

Home at the Heart

West Dunbartonshire Council's
Rapid Rehousing Transition Plan
2019/20 – 2023/24



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Home at the Heart – West Dunbartonshire Council’s Rapid Rehousing Transition Plan

Executive Summary

Home at the Heart is West Dunbartonshire Council’s first Rapid Rehousing Transition Plan for the period 2019/20-2023/24. The plan was developed in partnership with key stakeholders including the West Dunbartonshire Health and Social Care Partnership and local Registered Social Landlords. It is scheduled to be approved by the Council’s Housing and Communities Committee in February 2019.

The plan highlights the good progress that has been made across West Dunbartonshire in recent years through the implementation of our homelessness strategic approach ‘More Than a Roof’ including:

- reducing the overall incidences of homelessness;
- ensuring that homeless households are assessed quickly; and
- improving the tenancy sustainment rates of homeless households.

The plan also confirms that rough sleeping is not a widespread issue within West Dunbartonshire and that the rehousing outcomes being achieved for homeless households are largely positive.

However, challenges exist, with the levels of overall homelessness and youth homelessness which remain the highest in the country, the proportion of homeless households with multiple and complex needs increasing and the number of households that lose contact with the service being a cause for concern.

Our approach to tackle these challenges is outlined in our homelessness strategy “More than a Roof”, which includes a number of actions aimed at ensuring that temporary accommodation provision meets the needs of homeless households and contributes positively to sustainable housing outcomes.

As part of our “More than a Roof” approach, West Dunbartonshire Council has been carrying out a temporary accommodation modelling exercise which provides an in-depth understanding of the support needs of homeless households and the temporary accommodation options that are required. Within this context, West Dunbartonshire Council has been well prepared to respond positively to the requirement from the Scottish Government to develop ‘Home at the Heart’ our Rapid Rehousing Transition Plan which outlines how we can ensure that where homelessness cannot be prevented, homeless households are settled in a mainstream housing outcome as quickly as possible and that time spent in temporary accommodation is reduced to a minimum.

Our plan acknowledges the challenges faced in terms of developing appropriate Accommodation and Support Pathways which work for homeless households and has the following four key outcomes:

- Deliver a Whole Systems approach to the prevention of homelessness;
- Enable service users with low or no support needs to access settled housing quickly;
- To develop interim housing options which enable independent living and housing sustainment; and

- Implement a Housing First model which enables the most excluded service users to achieve housing sustainment.

Resources will be required in order to deliver our 5 year vision, including the provision of a more comprehensive and enhanced Housing Support Service, the delivery of our Housing First approach and extending the option of converting interim/temporary accommodation to a secure tenancy where this is deemed the most appropriate option.

The funding provided by the Scottish Government will determine how well our vision will be delivered and an annual update outlining the progress being made will be reported to the Scottish Government, the Council's Housing and Communities Committee and the Health and Social Partnership Integrated Joint Board.

Introduction

Home at the Heart – West Dunbartonshire Council’s Rapid Rehousing Transition Plan

The Homelessness & Rough Sleeping Action Group (HARSAG) was set up by Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. HARSAG concluded their group in June 2018 after producing 4 papers with a total of 70 recommendations being made, all of which have been accepted in principal by the Scottish Government.

Led by best evidence, the cornerstone of the recommendations is a transition to a Rapid Rehousing approach, of which Housing First forms a smaller yet significant component.

Rapid Rehousing is about taking a housing led approach for people that have experienced homelessness, making sure they reach a settled housing option as quickly as possible rather than staying in temporary accommodation for too long.

Where homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better; and
- When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

And for people with multiple needs beyond housing:

- Housing First is the first response for people with complex needs and facing multiple disadvantages; and
- Highly specialist provision within small, shared, supported and trauma informed environments if mainstream housing, including Housing First, is not possible or preferable.

Each Local Authority has been asked to develop their plans in collaboration over a planned and costed phase of 5 years (2019/20 to 2023/24) by 31 December 2018.

Rapid Rehousing Transition Plans will then become an integral part of the Strategic Housing Investment Plan (SHIP) and will be reviewed annually as part of the SHIP process.

The Rapid Rehousing Transition Plan is designed to be a working tool which:

- Sets out the local housing market and homelessness context in West Dunbartonshire;
- Provides the baseline position of temporary accommodation supply;
- Identifies support needs to enable rapid rehousing;
- Sets out West Dunbartonshire Council and partners’ 5-year vision for temporary accommodation supply;
- Details the actions required to achieve our vision for temporary accommodation supply and settled housing options for homeless households; and
- Provides a rapid rehousing resource plan required to deliver the plan

This plan sets out West Dunbartonshire Council’s **initial** approach to that 5 year transition ahead of implementation expected from April 2019.

Section 1 - Housing Market and Homelessness Context

Housing market in West Dunbartonshire

West Dunbartonshire is situated west of Glasgow, north of the River Clyde and is one of the smallest Scottish councils in terms of area (31st out of 32) and population (25th)¹. Across the three main areas of Clydebank, Dumbarton and the Vale of Leven there is great diversity, ranging from the densely populated urban centre of Clydebank to the more rural setting of the Loch Lomond and Trossachs National Park. The area faces a number of challenges including a reducing population, high levels of economic deprivation and relatively poor health outcomes.

Some parts of West Dunbartonshire are prosperous, but significant inequalities exist between communities. Forty-eight of the 121 data zones (population units) across West Dunbartonshire are among the 20% most deprived data zones in Scotland.² West Dunbartonshire has seen relatively large increases in its share of the most deprived areas showing the biggest increase in Scotland in relative deprivation from 2012. Between October 2016 and September 2017, unemployment in West Dunbartonshire was 5.2% compared to the Scottish average of 4.3%.³

According to Audit Scotland⁴ West Dunbartonshire has a population of 89,590. By 2039 the population of West Dunbartonshire is projected to decrease by 6.7% whereas the population of Scotland overall is projected to increase by 7.5%.

Furthermore, in West Dunbartonshire by 2039:

- the number of people aged 75 and over is projected to increase by 71% (to approximately 12,000) – increasing the demand for health and social care services for older people as well as the type and design of properties required to house them;
- the number of people of working age is projected to fall by 20% (to 46,500) – and a lack of local workforce could potentially make the area less attractive to some businesses;
- the number of children and young people aged 0-15 years is forecast to fall by 12.1% (to 13,700) – affecting services such as schooling and education; and
- the number of single person households is also expected to increase by 23% over the period 2012 to 2037⁵

The estimated number of dwellings within West Dunbartonshire is 44,734. Over half of the stock is owner occupied and over a third is social housing. West Dunbartonshire is mirroring Scotland with its growth in private rented properties and a breakdown of its stock by tenure is outlined in Table 1 below⁶.

¹ Best Value Assurance Report West Dunbartonshire Council, Audit Scotland, June 2018

² SIMD16 council area profile and analysis: West Dunbartonshire, Scottish Government, November 2016

³ Scotland's Labour Market, Table and Charts, Scottish Government, February 2018

⁴ Best Value Assurance Report West Dunbartonshire Council, Audit Scotland, June 2018

⁵ Local Housing Strategy 2017-2022, West Dunbartonshire Council

⁶ Local Housing Strategy 2017-2022, West Dunbartonshire Council

Table 1 – Housing Tenure in West Dunbartonshire		
Tenure	Total Number	%
Council Housing	10,759	24%
Registered Social Landlords	5,856	13%
Private Rented Sector	3050	7%
Owner Occupation	25,069	56%
Total	44,734	100%

There is a total of 16,615 social rented properties in West Dunbartonshire, this is a combination of Council owned properties and those of Registered Social Landlords. As is the trend across Scotland, social rented properties remain in high demand in West Dunbartonshire and as such there is an ambitious Strategic Housing Investment Plan to increase the number of affordable homes in the area.

In addition, recent years have seen strong growth in the numbers of Private Rented Sector properties in West Dunbartonshire. The graph below illustrates that the PRS numbers have more than doubled since 2008/09. This growth, together with current national discussions over improved security for private tenants, of rent controls, and on a “Common Housing Standard” across all tenures, suggests that the PRS will become an area for increasing scrutiny.

Growth in PRS in West Dunbartonshire since 2008/09⁷

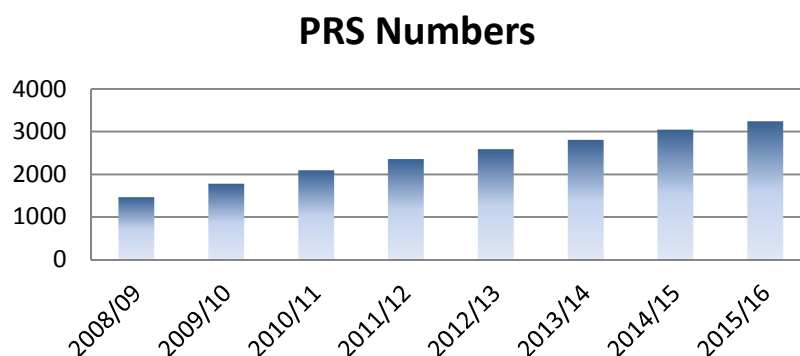


Table 2 below highlights the average Private Rented Sector rents for West Dunbartonshire in 2017 and shows there is a clear misalignment between private sector rents and the Local Housing Allowance in West Dunbartonshire. The table also shows that the gap between private sector and the local housing allowance rents in West Dunbartonshire increases along with the property size.

Table 2 – Private Rented Sector Rents					
Property Size	1 bed	2 bed	3 bed	4 bed	1 bed shared
PRS – Average Monthly Rent ⁸	£399	£496	£604	£886	£311
Monthly Local Housing Allowance ⁹	£373.97	£448.76	£493.65	£735.32	£274.26
Monthly Difference	£25.03	£47.24	£110.35	£150.68	£36.74

⁷ WDC Environmental Health data

⁸ <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2017/>

⁹ <https://lha->

direct.voa.gov.uk/SearchResults.aspx?Postcode=g82&LHACategory=999&Month=11&Year=2018&SearchPageParameters=true

In Scotland, the number of lone adult households is projected to increase by 35% over the 25 year period between 2012 and 2037. In West Dunbartonshire, the number of lone adult households is projected to increase by only 23% in the same period. The number of larger households in West Dunbartonshire is projected to fall, with the number of households of 2 or more adults with children decreasing by 34% over the 25 year period. The average household size is projected to decrease from 2.13 in 2012 to 1.93 in 2037.¹⁰

The Council plays a leading role in the West Dunbartonshire Community Planning Partnership, known as Community Planning West Dunbartonshire (CPWD). The partnership includes representatives from the Council, health board, police and fire services and local charities and voluntary organisations. The Community Empowerment (Scotland) Act 2015 requires community partnerships to produce a Local Outcomes Improvement Plan (LOIP) for its area. CPWD’s LOIP was approved in October 2017.

