CABINET – 7TH SEPTEMBER 2022

SUBJECT: RAPID REHOUSING TRANSITIONAL PLAN (RRTP) 2022-2027

REPORT BY: CORPORATE DIRECTOR SOCIAL SERVICES AND HOUSING

1. PURPOSE OF REPORT

1.1 To inform members of the new Welsh Government Rapid Rehousing Agenda

1.2 To inform members of how the Housing Solutions team intend on delivering the Rapid Rehousing Transitional Plan (RRTP) 2022-2027, for Caerphilly County Borough Council that supersedes the Homeless Project Plan.

1.3 To provide an overview of the key objectives highlighted in the CCBC RRTP.

1.4 To seek views / comments on the first draft of the RRTP plan to be reviewed and reflected in the final submission of the plan to Welsh Government by end of September 2022.

1.5 Due to the tight line for the submission of the RRTP to Welsh Government, with the approval of the Chair, the report was circulated to the Members of the Housing and Regeneration Scrutiny Committee by email on the 14th of July 2022 for their comments as part of the consultation process prior to its consideration by Cabinet. The comments of the Housing and Regeneration Scrutiny Committee are fully detailed in the Consultation Section (Section 10) of the report.

2. SUMMARY

2.1 Welsh Government initially started to consult with local authorities in 2019 on Rapid Rehousing as part of the recommendations from the Homeless Action Group.

2.2 As an indirect result of the Covid 19 pandemic, consultation and discussion stopped with LA's in regard to RRTP due to other competing pressures.

2.3 In Summer 2021 Homelessness Departments and Local Authorities were made aware that it would be the intention of Welsh Government to relaunch the Rapid Rehousing Agenda.

2.4 Welsh Government set out a transition timetable for Local Authorities to follow to be in a position to deliver RRTP as set out below:

- October 2021- publication of Rapid Rehousing Guidance
- October 2021 – consultation on the Ending Homelessness Action Plan
- December 2021- Initial submission of draft Housing Support Programme
- End of March 2022- begin work to explore legislative changes
- End of March 2022- submission of final Housing Support Programme
- End of June 2022- initial submission of draft Rapid Rehousing transitional plan
- End of September 2022 – final submission of Rapid Rehousing transitional plan.

2.5   The guidance published in October 21 included a template which CCBC have followed to draft the RRTP.

2.6   CCBC submitted the initial draft to Welsh Government in the first week of July 22 and have received feedback on the content and approach within the RRTP. These proposed amendments have been factored into the final submission of the plan.

3.   RECOMMENDATIONS

3.1   That the contents of the report and the supporting documents that outline the RRTP are noted and discussed.

3.2   To approve the final version of the RTTP to be submitted to Welsh Government by the end of September 2022.

4.   REASONS FOR THE RECOMMENDATIONS

4.1   To ensure that members have the opportunity to review, discuss and comment on the final version of the RRTP so they can be considered and included in the approved final submission to Welsh Government in September 2022.

5.   THE REPORT

Introduction

5.1   In October 2021 Welsh Government issued draft guidance to all Local Authorities on Rapid Rehousing and requested that local authorities consider this guidance and draft their own Rapid Rehousing Plans.

5.2   Welsh Government's Vision for Rapid Rehousing is highlighted below:

- It takes a housing led approach to rehouse people who are experiencing homelessness, making sure they reach settled accommodation as quickly as possible.
- It will reduce long and prolonged periods of stay in temporary accommodation.
- LA's will develop a systematic and strategic approach that links housing development, support and housing need.
- Allocation processes and Private Rented Sector access that focus on getting households experiencing homelessness into appropriate settled homes and target support to meet there needs.
- Where temporary accommodation is used improvements in this type of accommodation need to be planned for and where possible facilities should be en-

suite, self-contained and have some communal areas where viable.

- Offering a package of assistance and multi-agency support, specially tailored to individual needs where this is required.
- Rapid Rehousing should be flexible

5.3   The RRTP will replace the Homeless Project Plan that was bought to Cabinet in November 2021 which outlined key service area priorities and objectives for the Housing Solution Team.

Link to Cabinet Report - Homeless Project Plan Housing Solutions - November 21

5.4   The RRTP will set out the action plan for Caerphilly to prevent and reduce homelessness in the borough. It will ensure that those presenting to the Housing Solutions Service with housing and support needs will be accommodated as rapidly as possible. This will either prevent the need to access emergency accommodation or will support the service in reducing time spent in interim accommodation.

Our Vision - Rapid Rehousing Transitional Plan Key Priorities

5.5   Priority 1 - Prevention of Homelessness-

5.5.1   To effectively deliver Rapid Rehousing our focus needs to return to primary and secondary prevention measures. As part of our prevention the key actions are as follows:

- Ensure that we promote the service and provide early interventions via advice and support to households before any formal notice is served upon them.
- Work with our commissioned agency CAB to maximise access to financial support
- Build more enhanced referral pathways to access advice and support across a number of agencies.
- Tailor support to households as and when required to address the root cause of possible breakdown of accommodation.
- Ensure staff are skilled and have access to training toolkits to support them in delivering successful homeless prevention
- Increase our successful prevention outcomes

5.6   Priority 2 - Rough Sleeping/ Meeting Complex Need

5.6.1   In order to deliver a successful Rapid Rehousing Model then particular consideration needs to be given to the client group of Rough Sleepers and Complex Needs. The Plan outlines the below key functions that will be adopted to achieve more successful outcomes for those who fall within this client group:

- Ensure mechanisms are in place to effectively record and better understand the needs for those who rough sleep or who have complex needs.
- Swift access to support services that are tailored and able to respond to needs
- Suitable interim emergency accommodation available that is accessible
- Permanent housing solutions available that meet the needs of those who are rough sleepers/ complex needs and that both landlord and support providers work together to sustain this accommodation.
- Employ a dedicated Housing Solution Officer to work with Rough Sleepers and those clients who are considered to have complex/ an increase in support needs.

5.7 Priority 3 - Enhance the Housing First Model

5.7.1 It is recognised and in conjunction with meeting the needs of those where all other housing options have failed that there is a need to build and enhance the current Housing First model that is currently in place for both young people and older persons to deliver rapid rehousing effectively. There are currently two Rapid Rehousing Schemes Llamau provide a Young Person Housing First Scheme and Pobl provide the 18+ Scheme.

5.7.2 In order for successfully delivery of Rapid Rehousing then it has been recognised that those who need to be referred to Housing First is going to increase and as a result of this the below measures will be adopted as part of the Plan to meet and address this additional need:

- Hold workshops with the current staff attached to delivery of Housing First, the Housing First Panel and representatives from our Common Housing Register Partners to promote / highlight and discuss the model for Housing First
- Review a memorandum of understanding and agree terms of reference for the scheme to be delivered through the transitional phase setting out clear expectations and how the scheme will work.
- Have all partners who are essential in supporting the delivery of Housing First sign up to the scheme
- Enhance the current Housing First Panel where referrals are discussed and accepted onto scheme by reviewing who attends the Panel / the referral Process and selection onto HF processes.
- Operational Group is to be set up who will meet monthly to review all cases on the Housing First Scheme and to review those who are on the co-hort.
- Strategic Group is to be set up to meet quarterly to review the scheme and its current strategic direction to ensure it remains fit for purpose and reflective of need.
- Review Staffing levels attached to the scheme to ensure the model can be delivered effectively and to meet any increase in demand
- Work with both Social and Private Sector Landlords to enhance the move on options into permanent accommodation for this group.
- Consider a specialist Housing First worker within the Housing Solutions Team for consistency and increased levels of engagement and multi-agency working

5.8 Priority 4 – Increase access to permanent housing and the development of permanent housing within the borough.

5.8.1 To effectively deliver rapid rehousing one of the fundamental factors will be access to permanent housing. It is recognised that currently there is a significant lack of single person permanent housing within the brough which currently hampers the ability to move single person households out of temporary accommodation. To support the delivery of Rapid Rehousing the following will be employed as part of the delivery of the plan:

- Work with the Development team and Strategy team to support future build and development plan so its supportive of our Rapid Rehousing Plan and needs.
- Work with our Caerphilly Homes Landlord Services to review stock profile and what options there are to reconfigure accommodation especially where single person accommodation is concerned.
- To Increase the accessibility to accommodation in the Private Sector with both the Local Authorities own Caerphilly Keys Scheme but also to work with our Private Sector Housing Team to maximise access to landlords who may have

accommodation to offer within the sector and who do not wish to be part of the Caerphilly Keys Scheme.

- To maximise engagement and raise service awareness with local estate agents in the borough to maximise move on opportunities into the PRS sector and to strengthen relationships to try and prevent the loss of accommodation for households.
- To continue to attend the landlord forum and promote the service and engage with landlords via this route.
- Work with the empty property team to support bringing any viable homes back into use and to maximise move on accommodation.
- Deliver models of supported accommodation where an unmet need has been identified as part of the Transitional Planning – this includes accommodation that will meet the needs of those who use substances and dual diagnosis accommodation.
- Work with the Private Sector Housing Occupational therapist to ensure that accommodation being offered and new build / development considers any physical / accessible needs of those requiring access to suitable permanent accommodation and to promote move on.

5.9   Priority 5 - Common Allocation Policy (CAP) Review

5.9.1   To deliver the vision and meet the fundamental objectives of Rapid Rehousing, a review of the Common Allocation Policy will need to be undertaken to ensure it is reflective of the Rapid Rehousing Agenda and plan.

5.9.2   To achieve this a separate work plan will be set going forward to work with Housing Strategy to set out a timeline and action plan to undertake the formal review / re write of the Common Allocation Policy.

