

# Scotland's transition to rapid rehousing

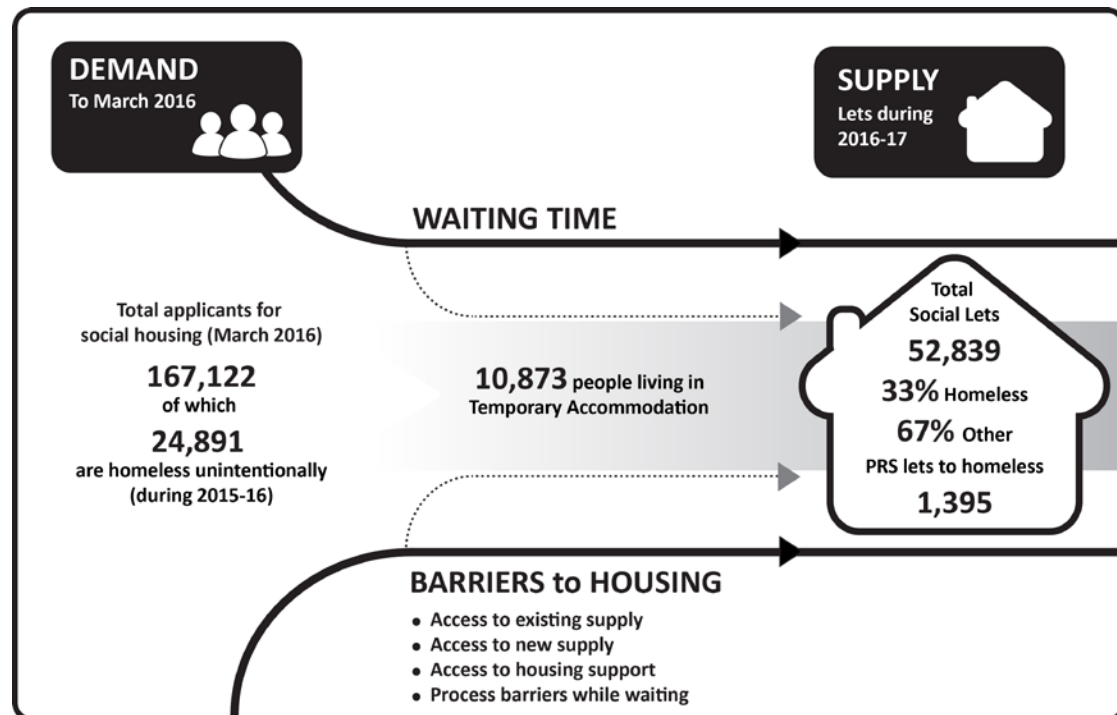
Market area analysis,  
legislative and culture review

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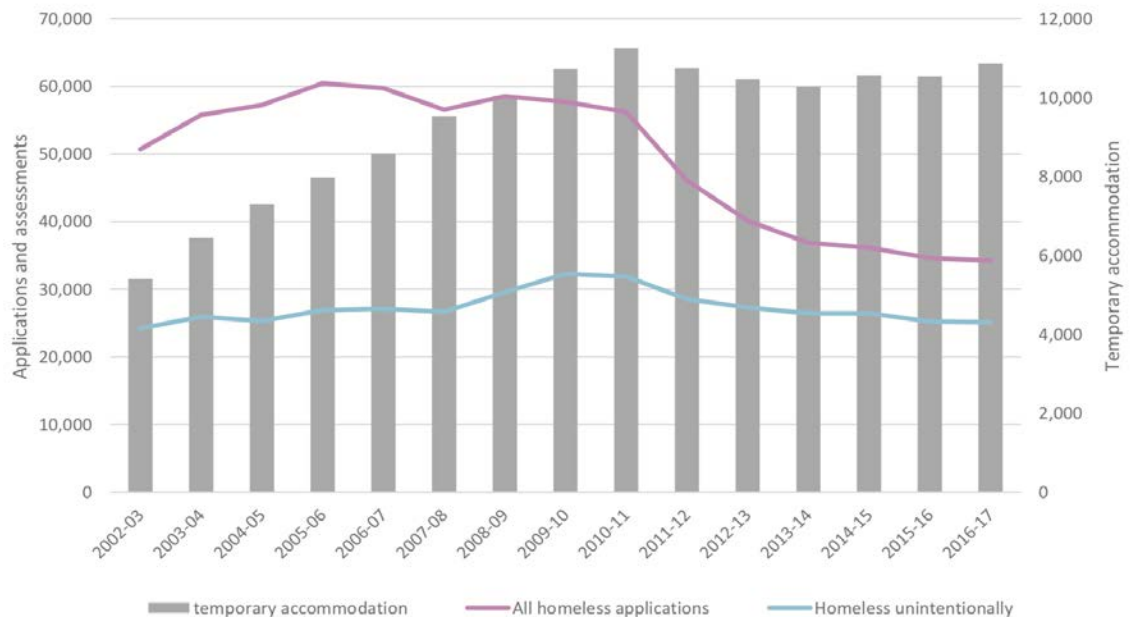
# National overview – demand / supply

