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Responding to the Housing Emergency Declaration – slides

Housing, Homelessness and Fair Work Committee

10.00 am Tuesday, 27th February, 2024

Dean of Guild Court Room - City Chambers

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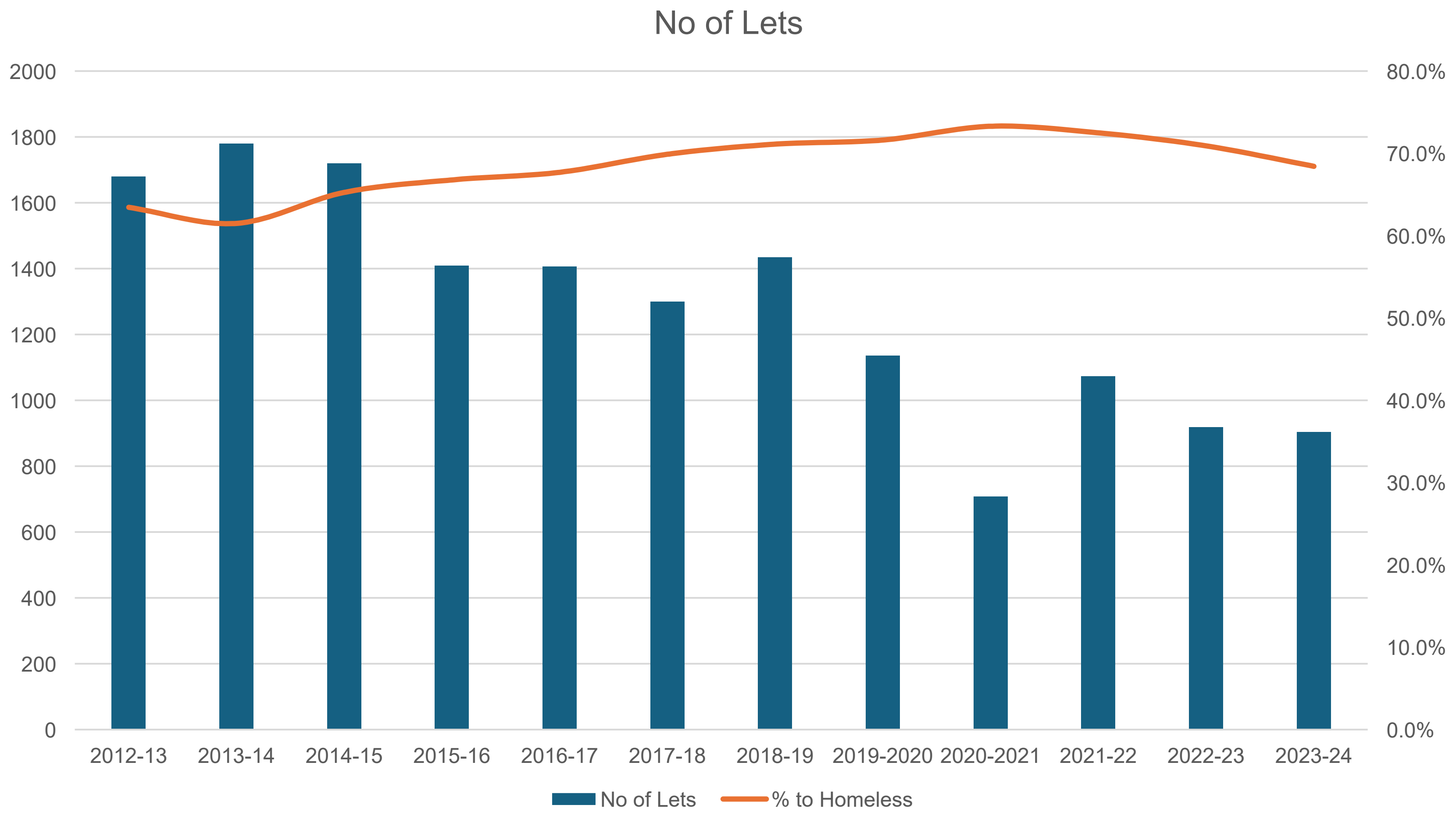
Housing Emergency Action Plan