5.9.3   In conjunction with this and once the work has been undertaken on the Common Allocation Policy review a further paper will be bought forward for consideration that is specific to the CAP.

5.9.4   As an Interim measure pending the CAP review, engagement and work will continue with partners of the Common Housing Register to maximise move on for all groups in accordance with CAP and consideration will be given to innovative ways we are able to maximise access to accommodation to deliver the vision of Rapid Rehousing.

5.10   Priority 6 - Caerphilly Keys

5.10.1 Caerphilly keys is the pioneering private sector scheme that is currently provided by the Housing Solution team on behalf of the local authority in meeting the homelessness statutory duty where discharge into the private rented sector is concerned.

5.10.2 Caerphilly Keys provides a free of charge landlord tenant matching service for landlords and tenants who are open cases of the housing solutions team

5.10.3 Caerphilly Keys Private Sector Scheme is fundamental to the delivery of Rapid Rehousing in meeting the prevention of Homelessness agenda and to assist us moving people out of temporary accommodation

5.10.4 Caerphilly Keys has its own dedicated website to promote the scheme and to attract additional landlords. Caerphilly Keys works closely with the Private Sector Housing Team and Empty Homes Team to maximise working with landlords who are bringing properties back into use and wish to let the property via the scheme.

5.10.5 Under the transitional plan it is the intention to work with officers to enhance the current model and to continue to build on its current success to increase the number of landlords and properties that are on the scheme.

5.11   Priority 7 - Remodel and Education of TA / Supported Housing

5.11.1 Some of the challenges have been outlined for interim/ longer term supported options within the borough where nature of temporary accommodation is concerned. Therefore, the focus here is on how the reduction in use and length of time in temporary accommodation will be managed.

5.11.2 A priority of the RRTP will be to ensure that where placements and stays in temporary accommodation do have to be made this will be rare, brief and not repeated. In order to support this then the following will be employed to maximise move on and limit time spent in temporary accommodation.

- Tailored Personal Housing and Support Plans for all households will be standard
- Support plans will be jointly reviewed regular by Housing Solution Officer and Support Worker
- Households will be provided with the most appropriate move on pathway to meet there needs following assessment
- Households will be supported to complete an application to the Common Housing Register on initial presentation to the Homelessness team (if an application has not already been made) to maximise the opportunity to move on subject to eligibility.
- A dedicated Common Housing Register Officer has already been placed within the Housing Solution Team to provide this service.
- The above role will be reviewed throughout the transitional phase to ensure that it can meet any increase in capacity or demand.
- Households where Private Rented Accommodation is deemed a suitable housing solution will be referred to the Caerphilly keys Private Rented Scheme
- Where barriers are identified that could prevent / delay move on from temporary accommodation then consideration will be given to offer either financial or physical support to overcome that barrier, e.g., financial support to pay for furniture or providing home starter packs.
- Common Allocation Policy will be reviewed to consider Rapid Rehousing
- In the interim work will be ongoing with Social and Private landlords to maximise the move on options for those who are at risk of or homeless.

5.12   RESOURCING

5.12.1 A key part of the delivery of Rapid Rehousing is the resourcing of the transitional plan from both an accommodation, support and staffing perspective. The plan outlines the following areas that will be reviewed and considered through the transitional phase:

- Temporary Accommodation Property Portfolio and a reduction in the use of hotel/ bed and breakfast style accommodation
- Temporary Accommodation that is used is fit for purpose, inclusive and accessible for all
- Supported accommodation provision meets the current unmet needs identified within the Borough
- Development and build of permeant homes that meet current needs is a priority for social landlords within the borough to support the delivery of Rapid Rehousing
- Staffing resource within the Housing Solution Team, Emergency Accommodation

team and Support services meets and reflects the delivery of Rapid Rehousing
- Staff are skilled and trained effectively to work with households across a range of support need areas to enhance successful outcomes and promote sustainable long-term accommodation
- Partners work with the Housing Solutions Team positively and where required any dedicated resources are considered to enhance delivery of RRP.

5.13 Conclusions

5.13.1 The actions and key objectives in the Rapid Rehousing Plan have been identified as the first phase of key objectives to deliver the plan. It is recognised that the plan will need regular review to ensure that it remains relevant and current, assessing changing needs that could present themselves over the five-year transitional phase.

5.13.2 The plan has been prepared based on an analysis of homelessness data and support needs information where key considerations and objectives have been set. It is important at this stage to highlight that the

5.13.3 The plan has been drafted without the service being able to have an opportunity to assess the impact that Ukraine Crisis , Renting Homes Wales Act 2016 and the current Living Cost Crisis could have on the numbers of those who present as homelessness and who may need to access temporary accommodation and homelessness assistance.

6. ASSUMPTIONS

6.1 That the overall objective of Rapid Rehousing will achieve the following:

- Reduce the numbers of those placed in temporary accommodation
- Reduce the length of time spent in temporary accommodation
- Reduce costs associated with Temporary accommodation
- Provide Housing Solutions to those where there an unidentified need
- To make homelessness rare brief and unrepeated

6.2 Assumptions are made at this time that the plan will deliver the vision of Rapid Rehousing and whilst there is recognition that Scotland have moved toward achieving this the following factors do need to be considered:

- As a result of the pandemic there is a significant backlog of people in temporary accommodation before the Rapid Rehousing model takes effect
- The impact of Renting homes on homelessness and Temporary accommodation is yet to be seen and assessed
- The impact of Ukraine crisis is yet to be seen and fully assessed
- Current proposed changes being made by Welsh Government to the Suitability of Accommodation order specific to the use of Bed and Breakfast accommodation after April 2023.
- The Living Cost Crisis and how this may impact homelessness and the affordability of accommodation and its day to day running costs for households.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 Please see attached Integrated Impact Assessment hyperlink and key highlights below:

Link To Integrated Impact Assessment

7.2   Linked to the Wellbeing of Future Generations Act the plan will have a positive long term Impact in sustaining communities and will allow households who have experienced homelessness to have access to longer term stable accommodation that is suitable, affordable and will meet there longer-term housing need.

7.3   The Rapid Rehousing Plan will allow the Housing Solution Team to ensure that they are meeting their statutory objectives as outlined in accordance with the Housing Wales Act 2014 in meeting the Section 68 temporary accommodation duty, and the discharge of duty into permanent accommodation across sectors in accordance with the Suitability of Homeless Accommodation Order 2015.

7.4   The Housing Wales Act 2014- Part 2 confirms the duty on statutory and non-statutory services to co- operate and assist the local authority in preventing homelessness. The Rapid Rehousing Plan highlights the need to focus on prevention and sets outs its core objectives and key   services that we will be working with in order to deliver and succeed in prevention of homelessness.

7.5   The Rapid Rehousing Plan has a specific strategic board set up that is made up of key identified internal and external stakeholders that will monitor and review the development of the plan to ensure that the plan and the data drawn down to inform Rapid Rehousing remains relevant and supports its delivery.

7.6   The Rapid Rehousing Plan also supports the fundamental principles of Welsh Governments Programme for Government.

8.   FINANCIAL IMPLICATIONS

8.1   At this time the financial implications are yet to be fully concluded as the plans are just starting to be formulated.

8.2   It is objective however of Rapid Rehousing to reduce the dependency on costly temporary accommodation and therefore over the five-year transitional phase we would expect to see a reduction in costs associated with temporary accommodation.

8.3   It is the objective of the plan where temporary accommodation is concerned to regulate this more and have specific models in place that meet need and demand that clear costs settings can be agreed to use the buildings.

8.4   Where new developments or options have been presented within the plan as part of current phase 1 planning then the plan highlights how these would possibly be funded to take forward

8.5   The overall aim is to reduce the total spend currently associated with the provision of temporary accommodation which is currently funded via the General fund and any financial support provided via Welsh Government because of the change of guidance with "everyone in ", directive which has caused an increase in placements into temporary accommodation

8.6   Staffing costs currently for the housing solutions team are covered by either the current salary costs agreed with budget plan or are funded through Housing Support Grant

8.7   A review of the staffing resources within the Housing Solutions Team is outlined in the plan and any additional resources should they be required may mean that additional financial support may be required from a salaries perspective to support this.

9.   PERSONNEL IMPLICATIONS

9.1   There are no immediate personnel implications that would impact the immediate delivery of the RRTP.

9.2   A staffing and resource structure review will be undertaken during the transitional phase

9.3   Consideration will be given to adopting specialist officers in some specific areas to enhance the service

9.4   Welsh Government have provided funding for local authorities for the first three years of the RRTP funding to employ a specific RRTP Co -Ordinator to work under the direction of the Housing Solution Manager to deliver the RRTP plan.

9.5   We are in the process of compiling this Job Description and work in accordance with HR and its relevant processes attached to evaluating and grading the role so that we may advertise and appoint in due course to support the RRTP delivery.

10.   CONSULTATIONS

10.1   A strategic group is being set up to ensure that regular review of the current draft plan and final plan is in place to ensure that the Plan remains reflective of service area needs.

10.2   The strategic group will have representation from a number of key partner agencies both internal and external of the authority to ensure that its success can be implemented.

10.3   Due to the tight timeline for the submission of the Rapid Rehousing Plan to Welsh Government, with the approval of the Chair, the report was circulated to the members of the Housing and Regeneration Scrutiny Committee by email on the 14th of July 2022 for their comments as part of the consultation process prior to its consideration by Cabinet. Their comments are reflected in the report . In particular they drew attention to the report

- RRTP is a welcomed initiative, and it will have a beneficial impact for those in most urgent need of housing and who experience long term homelessness as a result of the pandemic.
- The key priorities outlined and listed in the plan are supported and will support the service in successfully delivering RRTP.
- A review of the Councils Common Housing Allocation Policy is both needed and required .
- Longer term Housing Solutions will take time to deliver and will need to be supported and financed effectively.
- Finance and Budgets that are available to support the delivery of the RRTP will be imperative to it success and that a more detailed overview of this would be welcomed once any analysis has been completed and in preparation for final submission.