- Restricted Social housing supply relative to demand
- Supply is around 30% of **all** social housing demand
- Very low use of PRS for statutory homeless
- **Feasibility of Rapid Rehousing** is dependent on:
  - **Prevention** to reduce demand
  - **Access to lets** – new and existing
  - **Access to support** at the right time, in the right place
  - **Process** around access



# Demand for temporary accommodation

- Demand / supply imbalance **although** applications for social housing have been **gradually decreasing** nationally
- **Also**, the number of homeless cases where duty to house **similar to 15 years ago**
- **But** demand for temporary housing **is still increasing**
- **All homeless lets PRS + SRS = 70% of new homeless applications**
- **So nationally demand / time spent in Temporary Accommodation** will keep on increasing on **current** demand/supply rates



# Type of temporary accommodation

## Hostels

- What are they?
- Lack of clarity – use of HB definition, but many are effectively supported accommodation
- Interim and emergency is mainly 10-20 bedspaces
- 11 LAs have larger hostels 25+
- 24 buildings size range from 27-82 bedspaces, median size is 30
- Small number of LAs see need for more supply to mitigate against B&B

## Supported

- Smaller than interim and emergency
- 10-15 bedspaces
- One City LA has much larger on average 30+ bedspaces
- Significant number LAs have identified need for more supported
- or redesign balance by geography or needs groups