Aligned to this is the Council’s Local Housing Strategy, which sets out the vision for Housing across West Dunbartonshire for the period 2017/22 and identifies the following 5 key objectives:

- Ensuring people have access to affordable housing, which is in the right location and is suitable for their needs;
- Ensuring that all residents live in good quality housing regardless of tenures;
- Ensuring that homelessness is minimised through prevention and early intervention measures;
- Providing good quality neighbourhoods and housing services where all people feel safe and secure; and
- Ensuring people with particular needs have access to suitable housing with any necessary support, to optimise their independence and well-being.

Housing Supply Target and Investment

West Dunbartonshire Council have set the following Housing Supply Targets:

Table 3 – Housing Supply Targets		
	2012-2024 total	Per annum
Private	1,800	150
SR/BMR	960	80
Total	2,760	230

Source: Schedule 7 SDP

Over the 5 year period leading to 2023/24, there are 1317 projected completions of affordable new supply housing to be developed by social rented landlords within the area. This includes the provision of 54 shared ownership properties.

Therefore, the number of social rented dwellings within West Dunbartonshire is set to increase by around 8% which will impact positively on access to housing for homeless households due to our commitment of ensuring our lettings target for homelessness also applies to new supply.

The demographic profile in West Dunbartonshire also presents challenges in that it is predicted to both age and decline faster than the Scottish average. The household composition is also changing, with a decrease in larger families and less demand for larger flatted accommodation in the area and more single person households anticipated. This,

¹⁰ Local Housing Strategy 2017-2022, West Dunbartonshire Council

therefore, impacts on the design and type of properties required in West Dunbartonshire and will also be influenced by both the Scottish Government’s aim to supply 50,000 affordable housing and Welfare Reform affecting people’s affordability of housing creating pressure on landlords to supply both affordable and desirable housing.

Homelessness Context

Our approach to homelessness is in the context of the wider housing market and is outlined in our Homelessness Prevention and Temporary Accommodation Strategy 2017/20 entitled “More than a Roof”, which outlines the following key aims:

- Homeless people get prompt and easy access to help and advice;
- Homeless people are provided with suitable, good-quality temporary or emergency accommodation when needed;
- Homeless people are offered continuing support to help them get and keep the home they are entitled to;
- People at risk of losing their homes get advice on preventing homelessness; and
- People looking for housing get easy access to information that helps them make informed choices and decisions about the range of housing options available.

Our previous Homelessness Strategy for the period 2008/13 coincided with a drop in homeless applications of 36% and our strategy for the period 2013/16 showed a further reduction of 18% in overall applications. This is due to the success of homelessness prevention initiatives and of efforts aimed directly at households with no support needs to mainstream routes to housing.

Table 4 – Homelessness in West Dunbartonshire			
Homelessness Strategy 2008/13	2008/09	2012/13	Reduction
Homeless applications	2140	1364	36%
Homelessness Strategy 2013/16	2013/14	2015/16	Reduction
Homeless applications	1368	1124	18%

Source: Scottish Government - West Dunbartonshire HL1 figures

Whilst the incidences of homelessness in West Dunbartonshire has reduced significantly in recent years, the scale of the issue remains a key challenge as highlighted in the graph and table below which shows that homelessness in West Dunbartonshire per 1000 of population is the highest in Scotland and that youth homelessness is the 2nd highest in Scotland.

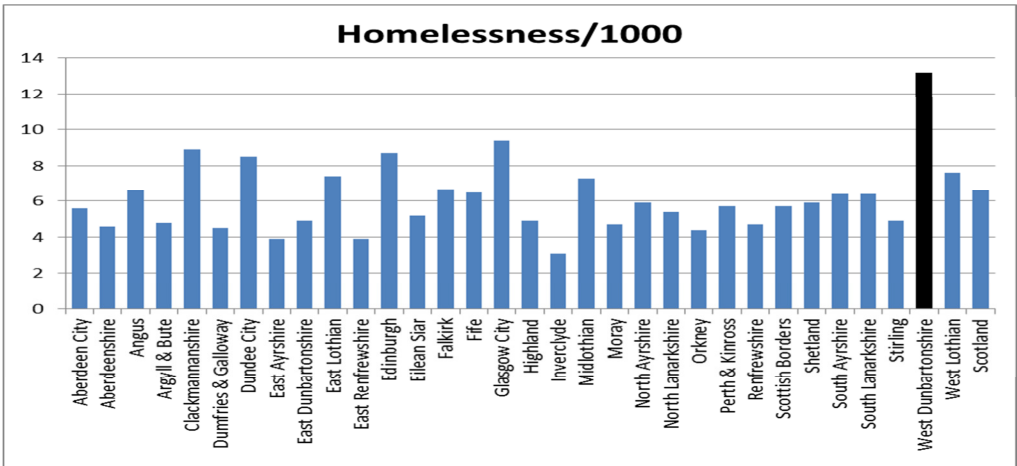


Table 5 - Youth Homelessness Rates in Scotland	
LA	Rate of Youth Homelessness per 1000
Inverclyde	2.8
East Renfrewshire	4.9
East Dunbartonshire	5.5
Eilean Siar	7.7
Stirling	8.0
Glasgow City	8.4
Renfrewshire	8.6
Highland	9.0
Edinburgh	9.7
East Ayrshire	10.4
Aberdeenshire	11.3
Dundee City	11.7
Scotland	11.7
Shetland	12.1
Moray	12.3
Dumfries & Galloway	12.3
North Lanarkshire	12.5
South Lanarkshire	12.7
North Ayrshire	12.9
Fife	13.0
Falkirk	13.3
Aberdeen City	13.6
Scottish Borders	13.9
Argyll & Bute	14.2
Orkney	14.3
South Ayrshire	14.6
Perth & Kinross	15.3
East Lothian	15.7
Midlothian	16.2
Angus	18.1
West Lothian	19.2
West Dunbartonshire	22.4
Clackmannanshire	22.9

Source: Scottish Government - West Dunbartonshire HL1 figures

Whilst the overall number of presentations and assessments within West Dunbartonshire has decreased, the percentage of assessments made where the Council has a duty to rehouse has increased as shown in Table 6.

Table 6 – Homeless Presentations and Assessments in West Dunbartonshire						
Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Total assessment	1347	1345	1297	1104	1151	1053
Duty to Rehouse	911	959	991	820	916	839
% with duty to house	67.6%	71.3%	76.4%	74.3%	79.6%	79.7%

Source: Scottish Government - West Dunbartonshire HL1 figures

Table 7 details the reasons for homeless applications for the past 6 years. It can be seen from this table that consistently core reasons for homelessness in West Dunbartonshire are households being asked to leave their current accommodation and disputes within a household (both violent and non-violent).

Table 7 - Year/ Reason for Application	2012/2013		2013/2014		2014/2015		2015/2016		2016/2017		2017/2018	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Termination of tenancy / mortgage due to rent arrears / default on payments	56	4.1	56	4.1	45	3.6	34	3.0	36	3.2	47	4.5
Other action by landlord resulting in the termination of the tenancy	78	5.7	72	5.3	75	6.0	84	7.5	68	6.0	91	8.7
Applicant terminated secure accommodation	41	3.0	32	2.3	22	1.8	17	1.5	32	2.8	19	1.8
Loss of service / tied accommodation	11	0.8	4	0.3	3	0.2	3	0.3	4	0.4	3	0.3
Discharge from prison / hospital / care / other institution	112	8.2	92	6.7	83	6.6	48	4.3	43	3.8	41	3.9
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	5	0.4	16	1.2	15	1.2	8	0.7	21	1.9	9	0.9
Forced division and sale of matrimonial home	5	0.4	10	0.7	7	0.6	5	0.4	5	0.4	7	0.7
Other reason for loss of accommodation	13	1.0	20	1.5	37	3.0	35	3.1	24	2.1	18	1.7
Dispute within household: violent or abusive	229	16.8	246	18.0	229	18.3	203	18.1	223	19.6	186	17.7
Dispute within household / relationship breakdown: non-violent	207	15.2	215	15.7	224	17.9	168	14.9	202	17.8	188	17.9
Fleeing non-domestic violence	22	1.6	45	3.3	58	4.6	62	5.5	49	4.3	43	4.1
Harassment	33	2.4	30	2.2	17	1.4	10	0.9	8	0.7	4	0.4
Overcrowding	6	0.4	3	0.2	4	0.3	8	0.7	6	0.5	2	0.2
Asked to leave	439	32.2	410	30.0	330	26.4	339	30.2	305	26.9	262	25.0
Other reason for leaving accommodation / household	107	7.8	117	8.6	100	8.0	100	8.9	109	9.6	128	12.2
All	1364	100	1368	100	1249	100	1124	100	1135	100	1048	100

Source: Scottish Government - West Dunbartonshire HL1 figures

The average case duration during 2017/18 was 23.8 weeks (167 days), with only eight households stating that they had slept rough in the 3 months prior to approaching the local authority for assistance.¹¹

As can be seen from Table 8, West Dunbartonshire Council performs very well in relation to the benchmark set by the Code of Guidance on Homelessness 2005 and is largely meeting its requirements to assess homeless applications within 28 days. Only 3 applications were assessed out-with this timescales in 2017/18. In addition, more than half of the applications received were assessed in less than 14 days.