11.   STATUTORY POWER

11.1   Currently Rapid Rehousing is not related to any Statutory Power.

**CAERPHILLY COUNTY BOROUGH COUNCIL
HOUSING SOLUTIONS TEAM
RAPID REHOUSING TRANSITIONAL PLAN- PHASE 1
2022- 2027**

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1.   INTRODUCTION

The aspiration of the Rapid Rehousing concept is to take a housing led approach to rehousing people that are experiencing homelessness, making sure they reach settled housing as quickly as possible rather than a prolonged stay in temporary accommodation.

Over the next five years Welsh Government (WG) expect to see removal of prolonged and potentially damaging spells in temporary accommodation. They expect to see the development of a systematic and strategic process that links housing development, support and supply to housing need. Doing so will enable allocation processes and PRS access points that focus on getting households experiencing homelessness into appropriate settled homes and target support to meet their needs.

Rapid Rehousing should be flexible and recognise that people who present as homeless may have different levels of need. It is about acknowledging that without access to adequate housing, individuals may experience multiple adverse effects including exposure to disease, poverty, isolation, mental health issues accessibility / physical housing needs, prejudice, discrimination, and be under constant and significant threat to their personal safety

Rapid Rehousing is based on the principles of moving people to settled accommodation quickly, with temporary accommodation although key, ideally being a limited part of the model.

1.2   THE VISION FOR THE DELIVERY OF A RAPID REHOUSING TRANSITIONAL PLAN

Caerphilly Country Borough Council wish to embrace the Welsh Government Rapid Rehousing agenda through the delivery of a specific transitional plan with the following vision:

To focus on early prevention and intervention of Homelessness which will support people to remain in their homes or where this is not possible to remain in their own home to look at what move on options into permanent accommodation can be secured without the need to access temporary accommodation. This can include enhancing access to the private rented sector , via social housing and where required into supported accommodation.

To ensure that where homelessness does occur it is rare, brief and unrepeated.

For those who do need to access interim temporary accommodation that a reduction in time spent in this accommodation is seen over the transitional phase.

That the provision of temporary accommodation within the borough aligns itself with the recommendations from Welsh Government in relation to the type and standard of accommodation.

To work with a range of key identified partners to deliver the vison and achieve the transitional plan as homelessness and its prevention is not just the responsibility of the Housing Solutions Team and often starts away from the service

To ensure that the Common Allocation Policy meets the objectives of Rapid Rehousing and that partner landlords of the Authority support the delivery of this when allocating accommodation.

To maximise the availability of accommodation for permanent housing within the borough across a wide range of sectors to meet demand and need this will include the need to build more permeant accommodation with the borough from Social Housing perspective and to ensure that any new development of accommodation takes into account the need for property type and size within the borough as identified by our own data and that of the Local Housing

Market Assessment.

In addition to contribute to promote Caerphilly Keys and to maximise the number of landlords and properties that are bought onto the scheme and to work in conjunction with our private sector housing team and the empty properties team to target those properties and landlords who may be looking to bring property back into use within the private sector market .

1.2 (A) KEY OBJECTIVES

To deliver the aspirations and vision of Rapid Rehousing it is the intention to have the following key objectives within the five-year transitional phase:

- Focus our efforts on primary and secondary prevention targeting and raising awareness of prevention of homeless and ensuring support referral pathways are available and accessible to address this need.
- Strengthen current partnership arrangements across a wide range of sectors and ensure that the prevention pathways are reflective and meet the needs of the transitional phase
- Supporting people to remain in their homes or where this is not achievable to access alternative accommodation across a range of sectors that meets their housing need without the need to access interim temporary accommodation.
- Ensure access to appropriate flexible, person-centred support is available and our commissioned providers are able to meet this need flexibly.
- Ensure that all staff and support workers are suitably trained and have access to training to allow them to effectively deliver the service and support that is required to deliver RRTP.
- Work with the Caerphilly Cares team to promote and support early prevention of homelessness and to raise awareness for triggers and signs of threats of homelessness.
- Work with Landlord services to develop pathways for early referrals for an opportunity to undertake joint working to prevent homelessness.
- Where homelessness cannot be prevented, work to ensure that over the transition phase time spent in temporary accommodation is reduced so that it is rare, brief and not repeated.
- That the temporary accommodation provided is suitable and meets Welsh government standards and recommendations.
- Maximise move on for those in housing need ensuring long term permanent accommodation is affordable suitable and sustainable.
- Work with Development teams within the authority and with Registered Social landlord partners to ensure that New Build programmes are meeting the needs of those who require rehousing and that development of the property portfolio within the borough meets the needs of those living with the borough this would include the type size and accessibility of accommodation to ensure that we can meet the needs of those living in the borough . where accessible accommodation is concerned then the local authorities private sector housing team and specialist housing OT's would be consulted with.
- Consider a central assessment co-located hub to provide more person-centred housing and support need assessments to better understand the needs of those who require assistance and support.
- Maximise the property portfolio of our Caerphilly Keys Private Rented Sector Scheme to allow us to maximise our successful outcomes on discharging our statutory duty into the sector.
- Enhance our engagement with landlords and estate agents in the borough who do not wish to work under the Caerphilly Keys Scheme to enhance access to the PRS market.
- Review staffing resource/ structure across the teams to ensure delivery of core objectives throughout the transitional phase and to embed a person led service going forward.

- To promote access to training, support and education via support services.

1.2 (B) Challenges / Concerns to achieving our vision and key objectives

There are several key areas identified as potential challenges to be able to deliver the plan over the next five years. At this stage it is not possible to fully assess the impact the key areas highlighted below will have on homelessness demand, cause, household type and size, move on and length of time spent in temporary accommodation.

- Ukraine Crisis and the number of households who will present as Homeless/ Move on Options that are currently in host households and the impact that this has on stock availability across all the market sectors.
- Renting Homes Act – and the impact this will have on emergency accommodation provision and the ability to discharge the statutory duty for those in interim accommodation and this could prolong stays in TA
- Renting Homes and Private Sector Landlords – there is concern that more landlords may exit this market as a result of renting homes and the additional requirements it places on landlords and the added protection if affords tenants / contract holders.
- LHA rates and the affordability of access to PRS accommodation.
- Planning and Permitted Development challenges and delays with new sites and build consideration.
- Cost of Living Crisis, and the impact of the economy and its direct link to homelessness.
- Post pandemic challenges and the ongoing impact of Covid 19
- Proposed changes to Homelessness legislation which is currently considering an additional category for priority need order and the proposed changes to the suitability of accommodation order where the use of hotel / bed and breakfast type emergency accommodation is concerned.

1.3   GOVERNANCE - HOW DOES THE TRANSITIONAL PLAN FIT WITH THE SERVICE AREA AND AUTHORITY AS WHOLE

The transition plan fits and aligns within the Caerphilly Homes aspiration to provide a customer focused person-centred service and to move forward as a landlord to provide sustainable, affordable zero net carbon homes for residents within the borough. To deliver the RRTP objectives strong partnership working arrangements have been developed with several key internal departments that will support delivery. In addition, the plan also aligns itself with the Local Authorities Corporate Plan 2018- 2023, Wellbeing of Future Generations Act (Wales) 2015 and the Social Services & Well Being Act 2014.

These include:

- Caerphilly Homes as our own LA landlord
- Housing Strategy and Development team
- Private Sector Housing Team
- Allocations and associated partners
- Income and Recovery team to support our delivery of early homeless intervention and prevention
- HB/DHP team
- Caerphilly Cares
- Supporting People
- Social Services
- Finance

1.4 ENGAGEMENT

Going forward to implement our transitional plan and to ensure we monitor its development and progress then a strategic project board will be formed that will include representatives from the following departmental areas that are both internal and external of the LA, the strategic board will monitor and review the delivery and progress of the objectives within the plan and will also afford key partner agencies to also provide progress updates for specific areas of the plan for example updated plans for development of permanent housing within the borough.

- Caerphilly Homes landlord services
- Strategy and New Development
- Private Sector Housing Team which will provide input from an Empty homes, Environmental Health and Housing Occupational Therapist perspective as well as general Private Sector support.
- Registered Social Landlord Partners
- Supporting People
- Social Services – all sectors
- Probation
- Cornerstone – Outreach/Rough Sleeping services
- Health
- Housing Solution Officer
- Temporary accommodation co Ordinator
- Common Housing Register Senior Officer
- Legal services as and when required

The board will meet every six weeks with the regularity of meeting reviewed as this governance arrangement progresses.

1.4 (B) Member and Political Engagement

In addition to the above strategic group the draft plan has also been circulated to the Housing Management Team, our Central Management Team, Cabinet member for Housing, Housing and Regeneration Scrutiny Committee and Cabinet with comments and observations fed back from both senior officers and politicians across the council.

1.4 (C) Project Engagement

CRISIS FALLING OUT PROJECT

In 2021 the Housing Solutions Team engaged with Crisis for the "Falling Out Project".

This project work allowed a review of the service delivery and pathways in place to look at why people fell out of the service and made improvement recommendations. The recommendations from this project work (outlined below) are now being taken forward and have also been considered in the development of the transitional plan.