**Definitions and clarity for a baseline are key for RRTPs**



# Rehousing – SRS and PRS

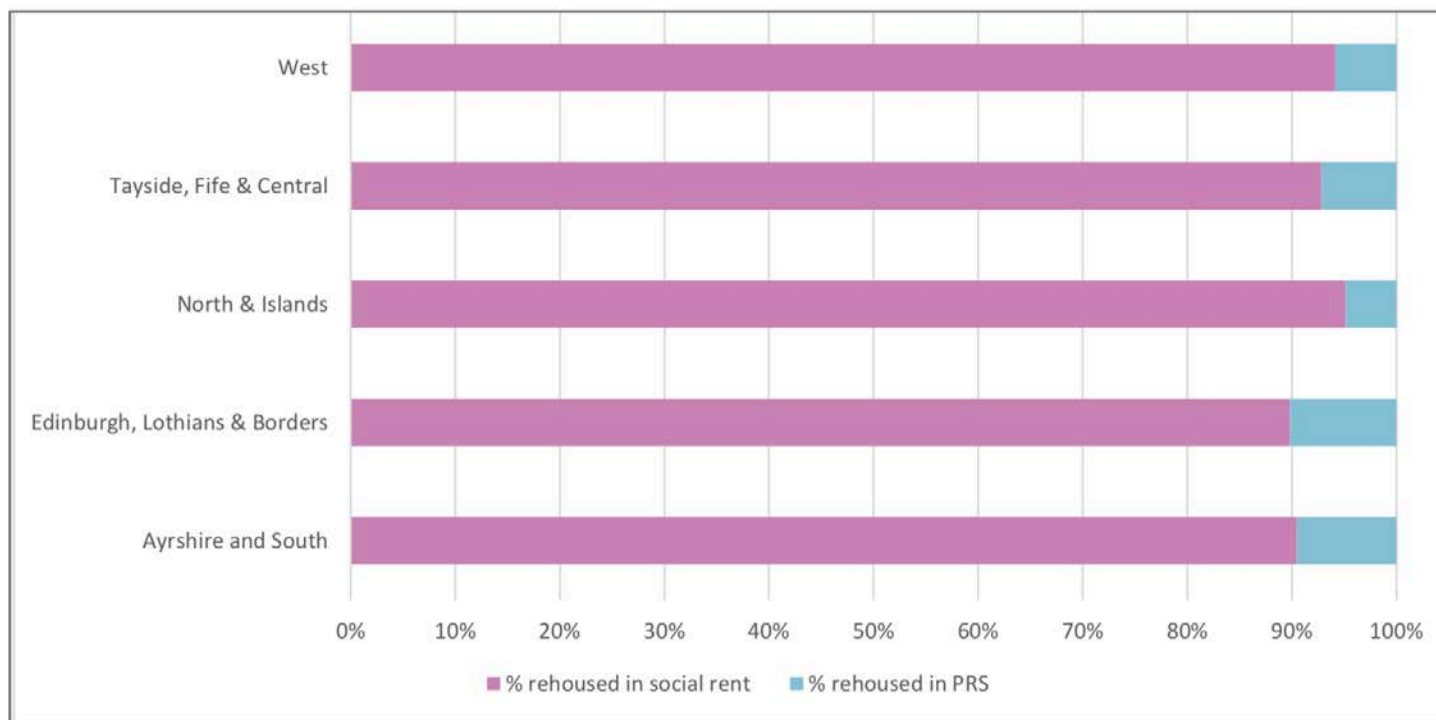


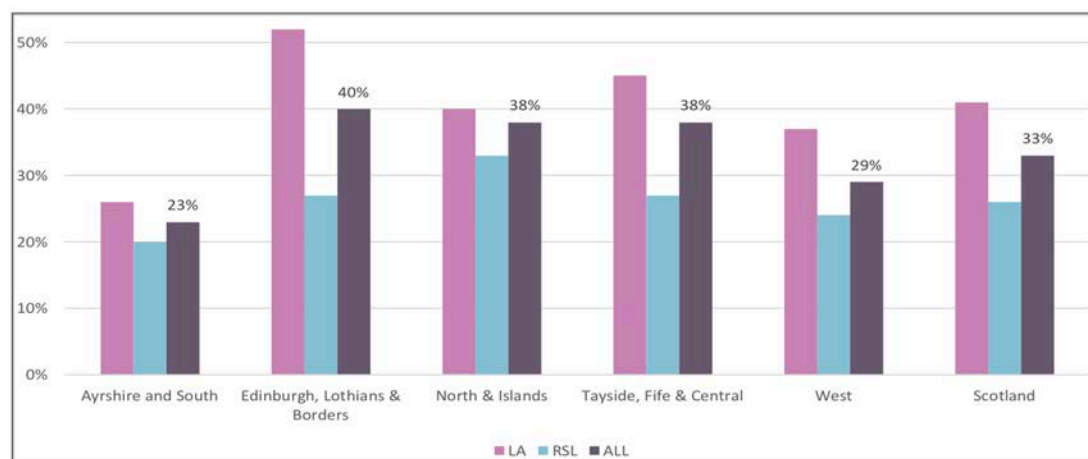
Figure 2: Rehousing homeless households by social rent or private rent

**On average, only 8% homeless rehoused in PRS**



# Proportion of social lets to homeless

- Variation by type of provider and housing market
- Average 33%
- LAs 41%; RSLs 26% lets
- High of 81% of LA lets in Edinburgh
- Low of 7% of RSL lets in South Ayrshire
- Turnover of social lets and number of offers to homeless can slow down move on



# Illustrative proportion of lets to homeless households to achieve RRH

- Average 45% in lets (PRS and Social) to meet backlog **and** new demand over next 5 years.
- IF **only** SRS = 52% of lets
- BUT some LAs will **not be able** to meet demand relative to current supply E.g. Midlothian 217% increase to 136% lets, East Lothian 113 % increase to 115% lets, City of Edinburgh 78% increase to 113% lets
- Some much lower requirements or from lower base e.g. Inverclyde 103% increase to 25%, East Ayrshire 60% increase to 25%
- New supply – More Homes programme will help if homeless households have access to new supply

Housing Option Hub	Proportiona l increase in lets to meet annual new demand and backlog	Proportion of all social lets to homeless households IF SR was to meet all homeless need
Ayrshire and South	54%	40%
Edinburgh, Lothians and Borders	75%	84%
North & Islands	36%	54%
Tayside, Fife and Central	32%	54%
West Hub	65%	50%
Total Scotland*	45%	52%



# Legislation, policy, practice and culture

- Vision for Rapid rehousing generally seen as positive
- BUT
- Prevention and resourcing support is key
- Legislation, guidance and regulatory tension
- Temporary accommodation and affordability
- Definitions and monitoring types of temporary accommodation
- Responsibility / resourcing housing support and wrap around support
- How to define and quantify complex needs
- ‘Tenancy readiness’
- Access to existing supply
- Access to new Supply





# Guidance for LAs and partners

<http://www.ghn.org.uk/rapid-rehousing-transition-plan/>