Table 8 - Length of time to assess application	2016/2017		2017/2018	
Same day	71	6.2%	90	8.5%
1-6 days	244	21.2%	271	25.7%
7-13 days	237	20.6%	209	19.8%
14-28 days	584	50.7%	480	45.6%
28-55 days	14	1.2%	3	0.3%
56+ days	1	0.1%	0	0%
All applications	1151	100%	1053	100%

Source: Scottish Government - West Dunbartonshire HL1 figures

There has also been improvement in the rate tenancy sustainment for homeless households, increasing from 77% in 2013/14 to 85% in 2017/18.¹²

Table 9 - Tenancy sustainment (homeless lets)	2013/14	2017/18
West Dunbartonshire Council	77%	85%
Scottish Average	86%	88%

Source: Scottish Housing Regulator

At 31st March 2018 West Dunbartonshire had 462 open homeless cases with a duty to rehouse in 359 of these cases (some had not yet had an assessment decision on this date).

Temporary accommodation

There were 258 households in temporary accommodation on 31 March 2018 and the average time spent in temporary accommodation in days for the past 5 years is outlined in Table 10.

Table 10 - Type of temporary accommodation	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
LA ordinary dwelling	87.3	91.9	96.9	97.1	94.8
Housing association/RSL dwelling	117.9	0	0	0	0
Hostel - local authority owned	59.9	51.2	51.1	47.7	55.4
Hostel – RSL	162	59.2	113.8	98.1	117.3
Hostel – other	156.7	114.4	122.6	91.2	92.4
Bed and breakfast	26.8	13	0	6	0
Women’s refuge	124.5	135.6	135.8	86	256.5
Private sector lease	0	0	0	0	0
Other placed by authority	74.8	46.3	77.2	55.2	65.8
Total (ALL)	84.3	87.5	97.7	91.5	94.2

Source: Scottish Government - West Dunbartonshire HL3 figures

¹¹ Rapid Rehousing Transition Plan Toolkit

¹² West Dunbartonshire Council own data

West Dunbartonshire Council has largely managed to avoid using bed and breakfast type accommodation (with only 3 households using this in an emergency in 2016/17 for a combined total of 18 days). However, some accommodation options have been used in recent years for households with complex needs assessed as being “not tenancy ready”, which is included in our baseline data. We have not modelled any future use of these accommodation options (which are not operated by the Council). We anticipate that as more appropriate accommodation and support pathways are developed, then the number of transitions will reduce.

Section 2 - Baseline position of Temporary Accommodation supply and use in West Dunbartonshire

Current temporary accommodation provision

West Dunbartonshire's temporary accommodation mainly comprises of temporary furnished flats and hostel provision. The temporary furnished flats are mainstream properties from the local authorities own stock and dispersed within the community. There are currently 5 hostels used as interim accommodation, one operated directly by the Council, one operated by Action for Children and three operated by Blue Triangle Housing Association. All are registered with the Care Inspectorate.

As of 31st March 2017, the Council's Homelessness Service operated 208 furnished flats and had hostel capacity for 49 households (this was expanded to 63 households during 2017/18 when Ashton View expanded provision from 8 spaces to 22 spaces).

Table 11 – Type of provision	Provider	Capacity 31 March 2017	Capacity 31 March 2018
Temporary furnished flats	WDC	208	219
Hostel (Interim)	WDC	8	22
Hostel (Interim)	Blue Triangle	31	31
Hostel (Interim)	Action for Children	10	10

The Homelessness Service also makes use of accommodation not specifically for homeless people where this is appropriate, for example women's refuges.

Temporary furnished flats

At present, the temporary furnished flats provided are all self-contained properties with no shared facilities. They cater for mixed households and for households with a variety of support needs.

Ashton View Supported Housing Project

Ashton View Homeless Persons' Unit is registered to provide a housing support service to people over 21 years old who are homeless. Accommodation within the unit is provided in shared flats with private bedrooms and shared communal facilities.

The service provides accommodation and support to individuals based on an agreed support plan and a structured plan of group work activities. The service aims to provide accommodation and support to people for over 12 weeks and then support them to move on to either permanent or longer term temporary accommodation. The service also provides some short term resettlement support to enable the people who move on from the service to be secure and confident in their new accommodation, thus supporting successful tenancy sustainment.

Blue Triangle (Clydebank)

The Blue Triangle Project in Clydebank can accommodate up to 13 service users aged 16 years and over, who are affected by homelessness.

The service aims to provide safe, secure, supported accommodation for people who are experiencing homelessness, provide a programme of support suited to the person's needs and assist the resettlement process.

The service also states that, *"Each person will receive an appropriate level of support to meet their needs. A key worker will be allocated to each person and support will be available in areas such as, budgeting, health, benefits and cooking"*.

Blue Triangle (Alexandria) and Blue Triangle (Bonhill)

The service provided by the Blue Triangle projects in Alexandria and Bonhill was renamed 'Lomondside Services' when it merged the two services under one project manager with assistant project managers in each of the two locations.

The service has places for a total of 18 adults aged sixteen and over. Eight people can be accommodated at the Bonhill Project in Dumbarton and ten people can be accommodated in the Alexandria Project.

Lomondside Services is a Housing Support Service which provides accommodation and support to service users. Blue Triangle's Mission Statement is *"Blue Triangle exists to support, accommodate and assist vulnerable people to achieve better lives."*

The Blue Triangle Business Plan (2015) states *"Our services are there to ensure that people become engaged in a real future for themselves and we prevent people ending up in cycles that are destructive and hopeless and that create a burden on statutory services such as social work, prisons and health services."*

Action for Children

Action for Children (Preparation for Life Project) is a Housing Support Service for young people aged 16 -21 years who are homeless or threatened with homelessness. The service operates from a purpose-built property in Alexandria, West Dunbartonshire.

The service comprises both communal and private accommodation. There is shared space within the property, in which young people can dine, socialise together or meet privately. Individual living accommodation provides for privacy and dignity of service users.

Current temporary accommodation use

Table 12 shows the number of households accommodated in temporary accommodation during 2017/18, the average length of time spent in each type of accommodation alongside, the level of support provided and the average weekly rent charged.

Table 12 – Temporary Accommodation Analysis							
Type of provision	Capacity 31 Mar 2017	Households living in at 31 Mar 2017	Households in between 1 Apr 17 and 31 Mar 18	Occupancy (households)	Ave. length of stay (days)	Level of support	Average weekly rent
WDC Temporary furnished flats	208	684	666	867	95	no/low	£346.00
Ashton View Project	8	8	51	59	30	med/high	£367.00
Blue Triangle Clydebank	13	13	33	46	225	med/high	£369.59
Blue Triangle Alexandria	10	10	18	28	102	med/high	£358.24
Blue Triangle Bonhill	8	6	31	37	83	med/high	£369.59
Preparation for Life Project	10	9	24	33	145	med/high	£420.47

The average length of stay, outlined in Table 12, is taken from the Council's ARC submission and is used to populate the baseline position in the Transition Tool. However, this data refers to average stays for property types and not for households. It does not recognise when a household spends periods of time in different accommodation options (as is often the case in the traditional housing ready approach). Data available as part of the HL3 submission shows that for Quarter 2 2018, the average time homeless households spent in temporary accommodation in West Dunbartonshire was 173.7 days.

The average length of time is also skewed because for various reasons some households spend a relatively short period of time in accommodation, bringing the overall figure down. It is expected that as more appropriate accommodation and support pathways are developed and these are identified "right first time", then the number of transitions will reduce and the average time spent in temporary accommodation by homeless households will also reduce.

Rehousing Outcomes for homeless households

In the year 2017/18, West Dunbartonshire Council rehoused 660 homeless households into social rented accommodation and 18 homeless households into the private rented sector. This represents 49% of all local authority lets being made to homeless households and 38% of all RSL lets being made to homeless households (including transfer lets). This is reflective of good partnership working around a model Section 5 protocol ensuring that fair access to housing for homeless households is achieved.

Table 13 - Outcome of homeless application	2017/18	
Scottish Secure Tenancy	660	60%
Private Rented Tenancy	18	2%
Hostel	0	0%
Bed & Breakfast	0	0%
Returned to previous/ friends/ vol org.	61	6%
Women's Refuge	0	0%
Residential care/nursing home/shared supported	0	0%
Other – Known	32	3%
Other - Not Known	19	2%
No duty owed to applicant	139	13%
Contact lost before duty discharge	172	16%
All	1101	100%

Source: Scottish Government - West Dunbartonshire HL1 figures

When using the calculations within the Transition Tool these 678 lets to homeless households represent 81% of new demand in the year, showing a gap of only 25 in the total lets required for the year. However, this calculation removes the 191 households which lost contact and the 36 occasions where our duty to rehouse was discharged with an offer of housing being refused. We have recognised that the high level of households losing contact needs to be addressed and we aim to reduce this by 50% over the 5 year period within an ongoing service redesign of our homelessness services. This will have an impact on the demand for temporary accommodation, as well as on the permanent lets required for homeless households.

Section 3 – Support Needs and Rapid Re-housing

Health, multiple disadvantage and support needs of homeless population

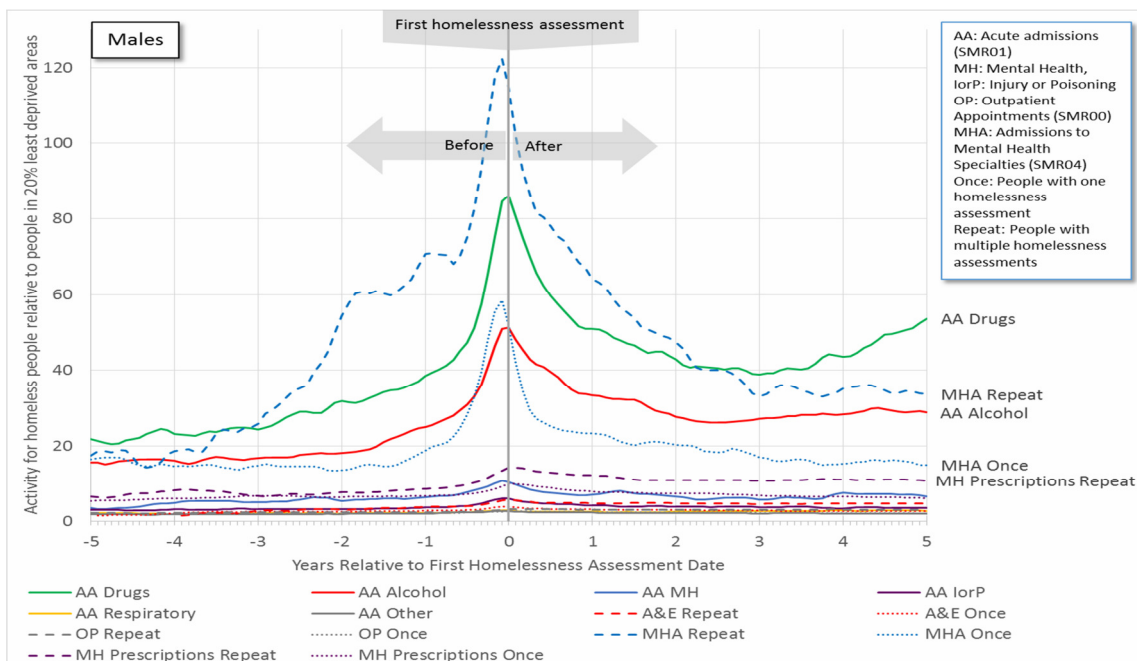
Health and Homelessness

A study, published by the Scottish Government in June 2018, looks at how health inequalities across Scotland are linked to homelessness. The study considered 435,853 people who had been in households assessed as homeless or threatened with homelessness between June 2001 and November 2016.