Key findings / Recommendations:

- Review service structure and delivery to ensure we have a more person-centred approach
- Enhance pathways for prevention work
- Review leaflets and letter provision to make them more customer/ user friendly
- Review our temporary accommodation arrangements which would include who the

overall provision, management size, capacity and accessibility of this accommodation.
- Review the support available to those who are at risk and ensure consistency with referrals for those who need to access support and ensure that both support and housing solutions officers are taking a joined approach to address the housing and support needs of applicants.
- Review workflow and practice to maximise effective case work

1.4 (D) Wales Audit Office – REVIEW OF PARTNERHSIP ARRANGEMNETS AND PATHWAYS

The Housing Solutions Service within Caerphilly Homes has been audited during the spring and early summer by the Welsh Audit Office. This primarily focused on how we operate in partnership with all internal and external agencies.

The review has concluded and the draft feedback received in advance of the formal report by the Auditor generally aligns with the key areas that have been acknowledged and highlighted as areas of focus for the service and incorporated in the RRTP.

The report will be formally published by the end of September and the version of the RRTP that will be submitted to Welsh Government will include the headlines of the reports key findings.

1.4 (E) INTERNAL AUDIT – REVIEW OF TEMPORARY ACCOMADATION PROVSION

The Housing Solution Service within Caerphilly Homes is currently being audited by the local authorities internal auditors. The audit's primary focus is to review the current provision of the emergency and temporary accommodation that the local authority use .

The Audit and review should be completed by the end of September and the version of the RRTP that will be submitted to Welsh Government will include the headlines of the reports key findings.

2.   HOMELESSNESS DATA AND NEEDS ANALYSIS TO HELP INFORM THE PLAN.

2.1   BACKGROUND INFORMATION AND DATA

This section provides an overview and summary of core data which has been broken down by key identified areas to understand the profile and economic position of the borough and also having regard to specific homelessness data in order to inform the draft of the transitional plan.

2.1 (A) PROPERTY PROFILE ACROSS THE BOROUGH

The below provides an overview of the current demographic/ economic / population and dwelling profile across the County Borough.

2.1 (B) GEOGRAPHIC / DEMOGRAPHIC / POPULATION / ECONOMIC

Caerphilly covers a large section of Gwent and occupies approximately 28,000 hectares of the valleys of southeast Wales. Due to the topographical constraints associated with three valleys it can bring challenges in terms of relationships and functions for our towns and villages however the borough is capable of being economically self-sufficient.

Caerphilly has a population of over 181,731 as at June 2020 which is a 0.7% increase over the last five years. The age band for the borough is just above the Wales average for 16–64-year-olds and a lower than average % for those 65+, this is somewhat contrary to past years but still shows there is an aging population.

There are 110 Lower Super Output areas (LSOA) within the borough 12.7% of the LSOA are ranked within the 10% (14 LSOA) most deprived in Wales.

Caerphilly has an estimated resident population of working age people approx. 112,583 as at June 2020. This is 62% and just over the 61.2% for Wales of which, 9.9% had no qualifications compared to7.6% for Wales.

The estimated resident population of school age people is 20% (35,980) of which, 139,047 are 16–19-year-olds

In Caerphilly 15.7% of the working population in 2020 had an occupation classed as "SOC3-Associate prof & tech occupations" which was the largest occupation classification.

Between March 2021(Qtr.) and June 2021(Qtr.) the percentage of economically active people who were unemployed within Caerphilly decreased from 3.8% to 3.7%.

Between August 2021 and September 2021, the percentage of working people who are claiming Job Seekers Allowance had not changed at 0.5%.

The average disposable income in Caerphilly CBC (per head) is £15,992 and the UK average excluding London is £19,189, which would suggest that many working households would be greatly impacted by the economy and may be more susceptible to "in work " poverty. – https://statswales.gov.wales/v7i7.

Based on the above information the Rapid Rehousing Plan considers the need to work with providers to access education/ training and employment. In addition to ensure there is focused work with young people services to raise the awareness of homelessness and support and to address expectations.

2.1 (D) DWELLING /TENURE PROFILE

According to the 2019 Valuation Office Agency data there are 75,710 dwellings across Caerphilly County Borough Council. Of these 75,710 dwellings 22.4% have 1-2 bedrooms, 67.4% have 3 bedrooms and 10.2% have 4 or more bedrooms.

The proportion of bungalows, flats and detached houses is considerably lower than the Welsh average.

According to the 2011 census the profile of tenure was 69.3% Owner Occupier, 19% affordable/ social rented and 11.6% private rented.

The Current Social Housing Stock available within the Borough at this time is as follows which further highlights that the largest stock need within the borough is that of single person and larger accommodation and that there is vast diversity across the RSI with the stock levels they have within the CCBC area.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
AELWYD	16	0	0	0	0	16
CADWYN	12	6	0	0	0	18
CCBC	1883	3652	4942	165	1	10643
LINC	86	292	335	13	0	726
POBL	272	430	310	18	0	1030
UWHA	562	619	717	93	0	1991
WALES & WEST	109	47	22	0	0	178
GRAND TOTAL	**2940**	**5046**	**6326**	**289**	**1**	**14602**

With regard to New Build/ Development to support the need to increase the availability of affordable and Social Housing the following is currently being take forward :

The Number of Council Homes currently going through the planning process / have been built is 130 (18 of which have been built as pilot sites).

The Number of Homes via our Registered Social landlords going through the planning process or are under construction shows that in Q1 2022/ 2033 of PDP 496 homes are planned over the next three years .

Caerphilly Homes are also looking at the introduction of a Low-Cost Home Ownership Scheme which will support its community to access the owner occupier market as another viable housing solution for those it is viable for.

CAERPHILLY KEYS DATA

The below provides the current property size breakdown of the property portfolio for the Caerphilly Keys Private Rented Scheme .

The second table shows the current units that are due to be bought online in the next 3-4 months , the final table provides an overview of future developments that will come online under the scheme end of 22/ 23.

It is clear from the below that the Caerphilly Keys Private Rented Scheme plays a pivotal part in successful discharge of duty for households and will form a key part of the RRTP.

Bedroom Size	Currently Online	Due to come online – 3-6 months
1 Bedroom	47	13
2 Bedroom	32	4
3 Bedroom	29	3
4 Bedroom	1	0

In addition to the above units an additional nineteen single person units of stepdown/ move on permeant accommodation are due to be made available via the Caerphilly Keys scheme working in partnership with a Private Sector Landlord to increase the availability of singe person accommodation within this area.

 A previous report has been taken to Cabinet in Caerphilly Outlining the Caerphilly Keys Scheme and how this differs from the leasing scheme Wales proposal and our recommendation to remain with the Caerphilly Keys Scheme at this time due to its success and a link for further

information and access to this report has been included here:

Link To Cabinet Report - WG Lease Scheme - 23rd February 2022

2.2   HOMELESSNESS DATA AND INFORMATION TO INFROM THE TRANSITIONAL PLAN.

The below information and tables provide an overview of the current presentations received and outcomes achieved by the Housing Solutions Team during the period of 21/ 22 in accordance with the Housing Wales Act 2014.

When looking at presentation data some specific groups have been reviewed in more detail and information prevalent to these groups have been further highlighted in this section.

In addition to presentation information and outcomes data the average case length and length of stay in temporary accommodation has also been considered.

The categories that have been considered and that have been outlined below are in accordance with the guidance given to develop transitional plans and have been considered when devising this plan.

2.2 (A) HOUSEHOLD TYPE AS DEFINED BY WHO 12

The below table provides an overview of all presentations made to the Housing Solution Service in 21/22 broken down by household type . What the data shows is that are largest household type presenting group is that of single person households with a total of **185 presentations** received , following this is Single parent female families .

In view of this the RRTP will focus heavily on the needs of single person households and their accommodation and support options given that within the borough this is the largest accommodation stock that we currently lack to meet this housing need.

Household type	Couple with dependent Children	Single Parent Male	Single Parent Female	Single Person Male	Single person female	All other household groups	Total across the section / duty
Section 66	56	14	143	98	87	61	459
Section 73	31	10	66	331	102	37	577
Section 75	16	7	50	231	73	21	398

2.2 (B) REASON FOR HOMELESSNESS AS DEFINED BY WHO12

The below tables provide an overview of the number of households who presented across the 21/22 period by reason for homelessness . The data shows that the largest reason for homelessness for Section 66 cases is linked to loss of accommodation whether this be tied accommodation or accommodation where notice has been served . There was an increase in cases where loss of tied accommodation were identified as a result of the impact of the pandemic. In addition, there was an increase in presentations in 21/ 22 where notice to quits were concerned following previous covid 19 restrictions being lifted and landlords pursuing

action and case being taken as a result of the Notice period coming into line with the threat of homelessness within 56 days. The service are currently monitoring the number of presentations that are being made under this category so that we may modify service delivery in accordance with any fall out as a result of the implementation of The Renting Homes Act on December 1st, 2022.

For Section 73 cases the trend seen from below is that more presentations are received from those who have no security of tenure and are living with family / friends or others and therefore have no security and entitled to any formal notice period etc which based on the number of presentations received below leads to an increase in presentation at crisis point where the housing situation has already broken down and the household requires interim accommodation upon initial contact or shortly after.

This is further mirrored when you review the number of presentations that were taken forward to the Section 75 duty and therefore is key that as part of our RRTP we focus on early prevention of Homelessness and tackle support needs within the home to try and reduce this breakdown of accommodation which would in turn reduce the number of presentations.

