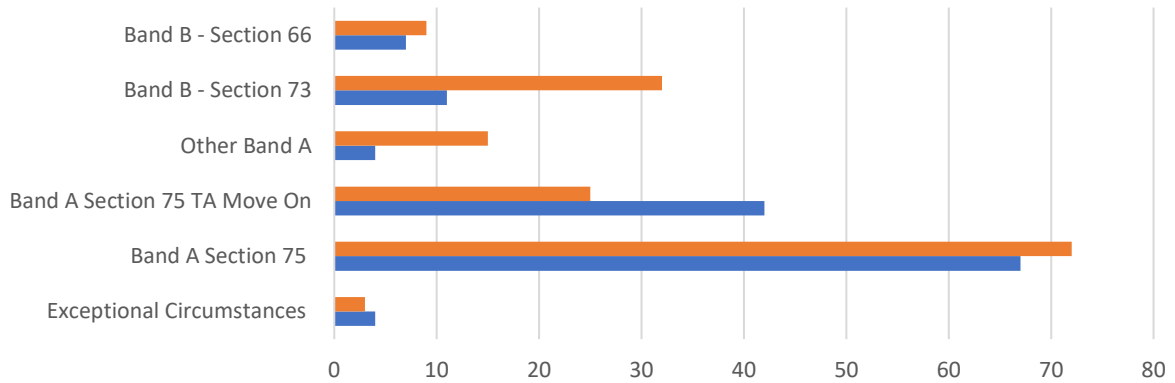
**Graph 4. Matches by Bands Where Tenancies Have Commenced October to December 2022**



**Graph 5. Matches by Bands Where Tenancies Have Commenced January to March 2023**



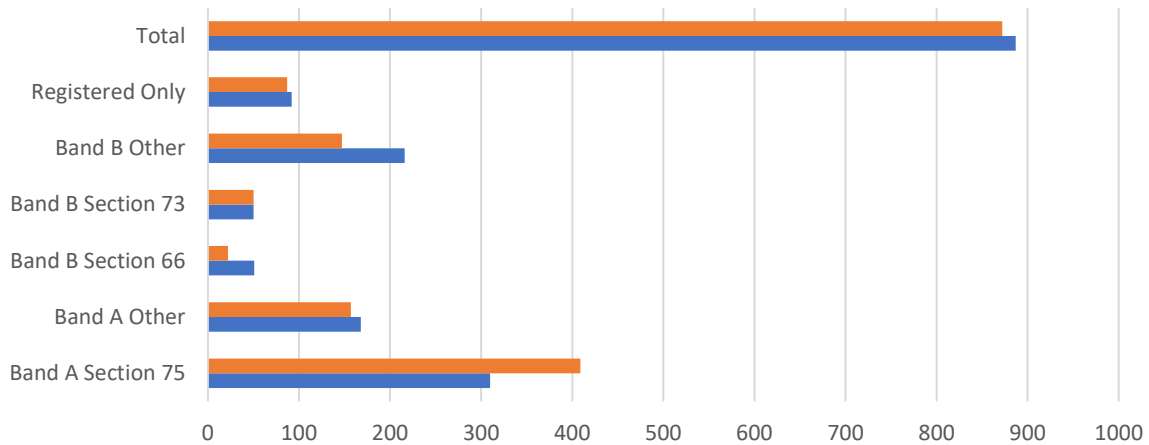
Graph 6. Matches by Bands Where Tenancies Have Commenced



	Exceptional Circumstances	Band A Section 75	Band A Section 75 TA Move On	Other Band A	Band B - Section 73	Band B - Section 66
Jan 23 - Mar 23	3	72	25	15	32	9
Oct 22 - Dec 22	4	67	42	4	11	7

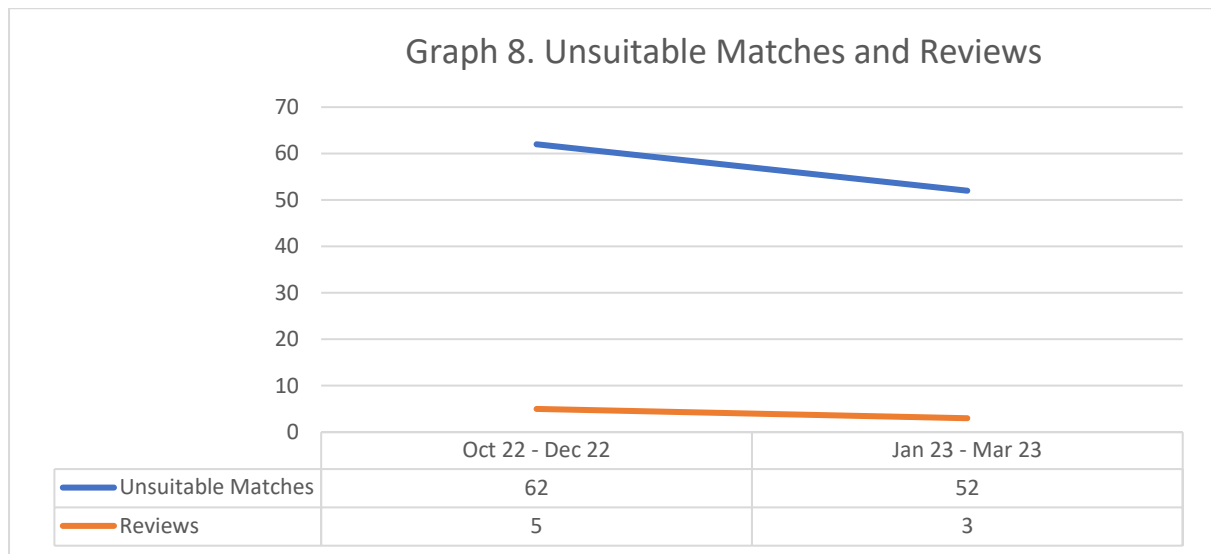
Jan 23 - Mar 23 Oct 22 - Dec 22

Graph 7. Allocations 21/22 and 22/23 Where Tenancies Have Commenced



	Band A Section 75	Band A Other	Band B Section 66	Band B Section 73	Band B Other	Registered Only	Total
22/23	409	157	22	50	147	87	872
21/22	310	168	51	50	216	92	887

22/23 21/22



### Reasons for unsuitable matches:

- Change of Circumstances i.e., no longer needed accommodation, other needs we were unaware of.
- Property not suitable to meet their needs – medical conditions, family make up.
- Property topography unsuitable.
- Property Condition unsuitable.

## Housing Register data

**Table 4. Number of Households on the Housing Register**

<b>Band</b>	<b>Applications 09/10/22</b>	<b>Applications 12/04/23</b>
<b>Band A</b>	607	830
<b>Band B</b>	1197	926
<b>Band C (Registered Only)</b>	2610	2463
<b>No Preference Group</b>	-	332
<b>Total</b>	4414	4551