The key findings of the study are outlined below:

- At least 8% of the Scottish population (as at 30 June 2015) had experienced homelessness at some point in their lives.
- Of those who had experienced homelessness at some point:
 - Around 49% had evidence of health conditions relating to drugs, alcohol or mental health (much higher than the general population).
 - Around 30% had evidence of a mental health problem at some point during the study period (with no evidence of drug or alcohol-related conditions at any point) (again much higher than the general population)
 - There was evidence of drug and/or alcohol-related interactions for the remaining fifth of people (again higher than in the general population). Of these, the vast majority (94%) also had evidence of mental health issues.
 - Around 6% of people experiencing homelessness had evidence of all three of the following conditions – a mental health condition, a drug-related condition and an alcohol-related condition – although not necessarily at the same time. This was much higher than in the general population. The figure was markedly higher for those experiencing repeat homelessness (11.4%).
- Increased interactions with health services preceded people becoming homeless.
- A peak in interactions with health services was seen around the time of the first homelessness assessment.

The study showed increased interactions with health services preceded people becoming homeless and that a peak in interactions was seen around the time of the first homelessness assessment. The illustration below outlines one aspect of this and shows (for males) that some activity remains higher after the first homelessness assessment date.



For those who had been homeless on only one occasion health activity eventually returned to the (albeit higher) pre-homelessness levels. However, for people who were homeless on multiple occasions, levels of health activity remained high.

Homeless people are more likely to come from deprived areas, based on their last settled address. The distribution of homeless people across the area-based deprivation spectrum (as measured by the Scottish Index of Multiple Deprivation) closely follows the distribution of income and employment deprived people.

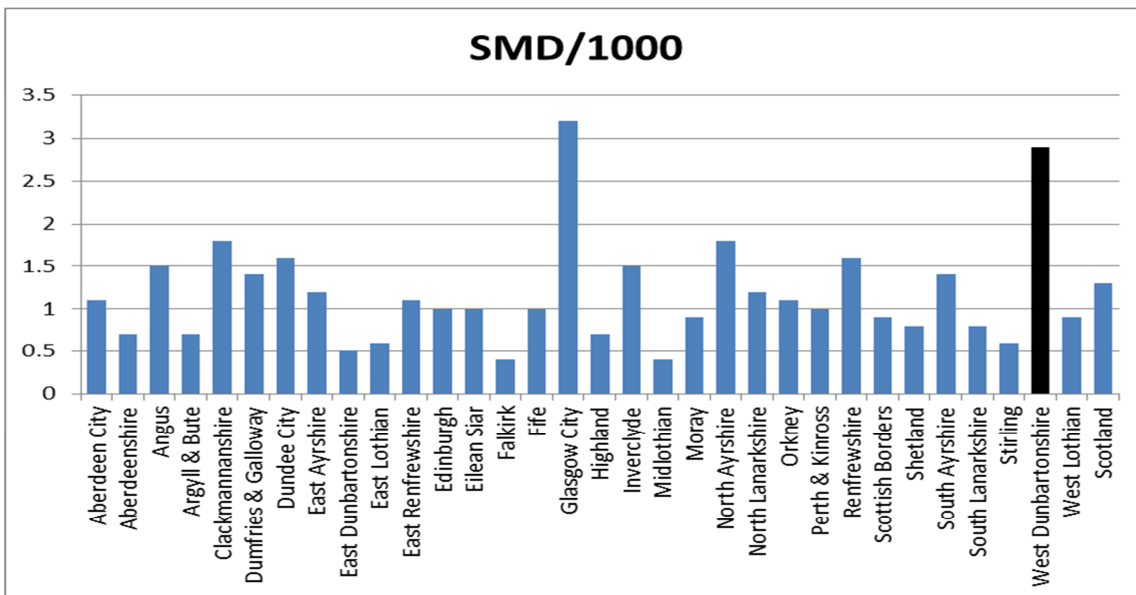
This report therefore provides evidence outlining the impact of health and homelessness and how these are closely linked. The report reinforces the need for West Dunbartonshire Council to continue to develop its homelessness prevention agenda as outlined in our homelessness strategy “More than a Roof” and ensure that our transition to Rapid Rehousing supports early housing interventions and reduces the demand on health services.

Severe and Multiple Disadvantage in West Dunbartonshire

The prevalence of the homeless population with severe and multiple disadvantage (SMD), was described in a table from Mandy Littlewood, Heriot-Watt University: *Developing a Profile of Severe and Multiple Disadvantage in Scotland – Working Paper: Homelessness data Sources (draft v.2, 17 April 2018)* and highlighted in Rapid Rehousing Transition Plan Guidance.

SMD is used in this study to signify the issues faced by adults in the homelessness system and substance misuse and criminal justice systems. It finds that poverty is almost a universal complicating factor and that mental ill-health is a common complicating factor. The study outlines that West Dunbartonshire has the 2nd highest prevalence of SMD per 100 of adult population in Scotland (2.9 per 1000) and is illustrated in the graph below.¹³

¹³ Scotland’s transition to rapid rehousing, Rapid Rehousing Transition Plans: Guidance for Local Authorities and Partners, Version 1.1: June 2018, Indigo House



Identifying Support Needs

Of the 839 homeless assessments in 2017/18 where there was a duty to house, West Dunbartonshire Council identified 549 households, over 65% of cases, as requiring support. Of these cases, 274 or 50% had multiple support needs.¹⁴

When this is compared to 2012/13, we see a slight drop in the overall number of cases assessed in the year with a duty to house, whilst at the same time a significant increase in the proportion of households requiring some form of support (up from 35% to 65%), and a significant increase in the number of households with multiple support needs (up from 12% to 33%).

Table 14 – Homeless Support Assessments in West Dunbartonshire	2012/13	2017/18
Assessments made where a duty to house exists	911	839
Number of households where support is required	320	549
% of households requiring support	35%	65%
Number of households with multiple support needs	110	274
% of households multiple support needs	12%	33%

As part of our wider approach to homelessness, outlined in “More than a Roof”, West Dunbartonshire Council has recognised the limitations of our current provision of temporary accommodation and the need to better assess and quantify the level and type of support needs of homeless households and develop the most appropriate accommodation pathway suitable to each and every household.

A comprehensive temporary accommodation modelling exercise has therefore been carried out internally which informs our vision of moving to rapid rehousing within the local context outlined above. This exercise looked at the support needs of 1074 individual households and assessed whether support was required. It also looked at the level of complexity of these support needs. The exercise highlighted that it is the level of needs that is the key factor in terms of identifying the ideal accommodation pathway and that these high levels of need are not transparent in our HL1 data.

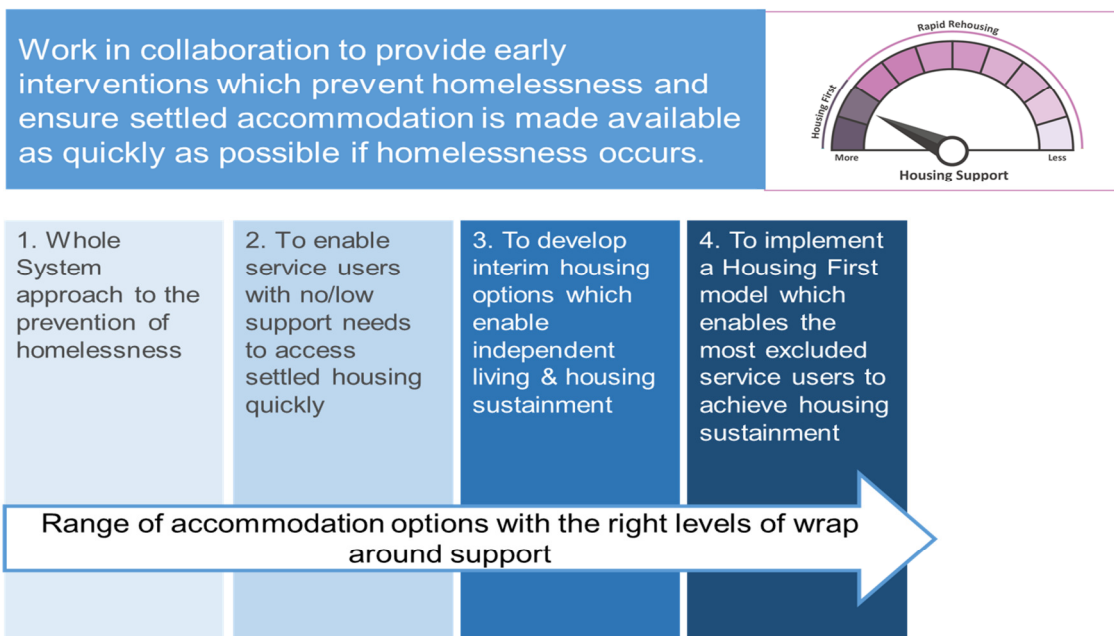
¹⁴ West Dunbartonshire HL1 figures

Section 4 – Rapid Rehousing 5 Year Vision and projections for temporary accommodation

Our vision for the change in temporary accommodation supply and use over the next 5 years is informed by:

- the limitations of our current temporary accommodation provision and how it is used;
- the comprehensive temporary accommodation modelling exercise that has been carried out referred to in Section 3; and
- Scotland’s wider vision for Rapid Re-housing.