Section 66 Reason for Homelessness:

Reason for Homelessness	Total Number of Presentations
Parents not willing to accommodate	59
Other relatives not willing to accommodate	31
Nonviolent relationship breakdown	41
Violent relationship breakdown	19
Harassment or violence (religion)	1
Violence and harassment other (landlord)	1
Rent arrears social dwellings	33
Rent arrears private dwellings	6
Loss of tied rented accommodation	186
Current property unaffordable	23
Current property unsuitable	4
In institution care – hospital, etc.	1
Other including rough sleeping / sofa surfing etc	54
Total	**459**

Section 73 Reasons for Homelessness:

Reason For Homelessness	Total Number of Presentations
Parents not willing to accommodate	126
Other relatives not willing to accommodate	105
Non-Violent Relationship Breakdown	66
Violent relationship breakdown	48
Harassment or violence (racial)	1
Harassment and violence (religion)	1
Harassment and violence (gender reassignment)	1
Harassment and violence other – (landlord / family /financial)	5
Mortgage Arrears	2
Rent arrears - Social	2

Rent arrears – Private	2
Loss of tied / rented accommodation	55
Current property unaffordable	3
Current property unsuitable	6
People leaving Custody	71
In institutional Care – hospital	15
Other – Rough Sleeper / Sofa Surfing etc	15
Total	**577**

Section 75 Reason for Homelessness:

Reason for Homelessness	Total number of presentations received
Parents not willing to accommodate	96
Other relatives not willing to accommodate	83
Non-Violent relationship breakdown	50
Violent relationship Breakdown	37
Harassment or violence (racial)	1
Violence and Harassment other	1
Mortgage arrears	2
Rent arrears private dwellings	1
Loss of rented / tied accommodation	27
Current property unaffordable	2
Current property unsuitable	5
People leaving custody	42
In institutional care – hosp etc	8
Other rough sleeping / sofa surfing etc	43
Total	**398**

2.2 (C) REPEAT PRESENTATIONS

The below provides an overview of the total number of repeat presentations that were received within the 21/22 year . Analysing the figures below shows that there is a higher repeat presentation rate where the Section 73 duty to help secure is concerned. Contributing factors to the repeat presentations data within this duty can be linked to the number of single person presentations received, that there is a higher level of those who have an offending background and therefore may be recalled to custody, lose their TA and represent at a later date .

Section /Duty	Total Number of Repeat Presentations
Section 66	21
Section 73	62
Section 75	0

2.2 (D) SUCCESSFUL/ UNSUCESSFUL DATA INFORMATION

The table below provides the total number of outcomes for all presentations made to the local authority in the 21/ 22 period in accordance with the Housing Wales Act 2014, for the prevention, relief and final duty stages of the Act. It will be the intention of the RRTP to look at trying to improve these outcomes across the five-year transitional phase.

Duty / Section	Successful Outcome	Unsuccessful Outcome
Section 66	243 out of 391 cases	81 out of 391 cases
Section 73	61 out of 552 cases	126 out of 552 cases

Section 75	193 out of 285 cases	92 out of 285 cases

2.2 (E) DISCHARGE OF DUTY TENURE

The below table provides the tenure of accommodation where the Local Authority discharged its statutory duty to in accordance with the relevant duties within the Housing Wales Act 2014.

This information has been considered when compiling the transitional plan to build on the support provided to households to secure accommodation across the relevant sectors.

Duty / Section	Social – Local Authority	RSL	PRS
Section 66	74	39	77
Section 73	21	11	18
Section 75	76	81	36

2.2 (F) FAILURE TO CO-OPERATE

The below shows the number of cases where households failed to co-operate with the Housing Solution Service to address their housing and support needs in order to meet the keep objectives for Rapid Rehousing then a key area will be looking to improve the non-cooperation rate throughout the transitional phase. In order to support delivery of this then the key objectives and findings from the Crisis Falling Our Project will play a pivotal role in addressing this.

Section/ Duty	Total Number of Households	Of Which are single persons
Section 66	26	9
Section 73	8	8
Section 75	6	6
Total	**40**	**23**

2.2 (G) AVERAGE CASE LENGTHS

The below table highlights the average case lengths of Housing Solution Officers when assessing and looking at how they may prevent/ relieve or secure accommodation for each household.

The information provided in the table below only considers successful and unsuccessful outcomes and has not included those cases that can be discharged in accordance with other reasons as outlined in current Welsh Government WHO 12 data return fields.

Section / Duty	Outcome	Average case Length	Any other comments
Section 66	Successful	47.66	This does not include case length for those that we discharged due to other reason
Section 66	Unsuccessful	31.33	
Section 73	Successful	38.33	
Section 73	Unsuccessful	52.33	
Section 75	Successful		
Section 75	Unsuccessful		

2.2 (H) HAVING REGARD TO CORE GROUPS WITHIN THE PRESENTATION DATA/COLLECTION

In accordance with the guidance issued for consideration in developing transitional plans, specific attention has been given to the following identified groups:

Veterans

Current position:

Close working relationships are already in place between the Housing Solution Team/ Common Housing Register Team and Armed Forces Covenant team to understand the accommodation needs of Veterans.

The current Common Housing Register Allocation Policy prioritises those who are leaving the armed forces by currently awarding a Band 1 in accordance with the Common Allocation Policy.

Where veterans with an accessible housing need are identified then as with all applications to the register the officer will work in partnership with the Housing Occupational Therapist to assess and look to see how we meet this longer-term housing need.

However, there is recognition that some veterans may struggle to engage with the housing service due to several factors and therefore not all veterans engage with the process currently in place to address their accommodation needs.

Future consideration:

To enhance the housing and support options available to veterans within the borough discussions and planning are underway to provide a specialist officer to work with veterans and the covenant team to better understand the barriers and challenges that they may face when looking to secure accommodation within the borough. A joined-up approach is to be taken with the covenant team to provide more tailored Housing Advice and Options and to ensure that we are meeting the objectives outlined within the Armed Forces Covenant and regular meetings will be arranged with Covenant officers to review this .

Method of Contact / Presentation	Total Number of Applications Received
HWA ACT 2014- Section 66 Duty	O
HWA ACT 2014- Section 73 Duty	O
HWA ACT 2014- Section 75 Duty	O
Common Housing Register Application	To be inserted for final draft

People Leaving Custody

Current Position:

The below data table shows that this client group is a significant consideration where presentations to the service are concerned.

HWA ACT 2014- DUTY/ SECTION	Total Number of Presentations
Section 66 duty	0
Section 73 duty	79
Section 75 duty	31

Whilst the service already has a well-established people leaving custody referral pathway with criminal justice agencies there is recognition that because of changes within the criminal justice system, and in view of the vision for Rapid Rehousing, then a review of this pathway will need to be undertaken. This will ensure it is fit for purpose and supports the transitional plan when addressing the housing and support needs for this group.

Meeting both the short term and longer-term housing and support needs of this group can prove to be challenging as they often have repeat instances of offending patterns and of repeat homelessness presentations.

Due to offending behaviour and additional support needs that can often include substance misuse, mental health and anti-social behaviour, it can regularly mean that some of the current temporary accommodation options are not accessible to this group. This can be due to several reasons that include, profile of offending is not suitable to TA option and proprietor will not accept applicant, they have been placed previously and been evicted due to behaviour etc.

This can be even more prevalent when considering those who are deemed to be prolific offenders and/ or managed by MAPPA (Multi- agency public protection arrangements).

The move on into permanent accommodation across tenures involves several challenges. Landlords overlooking / not considering households because of their offending behaviour. Local Lettings Policies excluding certain households or reducing the number of households that can be considered on any one site. The availability of accommodation and ensuring this is suitable to support a sustainable tenancy to prevent re-offending and repeat homelessness. Staying out of custody long enough to secure an offer of accommodation.

Future Position:

Delivery of the transitional plan will consider the needs of this group by;

Reviewing the existing pathway for people leaving custody with criminal justice agencies to ensure it is still reflective and current.

Considering the employment of a dedicated offender officer within the Housing Solution Team to enhance the joint working between the agencies involved in managing and supporting this group across all areas.

Continuing discussions with the criminal justice Community Accommodation Service (TIER 3) (CAS3) to plan for additional accommodation resources that provide short term interim accommodation options for people leaving custody who are being released from custody / or approved premises and are at risk of homelessness. The accommodation can be provided for up to 84 nights per individual and funding is provided to support the Local Authority in securing this accommodation via CAS3. The local authority will be committed to continuing any placement in accommodation as part of the Section 68 Interim temporary accommodation duty and would also ensure that a multi-agency approach to look at the longer-term housing and support needs is undertaken to maximise move on once placed into this accommodation.

Further work with partners of the Allocation Policy to maximise move on for this group and to reduce the time spent in temporary accommodation.

Housing First models will need to be enhanced so that those who require access to that model of accommodation can access it swiftly.

Domestic Abuse

The below data set shows how many applications were made to the service due to Domestic Abuse (DA)

DATA

HWA ACT-2014 Section/ Duty Owed	Number of Applications received
Section 66	49
Section 73	104
Section 75	52

Current Position:

A number of commissioned services exist within the borough that provide support to those who are fleeing Domestic Abuse, which include target hardening, access to support, move on options and access to Refuge accommodation. The current Allocation Policy prioritises move on for those fleeing domestic abuse without having to go via a homelessness route to secure safe and alternative accommodation

Future Position as Part of Transitional Planning.

Continue with the current position and enhance the service provision for those fleeing Domestic Abuse by adopting the following :

Have a specialist Domestic Abuse worker co located with the Housing Solution Team to provide early intervention advice and support with options to prevent homelessness or where not preventable, to support in the discussion of viable move on options.

Look at reconfiguring refuge style accommodation to move away from the old, shared environment / communal accommodation to more dispersed accommodation with support available at that accommodation. By considering a more dispersed model it will also allow the needs of males or other genders to be met who present because of fleeing domestic abuse.

Enhance support service to males who are fleeing domestic abuse.

Youth Homelessness/ Care leavers

The below information provides an overview of the total number of applications received by a young person (16-24) and those defined as care leavers

DATA:

Duty / Section	Total number of applications received YP	Total number of applications received Care Leaver
Section 66-	16/17-year-olds – 1 18–24-year-olds – 70	0
Section 73	16/17 yr olds -8 18-24 yr olds – 148	8
Section 75	16/17 yr olds – 1 18/24 yr olds – 61	3

Current Position:

A young person protocol is in place with relevant young person agencies to deliver the accommodation pathway for young people. This Protocol is currently being reviewed as part of our transitional arrangements.

There is a young person co-ordinator, move on process and a specific housing first model, to meet more complex challenging housing and support needs.

Llamau young person family mediation officer is based and co located with the Housing Solution Team.

There is an excellent supported accommodation pathway for young people however this can often be over subscribed.

Where crisis homelessness is prevalent for young people there is limited suitable interim accommodation and have access to limited rooms in unsuitable accommodation.

Future position as part of transitional planning

In order to enhance the service provision for this client group the following key considerations are being given:

- Review the Young Person Protocol
- Work with Upstream Cymru and Schools within the borough to highlight homelessness and the impact it can have and to raise awareness of homelessness.
- Consider a hub for young people as a one stop shop to provide advice and support across a wide range of sectors
- Review our supported and interim accommodation arrangements for young people
- Review and look to enhance our Young Person Accommodation pathways

2.3 SUMMARY / CONCLUSIONS IN CONSIERATION OF THE HOMELESSNESS DATA AND NEEDS ANALYSIS

The above trends and data illustrate that the transitional plan must ensure that the needs of single person households are met, and that single person accommodation is the most needed property type within the borough.

Projected future need and demand will continue to include single person households. As part of the transitional arrangements both the Development Plan and that of RSL partners must include single person accommodation to be able to meet this demand. In addition, it will be pivotal to continue to build on the success of the Caerphilly Keys Private rented scheme.

Consideration should be given to other macro external factors that impact on the delivery of the transitional plan. The cost-of-living crisis, the fall out of the Covid 19 pandemic, specifically regarding the PRS sector and the Renting Homes Wales Act, all unknown to date. The current Ukraine Crisis changes weekly, and it will continue to have an impact, the extent of which is unknown across the borough and Wales in relation to family accommodation and the additional pressure and demand that this may place on both the temporary accommodation stock profile, longer term move on accommodation and support services.

There has not as yet been a significant increase in presentations in relation to Notice to Quits

for family household composition and this will be monitoring over the next 6/ 10 months. A review of the plan will take place toward the end of 2022, to consider any additional presenting trends and needs in relation to family accommodation.

3.   ASSESSING SUPPORT NEEDS IN CONSIDERATION FOR TRANSITIONAL PLANNING

To be able to develop and consider a Rapid Rehousing Plan a review of support needs was a fundamental part of the assessment process. The process of how this was undertaken, and its core considerations are outlined below.

3.1   How were Support Needs Assessed

The needs assessment exercise was completed by consulting with commissioned supporting people providers to review the current support provided and to review future support plans. This ensured the needs analysis tool kit was as current and reflective as possible. To inform this analysis exit questionnaires, the support plans and level of intervention predicted to address support need by the providers, were examined. Consideration was given to whether individual's support needs were complex and would move to a housing first model. Those who required supported housing and if so, to what degree could they manage more mainstream accommodation.

3.2   What did the assessment of support needs tell us and how does this relate to recommended housing and support

The below table highlights the key findings from the needs analysis exercise, assisting with the planning for the transition of accommodation and support. It will also allow for consideration of future provision of housing first and floating support models that are currently in place to ensure the vision of the plan is met.

Support Group	Recommended Housing	Recommended Support	Current Case Volume %	Anticipated Trend
Low/None	General Needs/ Mainstream Housing	Individualised Support	2868- 5%	Increase
Medium	Mainstream Housing	Individualised support likely to include multi agency support	1354- 29%	Increase at High Rate
High	Mainstream Housing/ supported / Housing first	High support/ Housing First 24/7 supported / intensive support including multi agency	248- 60%	Increase
Intensive Needs/ 24/7	Supported Housing	Residential Support	279- 6%	Increase as we bring on more developments

3.3   Support Requirements Summary from the assessment of needs exercise

The needs analysis exercise has shown that whilst the current floating support models and commissioned providers have enough resources to meet the support needs in the lower/ medium support categories, there is an increase in those who will require the higher levels of support where more complex support needs are concerned. As a result of this a review of some key areas will be undertaken to ensure that as part of the transitional arrangements these needs can be met. These areas include:

- Housing First for both Young People and 18+ Households
- Rough Sleeping / Assertive outreach support
- Complex/ Dual diagnosis support
- Review the People leaving Custody Support service as part of the People leaving Custody Pathway review

3.4   Accommodation Requirement Summary from the Assessment of Needs Exercise

The needs analysis that was undertaken has highlighted that within the borough there is a current unmet need where supported accommodation is concerned for those who use substances and are unable to abstain and the impact that this has on housing options.

Currently those households who are using substances are often excluded from temporary and supported accommodation because of their substance support need, associated behaviours and often environments not being supportive or inclusive of those needs.

There is also an unmet need in the borough for those who have a dual diagnosis of substance misuse and mental health issues.

To address this then the transitional plan considers the following two accommodation factors to address this going forward:

- The need to provide a "WET STYLE ", supported accommodation unit where those that have a substance use support need are able to engage with support but not put at risk their accommodation.
- That a dual diagnosis unit needs to be taken forward to meet longer term need.

3.5   Continual Assessment of Support Needs

To ensure that the needs assessment element remains current and reflective to deliver Rapid Rehousing throughout the transitional phase, the following will be undertaken:

- A partner / joined up approach between Housing Solution Officer and Support worker when undertaking assessments and reviewing personal housing and support plans.
- A future co – located assessment HUB would provide the solution for this multi-agency assessment approach
- Regular review meetings take place between officers to ensure that each household is still being considered for the right support and accommodation pathways (there is recognition that support and housing need could increase/ decrease for some)
- Review of ongoing data and analysis

4.   UNDERSTAND LOCAL TEMPORARY ACCOMMODATION SUPPLY

To consider the temporary accommodation arrangements for the Transitional Phase then a review and analysis of the current temporary accommodation stock profile was undertaken.

In considering the guidance for the transitional plans the below stock profile overview considers the units of accommodation that are available and that the current baseline of these units post pandemic are accessible throughout the transitional phase.

4.1 Baseline Overview of Temporary Accommodation

Temporary Accommodation Type	Baseline Capacity (Units as at 31/03/2022)	Groups accepted – any exclusions	On site services available	Service charges (Y/ N)	Notes
Triage Centres	25	Varies some high-risk people who have left custody / high support needs are excluded	Varies across the board- some self-contained / en-suite / shared facilities	N/A	
Temporary Accommodation	24	Varies as above	Varies as above some self-contained some are en-suite some have full shared facilities	N/A	
Supported accommodation	48	Some high-risk people leaving custody are excluded and some with high level substance / mental health can be subject to provider and scheme	Some self-contained / some en-suite/ shared	Yes in some of the units	
Other – inc B&B / hotels	99	As above	Some en-suite / shared facilities	No	

The toolkit data and WHO12 data illustrates that since the peak of the Covid 19 pandemic where single person households are concerned, there has been a heavy reliance on the use of Bed and Breakfast / Hotel style accommodation to meet the increasing demand of single person presentations. There is now a back log of people in temporary accommodation that will also require more settled accommodation as well as those who present throughout the transitional phase.

This has presented many challenges when trying to manage this type of accommodation which are listed below:

- Increase in ASB or more challenging behaviour within these units
- Evictions increasing and having to move people more frequently to alternate TA
- Increase in financial cost to provide this type of accommodation which includes both nightly charges and where required the additional cost of security
- Increase in financial cost to resident as not likely to have access to kitchen to prepare meals etc.
- Not pet friendly / inclusive so can exclude people
- Reliant on provider being willing to accept certain client groups that present as a higher risk e.g., Registered Sex Offenders / Prolific Offender/ Elevated levels of illicit substance use (can often be excluded)

4.2   Inclusivity of Current Temporary Accommodation Provision

4.2(A) Service Charges

As the above table shows there are inconsistencies where the requirement to ask for service charges are concerned. There has been an increase in arrears and non-payment of service charge over the last two years which has been impacted by the pandemic and households feeling that they do not need to pay these as it will not result in eviction because of the "everyone in ", ethos adopted by Welsh Government.

There is some logic to apply and request service charges as it is seen as a way of having people prepare for budgeting when living in permanent accommodation. However, in view of several factors this is something to consider with all providers as many households already have the following financial pressures:

- Low income
- Delay in receiving income from DWP
- Debts
- Former tenancy debt they must repay to be eligible for an allocation
- Heightened costs if access to suitable food provision is not readily available to them
- Poor money management skills
- Need to support substance needs.
- Living Cost Crisis

Therefore, going forward any service charges requested in units of accommodation will need to be considered on an affordability basis with affordability assessments being undertaken with each resident where applicable and service charges and payments being reviewed based on this . Service Charge arrears will also need to be considered where housing related debt is concerned if a provider has confirmed based on their assessment that they did not have the financial means to meet the full-service charge payment and that this should not disadvantage that household or household member going forward.