The 4 key aspects of our vision are illustrated below:

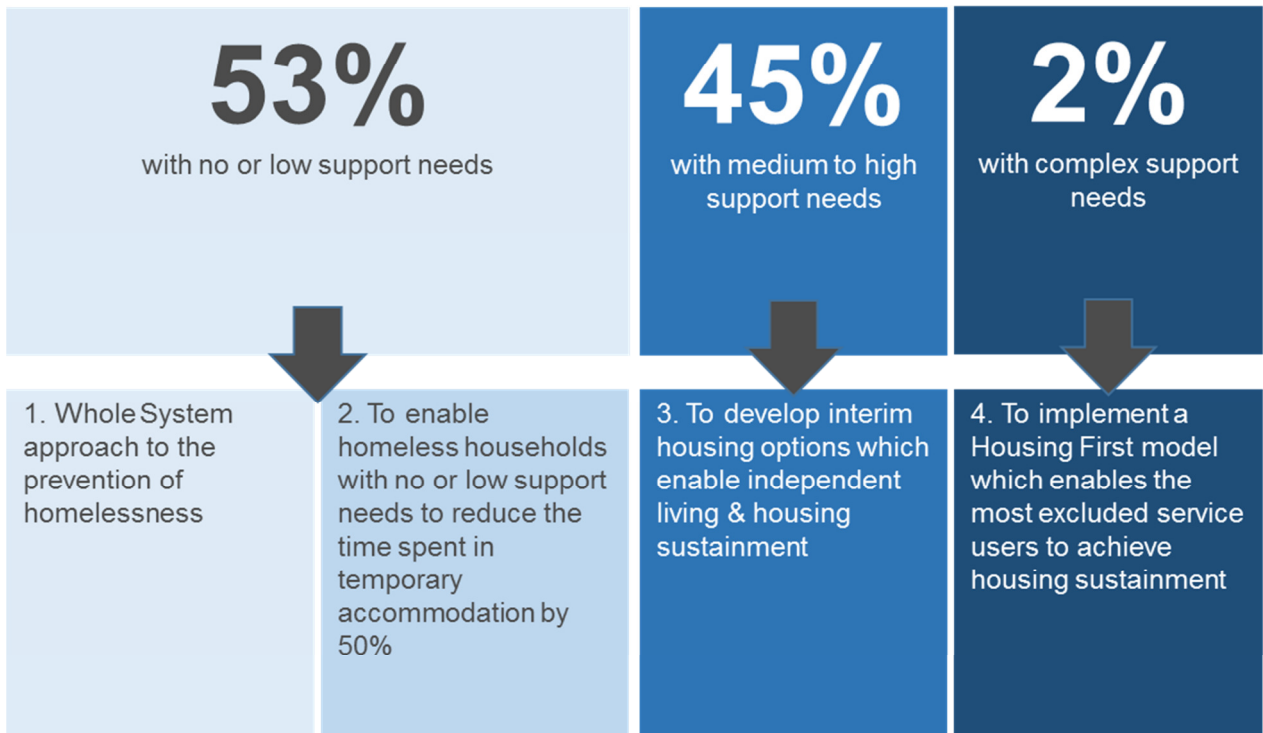


Whole System approach to the prevention of homelessness

Our approach to the prevention of homelessness is outlined in our current homelessness strategy “More than a Roof” which includes the following key objectives:

- People at risk of losing their homes get advice on preventing homelessness;
- People looking for housing get information that helps them make informed choices and about the range of housing options available to them.

At present, around 20% of households presenting as homeless are assessed and have no need for any form of accommodation. It is expected that as we extend our Housing Options model to a Whole System approach aimed at reducing the crisis of homelessness and ensuring that suitable and sustainable outcomes are achieved by addressing the needs of individual households, then this number will reduce.



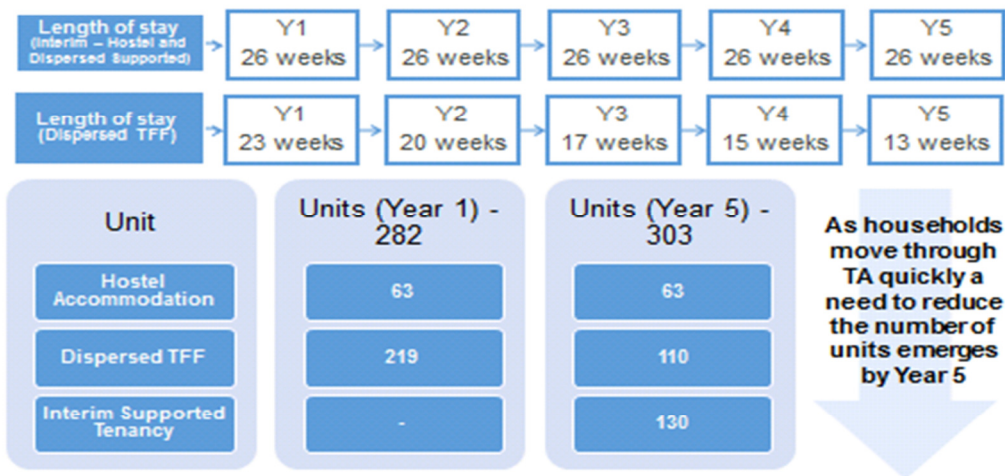
Enable service users with no/low support needs to access settled housing quickly

Our temporary accommodation modelling exercise suggests that 53% of the households currently presenting as homeless have no or low support needs and our aim is to progress these households into settled accommodation quickly.

Our baseline data provides information about the average length of time households spend in various types of temporary accommodation but this does not account for differing levels of support needs and does not provide any insight into the overall length of time a household may spend in (sometimes various) temporary accommodation settings.

Again, our modelling exercise suggests that at present households with no and low support needs spend on average 23 weeks in temporary accommodation and it is our aim to reduce this over the course of 5 years to only 13 weeks. The impact of this will be to reduce the current provision of temporary furnished flats for this purpose from the current 219 units to 110 units in 2023/24. Successfully delivering this objective will also ensure fewer transitions between different accommodation options will be required.

Model inputs: Journey through temporary accommodation.



Develop interim housing options which enable independent living and tenancy sustainment

Our modelling exercise also highlights a need for a more intensive support provision for 45% of the households presenting as homeless with medium to high support needs. Of these, it is predicted that 66% will be supported in mainstream housing with a wrap-around housing support service and the rest requiring supported hostel type accommodation. Our vision is that these households will receive intensive support for a period of 26 weeks in each accommodation setting.

Table 15 – Type of provision	Capacity 31 March 2017	Households living in at 31 Mar Year 4	Households projected to enter between 1 Apr and 31 Mar Year 5	Occupancy (households)	Ave. length of stay (days)	Level of support	Average weekly rent
WDC Dispersed TFF	30	30	90	120	90	no/low	£101
WDC Dispersed TFF (Refuge)	80	80	80	160	90	low	£346
Interim Supported Tenancy	80	80	80	160	180	med/high	£101
Interim Supported Tenancy (Refuge)	50	50	50	100	180	med/high	£346
Ashton View Project	22	22	22	44	180	med/high	£475
Blue Triangle Clydebank	13	13	33	66	180	med/high	£475
Blue Triangle Alexandria	10	10	10	20	180	med/high	£475
Blue Triangle Bonhill	8	8	8	16	180	med/high	£475
Preparation for Life Project	10	10	10	20	180	med/high	£475

To support our vision we will review and update existing practises to ensure clear accommodation and support pathways exist for specific groups over represented in the homelessness population and that the most appropriate pathway is identified “Right First Time” in order to reduce transitions between various accommodation options.

Care Leavers

The Council has implemented an award winning Leaving Care Housing Protocol. This protocol promotes the principle that care leavers will be provided with the securest form of tenancy available to them and works in conjunction with the mainstream Housing Allocations Policy to ensure that homelessness is prevented. The protocol also ensures that young care leavers have the dedicated wrap around support needed and provides a named key worker, in order to achieve independence and stability within the community.

Prison Leavers

The link between housing instability and reoffending is well known and well documented; we are therefore supportive of SHORE (Sustainable Housing on Release for Everyone) recommendations to implement service standards directed at prison leavers at a local and national level. We currently have a dedicated resettlement officer for prison leavers and plan to develop this service further to include a Prison Leavers Protocol in line with SHORE standards ensuring prison leavers achieve the best possible housing outcomes upon release and are supported through the housing process enabling them to successfully integrate back into the community and reduce the likelihood of reoffending.

Hospital Discharge

It is often the case that people are unable to be discharged from hospital as they do not have suitable accommodation to go to, or are discharged from hospital to return to accommodation that is no longer suitable. We will therefore work in partnership with the West Dunbartonshire HSCP to review and build on current arrangements relating to those being discharged from hospital to ensure that the most suitable accommodation and support pathway is delivered quickly.

Armed Forces

We will also create appropriate pathways for those applicants leaving the armed forces ensuring that they are provided with secure tenancies promptly and not routinely provided with temporary homeless accommodation. We will also ensure that those previously in the armed forces and find themselves at risk of homelessness are supported where necessary to ensure a sustainable housing solution.

Domestic Abuse

West Dunbartonshire Council was the first local authority to sign up to the Make a Stand scheme, a national initiative run by the Chartered Institute of Housing (CIH), Women’s Aid and the Domestic Abuse Housing Alliance. During 2018 we also launched our ‘No Home for Domestic Abuse’ approach which takes a zero tolerance approach to domestic abuse, with victims being supported to pursue their most appropriate housing option. These pathways will have close links with partner agencies such as Women’s Aid and WDHSCP and provide a holistic support service tailored to the needs of the household.

LGBT+

In addition, we will also provide pathways to those from our LGBT+ communities. It is recognised that young people who identify as LGBT are grossly over-represented within youth homelessness populations and are at a significantly higher risk of exposure to a range of experiences that are associated with becoming homeless, most notably parental rejection, familial physical, sexual and emotional abuse, and familial violence and domestic abuse from partners. Pathways for LGBT+ communities will also link with our pathways for young care leavers and victims of domestic abuse where appropriate.