4.2(B) Exclusions

As the above summary of current baseline of temporary accommodation shows and as referenced earlier within the plan there are certain groups that find themselves excluded from some accommodation at this current time and these include:

- Households who have a higher risk profile because of previous placements in custody.
- Households with significant and prevalent substance use needs

- Households with significant mental health
- Households who are working but cannot access some accommodation because of service charges and the accommodation being unaffordable (prevalent to more supported accommodation environments)
- Households who have pets
- Young People
- Older Persons
- Households who may have a specific Housing need where accessible housing is required and we will work with the Local Authority Housing Occupational Therapist within our private sector housing team with regard to this.

5.   PLANNING FOR THE TEMPORARY ACCOMADATION TRANSFORMATION

5.1 (A) The transformation Vision for Temporary Accommodation

To meet the ongoing needs for Rapid Rehousing then the key points highlighted below formulate the vision for the transformation agenda of temporary accommodation:

- Plan and move away from the use of Hotel/ Bed and Breakfast style accommodation
- Provide more self-contained temporary accommodation units that promote inclusivity and are accessible to more client groups (as identified in 4.3 (B))
- Consider the development of an assessment hub to provide both a location for multi-agency housing and support needs assessments but also to provide triage style accommodation whilst those assessments are ongoing over a specified time.
- Provide specialist accommodation that will meet the needs of those who use substances such as, "WET HOUSE," style supported accommodation.
- Provide a Dual Diagnosis accommodation environment
- Consider more dispersed Refuge style accommodation across a range of bedroom sizes to meet presenting need and to be inclusive to all genders who present
- Work with CAS3 to identify and fund temporary accommodation for those eligible upon discharge from custody and ensure that multi-agency arrangements are in place to sustain these placements.

5.1(B) The Transformation Vision to Maximise Move On When in Temporary Accommodation

There is recognition that there will still be some households who access temporary accommodation and therefore to ensure that time spent in temporary accommodation is reduced the following measures will need to be employed to maximise move on:

- Households are supported to apply to the Common Housing Register at the earliest opportunity
- Households are directed to the correct form of move on accommodation that meets their needs.
- Where financial barriers may prevent move on – support is offered to overcome this to reduce time spent in TA – e.g., pay for removals or furniture rather than waiting on grants that could take a couple of weeks to approve and be awarded.
- Work with the Councils Landlord and technical services team to ensure void properties that can be allocated are prioritised for works
- Work with the landlord services and technical teams to maximise works on properties when they have been offered to those in TA to help reduce time spent in TA.

- Where New Build accommodation offers have been made and there are ongoing delays explore if there are other possible offers and if so, discuss with the applicant to see if they wish to swap their offer to reduce time in TA and maximise move on.

5.2 Key Challenges to delivering the transformation of temporary accommodation

In delivering the transformation vision for temporary accommodation there is recognition that during the transitional phase there will be barriers / challenges that may prevent or delay the delivery of the vision. These barriers or challenges have been highlighted below:

- Current volume of households that are currently resident in temporary accommodation and being able to move them on successfully
- The current landscape of temporary accommodation
- Identifying suitable sites via the LA or partner landlords to deliver the new models
- Development of new provision is likely to have to go through the following: Procurement / Planning / Change of Use / Scrutiny / which can cause delays when looking to implement the new models.
- Securing funding to deliver the new models
- Renting Homes Wales Act
- Ukraine Crisis
- Suitability of Accommodation Order – Code of Guidance current proposed changes specific to that of the use of Bed and Breakfast / Hotel accommodation
- Member engagement and support will be crucial in being able to take forward some of the more challenging models of accommodation like that of a wet house
- Planning permission for smaller HMO style sites can be challenging and further delay delivery.
- The availability of accommodation in the PRS sector and the concern that more landlords could exit this market thus increasing those who are threatened with homelessness and reducing the number of available properties to rent within this sector.
- Equalities and the provision of accommodation for applicants that have protected characteristics to ensure that we are meeting our obligations under the Public Sector Equality duty.

5.3 THE TEMPORARY ACCOMMODATION TRANSFORMATION PLAN

Having considered the current profile of temporary accommodation and the immediate presenting need, the below highlights the first and initial phase of what is being considered to tackle Rapid Rehousing. This plan is phase one and a further review will take place at the end of 22/ 23 which will allow for an assessment of the impact that both Ukraine Crisis and Renting Homes has had on the accommodation need. Phase two of the transitional plan for temporary accommodation will be considered and updated to reflect any additional remodelling and development.

Name of Accommodation	Current single night unit capacity	Target 2027 capacity Capacity by 2027	Brief description of work required	Approx. costs	Funding source
xxxxxxxx	TBC	TBC	To extend the premises and make the units self-contained and include move on accommodation as longer-term accommodation	No cost to LA / for reconfiguration or extension – we will be liable for any costs per stay when charges agreed	Landlord
XXXXXXXXXX	10	19	Extend the unit to include self-contained / single person accommodation again that can be flipped to permanent housing through our Caerphilly Keys	No cost to LA for development / renovation. Costs will be associated for occupancy and charges to be agreed	Landlord
9 x 1 person flats	N/A as not online	9	Property has been empty for approx. 8/9 years so new heating / plastering / kitchens/ bathrooms general decoration needs to take place in each unit Initially being considered to meet Ukraine demand and then we will utilise for homelessness clients as either TA or permanent housing via Caerphilly Keys	Approx. costs to bring all 9 up to standard £240,000	WG capital fund award of approx. £140k and the private landlord will be liable for the shortfall of costs We would have to cover any rent loss/ shortfalls when rents are set
Refuge provision	4	To make this dispersed and self-contained providing a higher quantity of accommodation	To work with Llamau and SP to identify new sites where dispersed refuge accommodation can be provided to better meet the accommodation need for those fleeing DA – modular style accommodation is being discussed	TBC	HSG/ SHG/ RSL/ LAMAU
Existing Refuge reconfiguration to Wet House	N/A	3 or 4 units with communal kitchen	We would look to reconfigure an existing unit of accommodation –	Currently undergoing consideration so possible costs	ICF/ SHG and HSG funding is

		and living areas and space for staff on site 24/7	work would need to include internal renovation and decoration new kitchen / ensure rooms are en-suite . Check with planning on any change of use	are not available.	being explored
Modular Homes	4 – Not online	4	Need to work with planning for approval so we can bring these additional 4 units onto supported portfolio and will provide self-contained single person accommodation – all pods are now on site and all facilities and utilities have been installed		WG Phase 2 Covid 19 funded with United Welsh Housing Association
xxxxxxxxxxxxx			To modify the unit to allow room access for those with pets and to ensure suitable space for pets outside	TBC – site assessment to take place 2022	HSG/ General fund
Modular Homes	N/A	TBC subject to configuration of bedroom size across 5 possible sites identified	Work with Development team on sites identified / procure modular company to deliver the pods/ agree style of pods (all will be self-contained units that allow longer term more permanent occupation)	TBC subject to a number of factors which include size / amount and model selected across the sites	SHG/ capital fund bid is also being submitted as we feel this could also assist us in the accommodation needs for Ukraine households and then we flip to Homelessness interim or permanent accommodation in the longer term toward latter part of transitional phase

Assessment Centre	N/A	TBC	Need to identify either an existing site or land for a new site to be developed – we would be looking at having an assessment centre with self-contained units of accommodation attached for 8/10single person households (potentially modular style) it would allow us to build on existing car parks etc and provide a unit for staff wake/ sleep in so its accessible 24/7 and have communal areas for multiagency working and assessments to be jointly undertaken	TBC	SHG / General Fund
XXXXX smaller HMO's	N/A		D2 to ensure standards on property being secured meets Renting homes and our objectives	Purchasing and works at units funded by D2Prop	Criminal Justice contribution via CASS 3 and General fund toward occupancy charges/ / voids/ rent shortfalls

6. Development of the Plan

To deliver the Rapid Rehousing Agenda then development of the transitional plan will be fundamental in reaching the objectives that have been set.

In addition to the information already shared within the plan and having regard to Section 1.2 and 1.3, then the following key priorities have been set to support the development of Rapid Rehousing.

Priority 1 – Prevention

Focus on both Primary and Secondary Prevention to increase year by year successful prevention rates but to also monitor the success of early intervention and prevention where it does not meet a statutory function.

To deliver a more targeted focus on Homeless prevention and to achieve a higher success rate the following measures will need to be employed as part of the development of the plan:

- Strengthen referral pathways for Social and PRS landlords so earlier intervention occurs before notice to quits are served.
- Highlight and maximise access to support and to provide prevention awareness training to providers to better understand homelessness triggers
- Enhance the current mediation service to consider landlord / tenant mediation /couple mediation where and if appropriate
- Co-locate a Domestic abuse worker within the housing solution team to provide earlier intervention and more joined up assessments / advice and support to those fleeing Domestic Abuse.
- Provide enhanced training to an officer to work with veterans to joint work with the Covenant team to better understand the accommodation needs for veterans / what makes them engage / not engage etc
- Work more closely with the cohort of Rough Sleepers to better understand the reasons why they rough sleep and the type of accommodation models they feel would be viable for them to prevent them from Rough Sleeping.
- Work more closely with the criminal justice service and develop a more robust referral pathways into the service where those in custody already have accommodation and to look at how that accommodation is sustained until release where viable and appropriate.
- Review the partnership arrangements with health (especially mental health) to ensure that early referrals are made to the team so that better planning around housing options can be undertaken.
- Work with Schools/ Social Services, Upstream Cymru and the Youth Homelessness C Ordinator to promote Homelessness and its impact on young people
- Ensure access to prevention funds are utilised to sustain accommodation /assist in securing accommodation.
- Promote and ensure pathways into CAB for debt advice / benefit maximisation / Debt Relief Orders etc are clear and available to all who can make referrals to support current economic challenges and the Living Cost Crisis.
- Ensure the allocation policy maximises move on opportunities for those where loss of home cannot be prevented but can avoid placement into TA
- Ensure that staff are sufficiently trained in prevention pathways and processes and have sufficient time to effectively carry out effective prevention work.
- Enhance and develop our Caerphilly Keys Private Rented Scheme to assist with Homeless Prevention and the statutory discharge of duty into the private rented sector.
- Enhance our communication and interaction with PRS landlords and agents in the borough to maximise discharge of duty within this sector.