Autism

Developing pathways for clients with autism can be challenging. We aim to provide a route to safe and secure housing that meets the needs of those with autism, this will include residential care in small group settings, individual housing tenancies, shared housing tenancies and support for individuals to manage their own home and tenancies. In order to achieve a successful pathway for this client group we will work closely with HCSP and third sector groups to ensure the support provided is both appropriate and adequate for this client group. Developing skills for independent living means working with individuals to maximise their potential, personalise their support, promote and encourage their self-determination and explore their aspirations.

Implement a Housing First model which enables the most excluded service users to access and sustain a tenancy

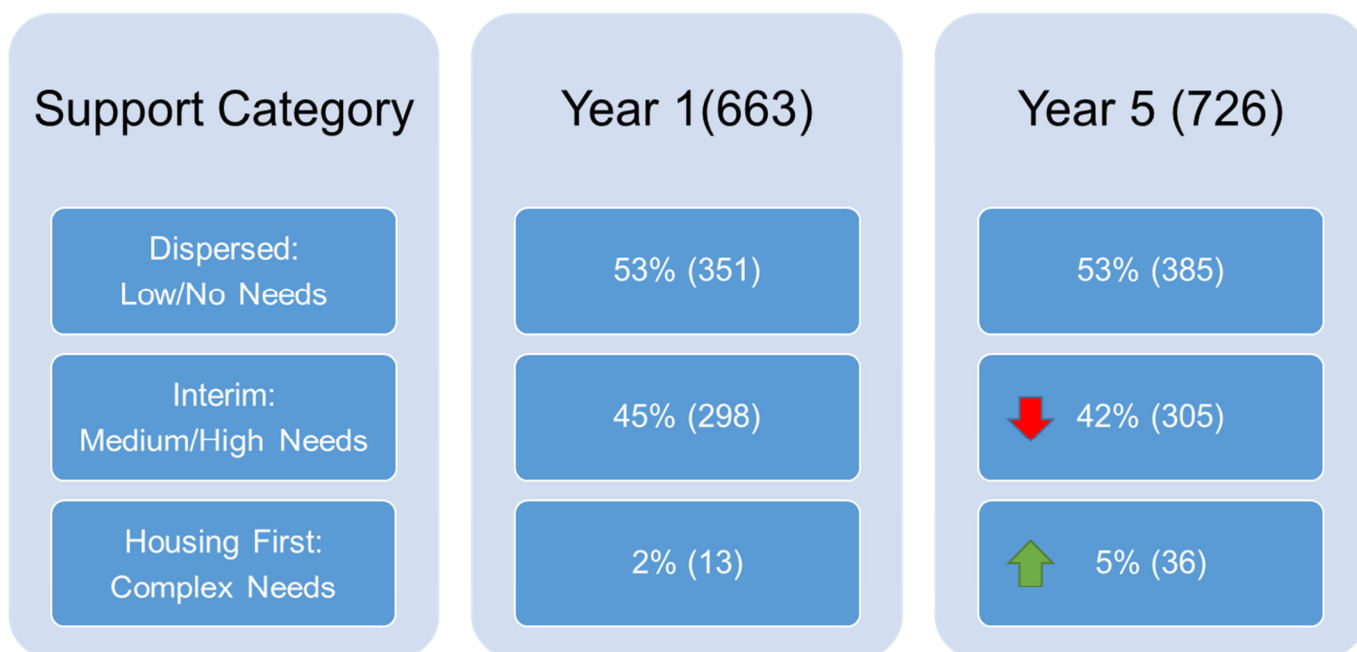
Throughout 2018 the Council has been developing a Housing First project and have agreed the following key objectives to guide our approach:

- To achieve sustainable tenancies for those with multiple and complex support needs;
- To reduce repeat homelessness among this client group;
- To address the housing support, addiction issues and criminal justice issues to enable service users to make positive life changes;
- To provide a person centred service and be creative and flexible when supporting service users;
- To respect and listen to service users and involve and encourage them to make decisions about the service they want; and
- To provide an a non-judgemental service

Our Housing First approach targets those with a history of issues such as repeat homelessness, multiple and complex support needs and previous contact with support services which have not led to successful and/or sustainable outcomes.

Model inputs: Newly arising need

Profile of need starts to change as Housing First meets the complex housing needs and reduces repeat homelessness



Our temporary accommodation modelling exercise suggests that 2% of households currently presenting as homeless would meet this profile as part of our wider Rapid Rehousing approach. We expect that this will equate to 13 households in Year 1, increasing to 36 households by Year 5.

A key aspect of our vision is to reduce the high number of homeless households who currently lose contact with the service by 50% over the course of the 5 year plan. However, successfully achieving this will increase both demand for temporary accommodation and for the number of secure tenancies required for homeless households. Therefore, there will be a significant drop in demand for dispersed temporary furnished flats. We project a need for 110 supported tenancies and 63 hostel places in Year 5 (there will be a full review of hostel provision in Year 3 of our action plan outlined in Section 5).

Table 16 – Type of provision	Capacity 31 Mar 2017 (toolkit baseline)	Capacity 31 Mar 2018	Capacity (5 years)
WDC Dispersed TFF	208	219	110
Interim Supported Tenancy	0	0	130
Interim Supported Hostel	49	63	63

Conversion Programme

Our vision includes a conversion programme of temporary accommodation to Scottish Secure Tenancies. This has been a highly popular and successful option when available in the past, with tenancy sustainment rates of 100% being achieved. The case study below outlines a common example where this approach was key to securing a sustainable outcome for a household with complex needs.

Conversion Case Study

A single 51 year old male presented as homeless in April 2016.

This applicant had made three previous homeless presentations between October 2015 and April 2016. He had various health issues and was considered to be particularly vulnerable.

He had previously given up a secure tenancy with a housing association in the area due to a neighbour dispute and whilst he was keen on securing another tenancy and had the necessary support to do so, he also had concerns about being able to settle in a new location.

As he had nowhere to go he had accepted an offer of temporary accommodation. Unfortunately he had to be moved to alternative accommodation due to a further neighbour dispute. The applicant went on to settle well into the new temporary accommodation.

When a permanent offer of housing was being sought, the option of converting the temporary accommodation arose. Given previous difficulties, this was discussed with the applicant who was very keen for this to happen, especially as he now knew his neighbours and would benefit from inheriting the furnishings in the flat.

It was therefore agreed to convert the temporary accommodation to a Scottish Secure Tenancy and for the applicant to remain in his settled accommodation. At the time of writing he remains in his home and has had no further risk of homelessness.

Resettlement Support Service

It is acknowledged that a tenancy within Council stock is not the preferred housing outcome for all homeless households and that some households will access RSL stock or the private rented sector through choice. We aim to provide homeless households with a more structured Resettlement Support Service whatever tenure is accessed for the first 8 weeks of their new tenancy.

Homelessness Prevention Service

We also plan to introduce an additional Homelessness Prevention Service, specifically aimed at tenancies which are at risk and where the landlord is considering actions to end the tenancy. At present advice and assistance is provided when a household makes an approach, however it is envisioned to provide a more proactive service which initiates this contact and improves the likelihood of preventing homelessness.

Rehousing projections for homeless households

To deliver our vision of Rapid Rehousing across West Dunbartonshire, the number of lets for homeless households currently projected over the next 5 years is outlined below. This will be reviewed and updated on an annual basis in partnership with our RSL partners. We are also keen to provide a great consistency across social housing allocations and provide greater clarity to those seeking housing.



Model outcomes: % lets to homeless households

	Year 1	Year 2	Year 3	Year 4	Year 5
Lets Required	648	701	810	872	898
Lets PRS	18	18	18	18	18
Tenancies Less PRS	630	683	792	854	880
Turnover Available					
LA Allocation Required	44%	47%	41%	49%	55%
RSL Allocation Required	38%	40%	35%	42%	48%

Average annual lets to homeless to achieve RRTP:
47% (LA), 41% (RSL)

Section 5 – Rapid Rehousing Plan

As outlined in Section 4 of this report, in order to realise our vision of Rapid Rehousing four key objectives have been identified. These objectives were developed following a series of stakeholder events held in West Dunbartonshire led by the Homelessness and Homelessness Prevention Strategic Implementation Group and involving key partners, including the West Dunbartonshire HSCP, local Registered Social Landlords, other key front line Council services, third sector partners and Elected Members.

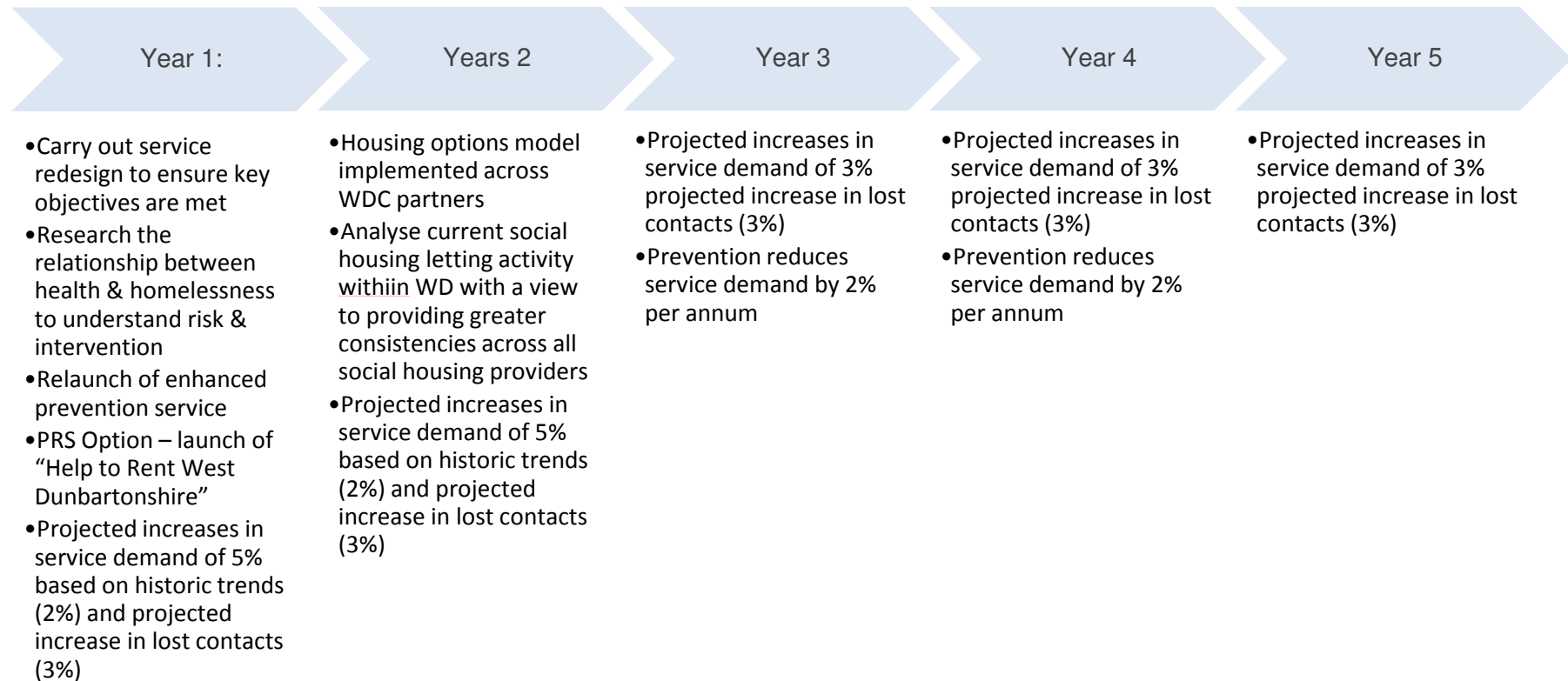
Our Rapid Rehousing Transition Plan aligns closely with our wider Local Outcome Improvement Plans, Local Housing Strategy and our homelessness strategy “More than a Roof”. All partners are committed to a collaborative approach to deliver the objectives outlined in this plan and ensure positive and sustainable outcomes for homeless households.