Priority 2 – Rough Sleepers

 Reduce the number of Rough Sleepers over the transitional phase, there is an additional vision to eradicate Rough Sleeping within the borough in its entirety (however there is recognition that there could be factors outside of the Transitional Plans control that could impact this) The following measures will be adopted to achieve this:

- Continue to monitor and understand the root cause of why people rough sleep through better engagement with our Rough Sleepers
- To enhance the outreach service so it is more accessible for those who find themselves in a position where they are Rough Sleeping
- To have more inclusive models of TA that suit the needs of RS (units that allow pets / substance misuse that are not as restrictive or formal)
- For entrenched rough sleepers support them via a housing first approach

- Recognise and appreciate that there will still be Rough Sleepers who are not ready to access accommodation. Continuous engagement with support so they are ready access move on accommodation at the earliest opportunity.
- Consider having a specialist Rough Sleeper Housing Solution Officer so they can provide more intense interventions to achieve positive outcomes.
- To ensure that review of service delivery and needs is ongoing to ensure delivery of this objective

Priority 3 - Enhance the Housing First Provision

To deliver a model that meets both the support and accommodation need of those with more complex and challenging behaviours and where other pathways have failed the following measures will be adopted under the Housing First (HF) umbrella:

- Increase the capacity of HF across both the YP and Adult programmes to be able to meet demand and to avoid people having to wait to access the support.
- Review the staffing resource from a support perspective to ensure more effective action to their needs
- Work with RSL landlords and Private landlords in the borough to better understand HF and to maximise the offers of accommodation toward those on the HF scheme
- Ensure offers of accommodation made will suit individual to try and promote tenancy sustainability and engagement
- Formalise the pathway and set up a memorandum of understanding and terms of reference so that partners can sign up to support this model
- Hold monthly operational review of cases on scheme and to address any individual issues as and when they arise and minute these meetings highlighting any actions given to agency and date needs to be completed
- Hold quarterly strategic meetings to review overall HF scheme

Priority 4 – Increase Access to Permanent Accommodation

To succeed in the delivery of the fundamental objectives of RRTP then an increase in the access and the development of accommodation and homes within the borough is required. To be able to achieve this the following approaches will be adopted:

- Ensure that as a stock retaining authority our new build plans consider the need for single person and two-bedroom accommodation across the borough
- Ensure that our RSL partners understand the Housing Need within the borough and that they agree to move forward with support to meet this need.
- To review Caerphilly Homes stock profile and to see what can be reconfigured into single person accommodation to meet this demand across the transitional phase
- To continue to promote and work with landlords in the PRS sector as a whole and continue to grow Caerphilly Keys to support in positive discharge of duty into this sector
- WG to consider placing more requirements on RSL providers were applying for SHG to ensure that they are building to the LA need and demand data that is collated via LMHA, LDP, CHR application / waiting list data and homelessness data.
- Support WG in their vision to achieve 20,000 carbon neutral homes across during their administration.
- To work with our Private Sector Housing team where accessible accommodation needs are identified to ensure that future development and build plans can meet this need as well as property size and type of accommodation.

At this current time the following is planned across the borough by our social landlords within the borough.

Priority 5 – Allocation Policy Review

To manage access more effectively to accommodation in the Social Sector, the Common Allocation Policy (CAP) will need to be reviewed to ensure it is reflective to meet the demand for accommodation for those who are in most need within the borough. The Local Authority recognise the need to carry out this review not only to meet the needs of Rapid Rehousing but to also enhance the way it currently assesses, manages and allocates social housing within the borough but also recognise the scale and significance of this fundamental Policy and its review and therefore will be looking to take this forward in 2023.

The current waiting list data shows the number of cases and their bands

BAND	Active	Suspended	Total
Band 1	400	102	502
Band 2	1881	92	1973
Band 3	3396	219	3615
Total	5677	413	6090

Going forward during the early part of the transitional phase the CAP will consider move on needs for those in need of HF and RRTP. There are however barriers to this which include:

- Support from elected members to review the CAP and understand the housing need and demand in the borough
- RSL partners working collegiality to ensure suitable and reasonable offers of accommodation are made
- Reduce the level of LLP's

Priority 6 – Caerphilly Keys

The objective here is to build upon on the ongoing success that Caerphilly Keys has had since it came into effect in 2018.

The Caerphilly Keys scheme is seen as a pioneering private rented scheme that offers a landlord / tenant matching service without any financial charge for the service

The current property portfolio has over 100 properties listed across a range of rent levels property/ bedroom size. This model supports the Housing Solution Team in successfully being able to either prevent homelessness or move people out of temporary accommodation within this sector (refer to table 2.2 Outcome/ tenure data)

In view of the success of the Caerphilly Keys, the Welsh Government Leasing Scheme Wales Proposal was declined in February 2022 following receiving support from Cabinet in the recommendation to decline this option and remain with Caerphilly Keys as the PRS model.

The Caerphilly Keys team continue to grow from strength to strength and increase the property portfolio month by month

As part of the development of the transitional plan thought is being given to the following key areas to enhance the scheme:

- Staffing Resources to ensure that the ongoing growth of the service can be managed
- Continue to build and attract new landlords within the borough
- Working with Private Sector Housing Team in relation to bringing back into use empty properties
- Marketing of the Scheme
- Affordability
- Formalising and lease/ nomination arrangements

It would be appropriate however at this juncture to note that whilst the current scheme is a success, we are still yet to see how the following key factors may affect the availability of PRS access going forward:

- Renting Homes Act
- Ukraine and Other Asylum Dispersal Schemes
- Local Housing Allowance Rates / Market Rents

Priority 7 - Remodel and Reduction of TA / Supported Housing

Point 5 within the plan has already highlighted the key fundamental actions to be carried out in delivering the first phase of Rapid Rehousing Plan for temporary and supported accommodation. The plan has already referred to the need to increase certain models of accommodation to support its delivery.

Therefore, the focus within this section on the remodelling and reduction of TA use is focusing on reducing time spent in accommodation and assist with fast transition to permanent housing. To achieve this then the following approaches will be adopted:

- Households have a tailored Housing and Support Plan that clearly outlines the Housing Solutions that are being worked toward
- Households are on the right move on pathway
- Households are supported to be active on the Common Housing Register at the earliest point of eligibility to maximise move on opportunity
- Households are referred to the Caerphilly Keys Private Rented Scheme to increase move on opportunity
- Households are supported where financial constraints may delay move on with financial support with items like that to assist with removals/ furniture / payment to Rent in Advance etc
- Households have access to the right support when in TA
- Households are continued to be supported for as long as necessary when permanent housing is secured.
- Households who have financial/ Debt issues are all engaged with CAB for support
- Allocations Policy is reviewed and reflects the Rapid Rehousing Agenda and need
- Social Landlords work with the Plan and support the development and build of accommodation in the borough to meet the long term needs of Rapid Rehousing
- Through the transition phase and pending the Allocation Policy review Social and Private landlords work with the core fundamental principles of the plan and support move on in line with current allocation policy.

7.   RESOURCE PLANNING

To manage the additional pressures placed on emergency accommodation over the last three years there has been reliance on financial support from Welsh Government via Covid 19 funding. Without this additional funding significant overspend on the General Fund would have been incurred.

The additional WG grant award at the end of 2022 to top up prevention spend supported an increase in prevention activity, which included being able to pay off rent arrears to promote tenancy sustainability / swifter access to move on accommodation, pay toward removals / furniture packs etc

Securing Covid 19 Phase two funding in 20/21 supported the service to deliver 6 units of accommodation that supported the move on of homeless households and 4 pods attached to supported accommodation to provide some step-down style accommodation to free up the supported accommodation placements for those who were in other forms of TA.

Welsh Government grant funding brought back into use an additional 9 units of single person accommodation that will support move on from temporary accommodation.

For commissioned support services we refer to the HSP Spend Plan that we have already submitted.

Staffing Resource

There is currently a split service with a prevention and core homelessness team.

The baseline staffing structure is as follows for the Housing Solution Team

Clerical / Admin	Senior Officer /Manager	Special Projects and Initiatives Officer	Caerphilly Keys team	Prevention Officers	Housing Solution Officers	Common Housing Register Officer – Dedicated to Homelessness
1	1	1	1 officer 1x support worker	5	6	1

The current staffing structure is financed either via the general fund or HSG and due to previous WG award of funding it has been challenging to be able to offer more permanent posts and to be able to look at future team structure because of this little investment going into staff resource.

A fundamental part of the plan will be to review the staffing structure and to ensure the financial capability is secured to deliver over this phase. Work on this has started as part of a larger review of the housing team.

Conclusion / Summary

The plan outlines the first phase of how the move to Rapid Rehousing will take place in meeting the longer-term objectives of the RRTP. It establishes the core achievable objectives within the first phase of delivery. In developing the plan, regard has been given to the potential impact of Ukraine situation and the implementation of the Renting Homes Wales Act in December 22. A review of the longer-term plan will be undertaken in early 2023 where phase 2 & 3 of the plan will be further considered.