Our 5 year plan is ambitious and is based on our current assessment of homelessness, rehousing requirement and supply of social housing. In addition to requiring partnership working in its development, delivering the plan will require the support and skills of frontline workers across a range of service areas and it is expected that new ideas in terms of service delivery innovation will feed into the review process.

The Homelessness and Homelessness Prevention Strategic Implementation Group meets bi-monthly and will be responsible for monitoring the implementation of our Rapid Rehousing Transition Plan and ensuring that the plan is reviewed and updated on an annual basis.

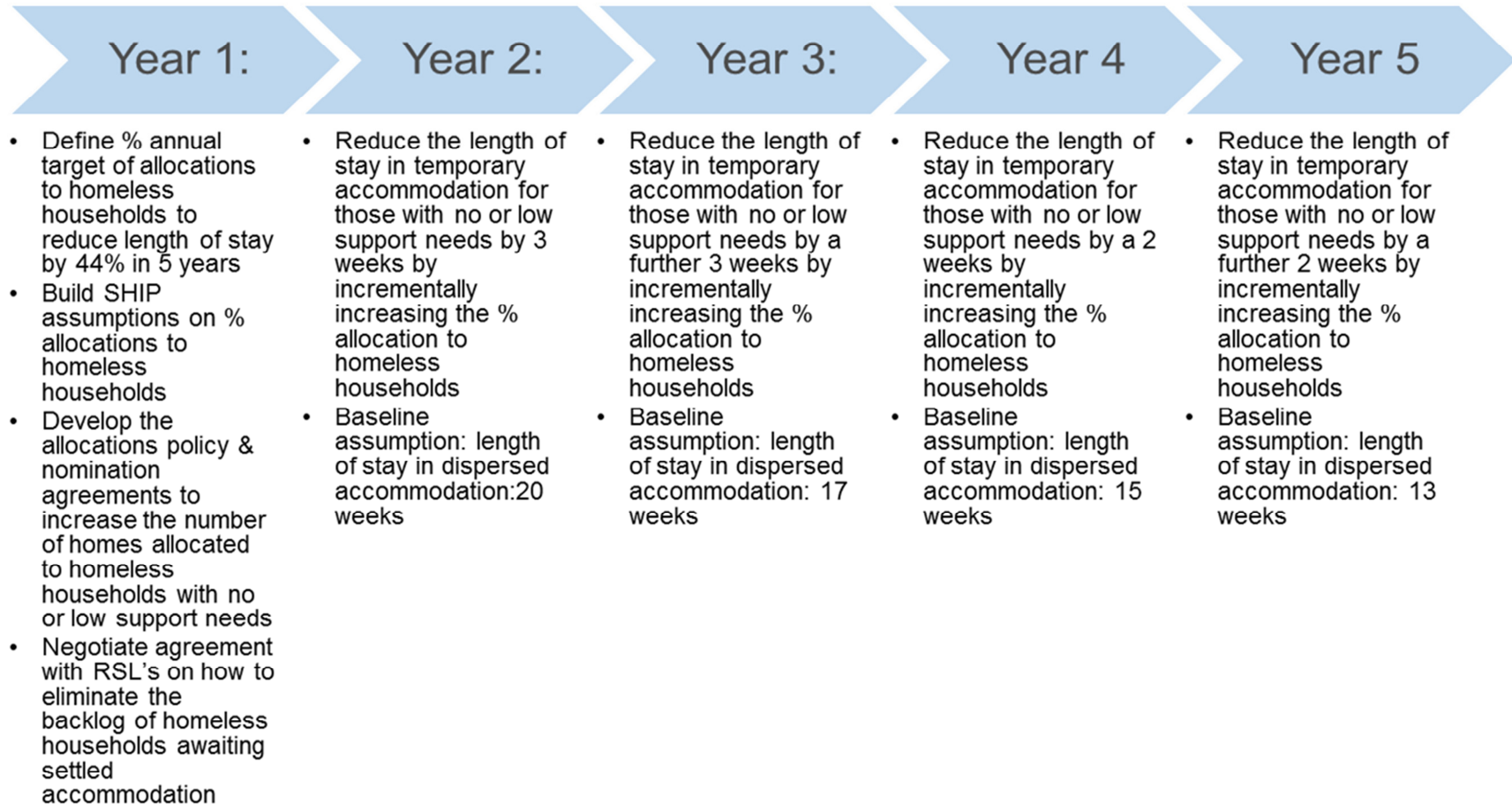
Each objective along with associated actions is outlined in the next page.

RRTP Objective 1: 1. Whole System approach to the prevention of homelessness



RRTP Objective 2

2. To enable service users with no/low support needs to access settled housing quickly



RRTP Objective 3:

3. To develop interim housing options which enable independent living & housing sustainment

Year 1:

- Develop a Supported Accommodation Service
- Create defined Pathways for the following groups:
 - Prison Leavers
 - Leaving Care
 - Armed Forces
 - Hospital Discharge
 - Domestic Abuse
 - LGBT+
 - Autism
- Provide ongoing support to Pathway groups
- Develop Conversion Programme
- Provide Refuge Accommodation

Year 2:

- Contribute to Research into Youth Homelessness
- Develop targeted Youth Homelessness Service
- Review the use of Hostel Accommodation
- Implement Conversion Programme

Year 3

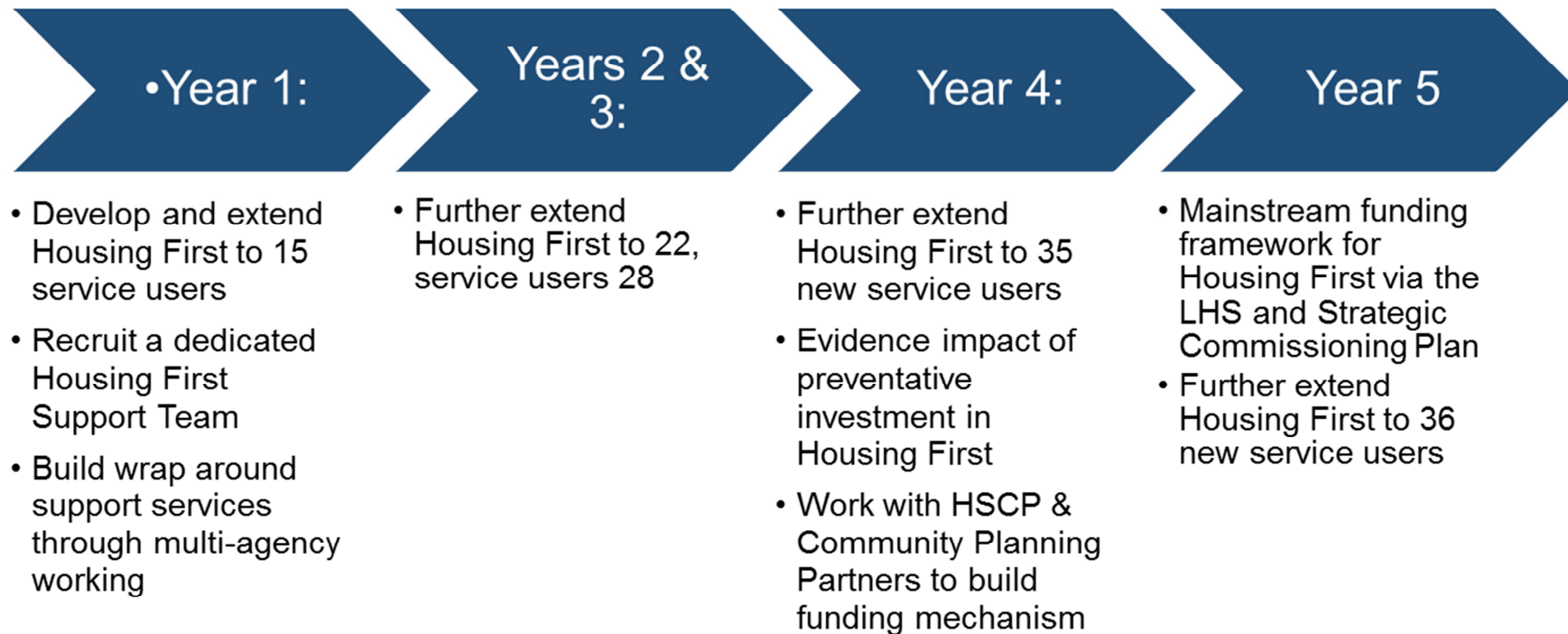
- Ongoing Review including review of hostel provision
- Review and continue Conversion programme

Year 4 & 5

- Extend use of Supported Tenancies
- Minimise use of and time spent in Temporary Accommodation
- Review and continue Conversion programme

RRTP Objective 4

4. To implement a Housing First model which enables the most excluded service users to achieve housing sustainment



Section 6 – Rapid Rehousing Resource Plan

In order to deliver our vision of Rapid Rehousing across West Dunbartonshire, the comprehensive action plan outlined in Section 5 will need to be fully implemented. This plan includes a commitment to redesigning the way services are delivered, extending our Housing Options approach, Homelessness Prevention activities and Housing Support services and ensuring that homeless households get access to the accommodation and support they require quickly and “Right First Time”.

To meet the existing backlog and new demand over the 5 years, this transition to Rapid Rehousing will also include annual rehousing targets for homeless households for both the Council and RSL sectors and the relaunch of the Council’s Help-to-Rent scheme to assist households access the private rented sector. A crucial element is a commitment that homeless households get equitable access to all new supply social housing in West Dunbartonshire.

Housing First

As outlined in Section 4, our plan includes the introduction of a Housing First initiative in West Dunbartonshire. The projected demand for this service is illustrated below and includes initial tenancy set-up costs of £5,000 and staffing costs to deliver the service over the 5 year period.

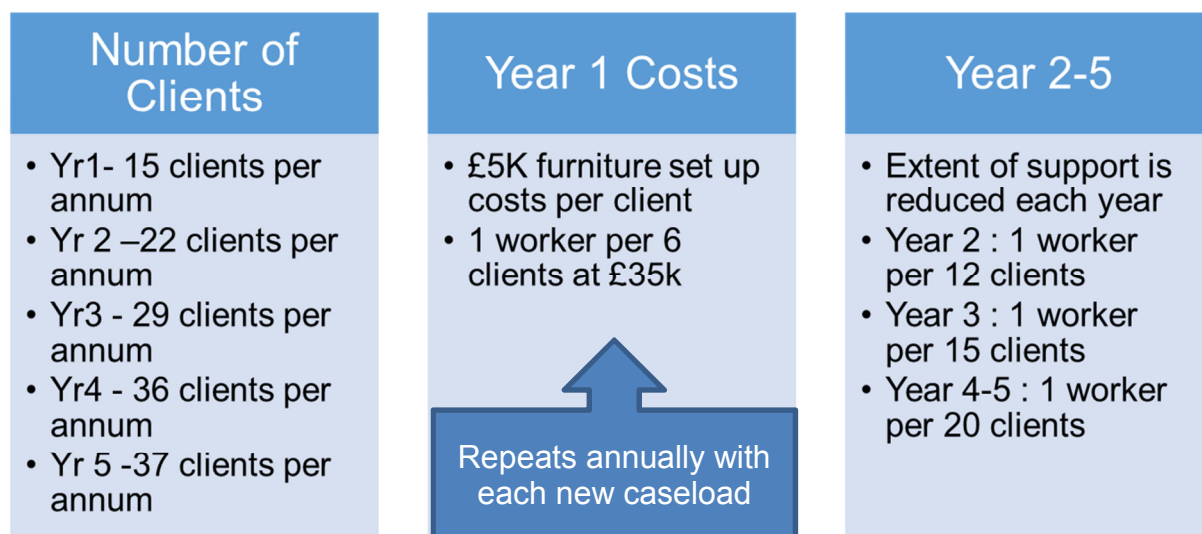


Table 17 - Delivering Housing First	Year 1	Year 2	Year 3	Year 4	Year 5
Housing First Resources	170,000.00	296,833.33	436,333.33	584,066.67	677,100.00

Interim Supported Tenancies

As outlined in Section 4, a key element of our vision is the reduction in temporary furnished flats and introduction of an enhanced Housing Support Service for those households with medium / high support needs. Our modelling suggests a need for an additional 5 support workers by the end of year 5 in order to deliver the cost of this service and the costs are illustrated in Table 18.

	Current costs of support	Year 2	Year 3	Year 4	Year 5
No/Low needs - client per worker		20	20	20	20
Medium/High needs - clients per worker		10	10	10	10
Cost per worker	35,000	35,000	35,000	35,000	35,000
No/Low needs - cost of support needs		243,250	218,750	210,000	192,500
Medium/High needs - cost of support needs		280,000	455,000	455,000	455,000
Total cost	490,000	523,250	673,750	665,000	647,500
Support Staff	14	15	19	19	19
Additional Cost		33,250	183,750	175,000	157,500

Resettlement and Prevention Support Service

It is acknowledged that a tenancy within Council stock is not the preferred housing outcome for all homeless households and that some households will access RSL stock or the private rented sector through choice. We aim to provide homeless households with a Resettlement Support Service whatever tenure is accessed.

We plan to introduce an additional, more proactive Homelessness Prevention Service, specifically aimed at tenancies which are at risk and where the landlord is considering actions to end the tenancy. This proactive service will initiate contact and improve the likelihood of preventing homelessness.

The funding requirements for these additional services are outlined below in Table 19.

	Year 1	Year 2	Year 3	Year 4	Year 5
New lets requiring Resettlement Support	163	316	390	402	402
1 hour of support per week over the first 8 weeks in settled accommodation	1,308	2,529	3,122	3,218	3,218
Support worker to support resettlement periods	1.0	1.0	1.0	2.0	2.0
Additional staff costs based on £35k per worker, p.a	35,000	35,000	35,000	70,000	70,000
Support worker to provide Homelessness Prevention	1.0	1.0	1.0	1.0	1.0
Additional staff costs based on £35k per worker, p.a	35,000	35,000	35,000	35,000	35,000

Conversion Programme

Converting temporary furnished flats to secure tenancies has proved to be a successful and highly popular option across West Dunbartonshire when this has been available. Our vision and plan identifies a funding requirement to support a conversion programme of temporary accommodation to Scottish Secure Tenancies and the costs are outlined in Table 20 below.

Conversion Programme	Year 1	Year 2	Year 3	Year 4	Year 5
Number of Conversions	40	50	60	70	80
Cost per Conversion	5,000	5,000	5,000	5,000	5,000
Cost per Conversion	200,000	250,000	300,000	350,000	400,000
Total Cost of Programme					1,500,000

Total cost for transition to Rapid Rehousing within West Dunbartonshire

Table 21 notes the budgetary shortfall identified in order to fund additional support staff, resettlement staff and Housing First over the 5 year period of the transition to Rapid Rehousing.

Rapid Rehousing Costs	Year 1	Year 2	Year 3	Year 4	Year 5	
Housing First West Dunbartonshire	170,000	296,833	436,333	584,067	677,100	£2,164,333
Additional Housing Support Service		33,250	183,750	175,000	157,500	£549,500
Additional Resettlement Support Service	35,000	35,000	35,000	70,000	70,000	£245,000
Additional proactive Homelessness Prevention Service	35,000	35,000	35,000	35,000	35,000	£175,000
Conversion programme	200,000	250,000	300,000	350,000	400,000	£1,500,000
	£440,000	£650,083	£990,083	£1,214,067	£1,339,600	£4,633,833

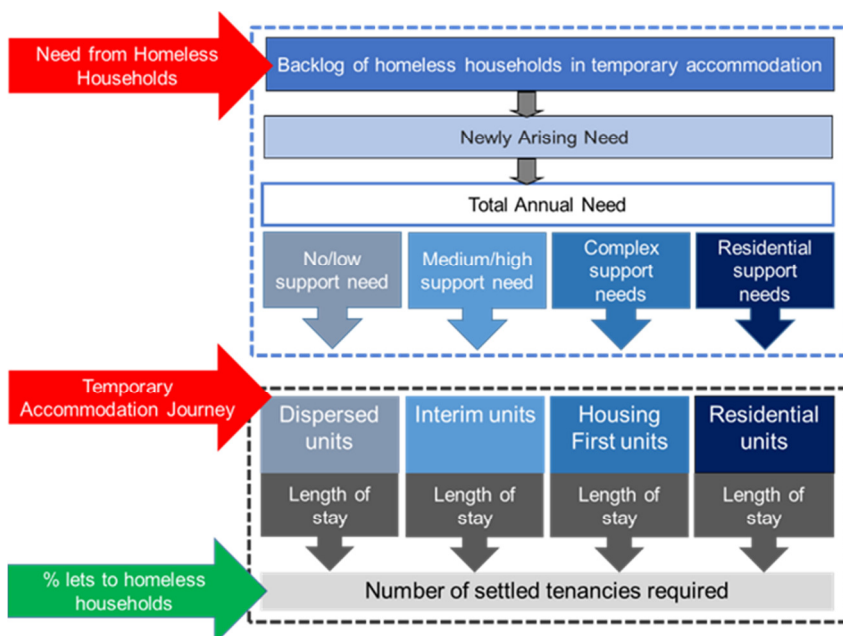
Appendix 1

Notes relating to WDC Temp Modelling Tool & Rapid Rehousing Transition Tool

We have prepared the Rapid Rehousing Transition Tool provided by the Scottish Government to establish the baseline of temporary accommodation in West Dunbartonshire and outline the projected position in 5 years. However, prior to starting this process West Dunbartonshire Council had already established a Temporary Accommodation Modelling exercise to inform future service provision.

The structure of the rapid rehousing modelling tool is set out as follows:

1. the annual need from homeless households is calculated (including a proportion of the backlog of households in temporary accommodation and the annual flow of households who present for assistance), profiled to reflect the support needs of the homeless population locally;
2. temporary accommodation journeys are projected as homeless households are matched to each category of provision and remain in temporary accommodation according to a target length of stay;
3. percentage of lets to homeless households are calculated based on the number of tenancies required per category to enable the target length of stay to be delivered; and
4. assessment of the complexity of support needs (and not the number of support needs), in order to match the homeless applicant to the most appropriate temporary accommodation and ensure they are supported adequately throughout their rehousing journey.



We have therefore been able to take information, not included in the Transition Tool, into consideration when preparing our Rapid Rehousing Transition Plan. Our objective is to build a 5-year projection model that will allow us to test data inputs and assumptions year on year and model changes in:

- demand from homeless households (for example, reductions in demand through prevention initiatives or increases in demand due to successfully reducing households that lose contact);
- the profile of the support needs of the homeless population, as Housing First proactively manages the needs of the most complex and disadvantaged service users;
- the number of units required in each category of temporary accommodation as target reductions in the length of stay are implemented annually; and
- the supply of social rented housing as the Strategic Housing Investment Programme is implemented (both in terms of new build development and demolitions).