February 2024

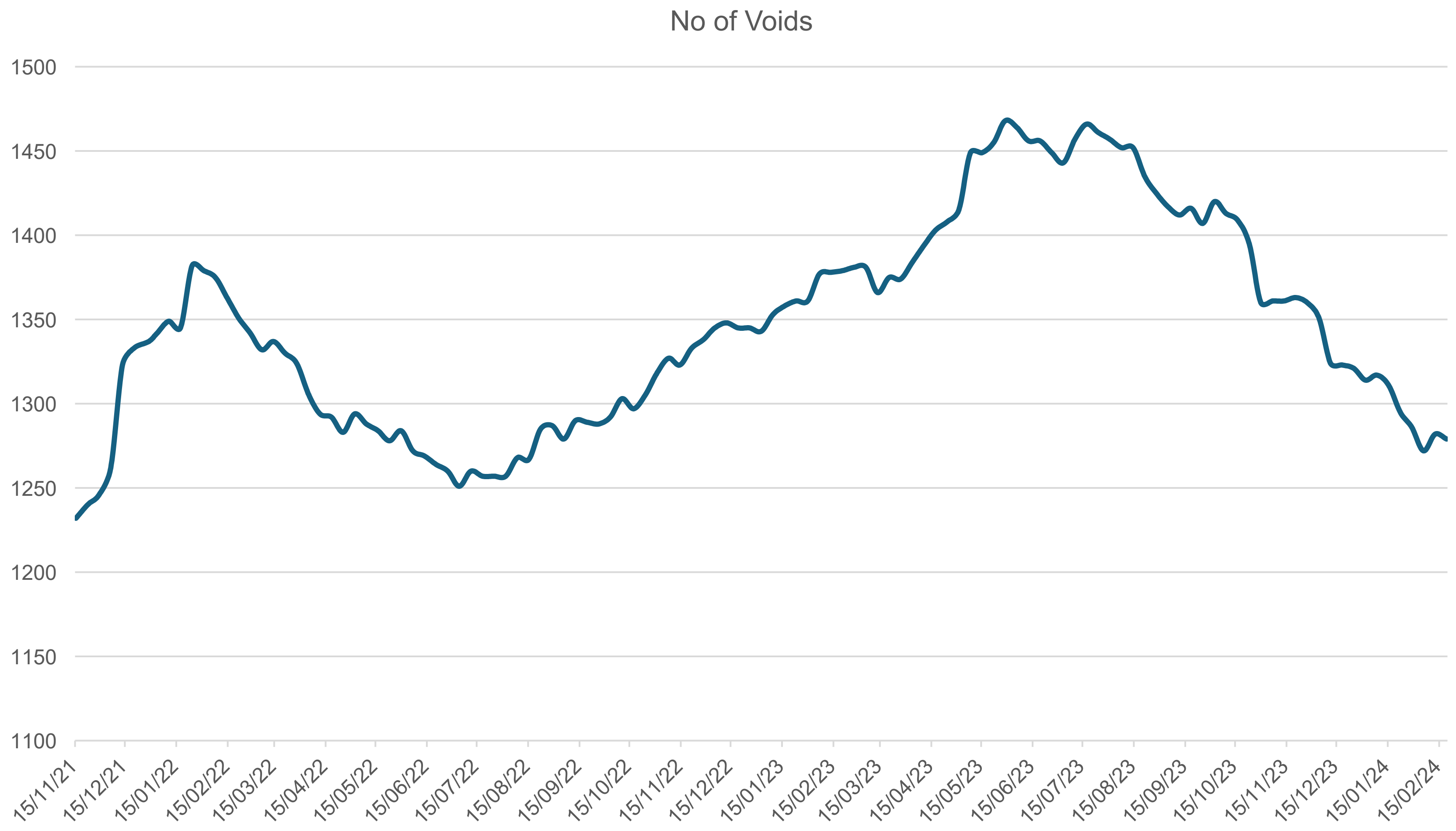
CEC Lets

- In 2012-13, there were 1,680 CEC lets. In 2022-23, there were 918. A reduction of 45%.
- In 2012-13, 63.5% of all CEC lets went to homeless households; in 2022-23, 70.9% of all CEC lets went to homeless households.
- As at end of January 2024, there have been 903 CEC lets , with 68.4% going to homeless households.



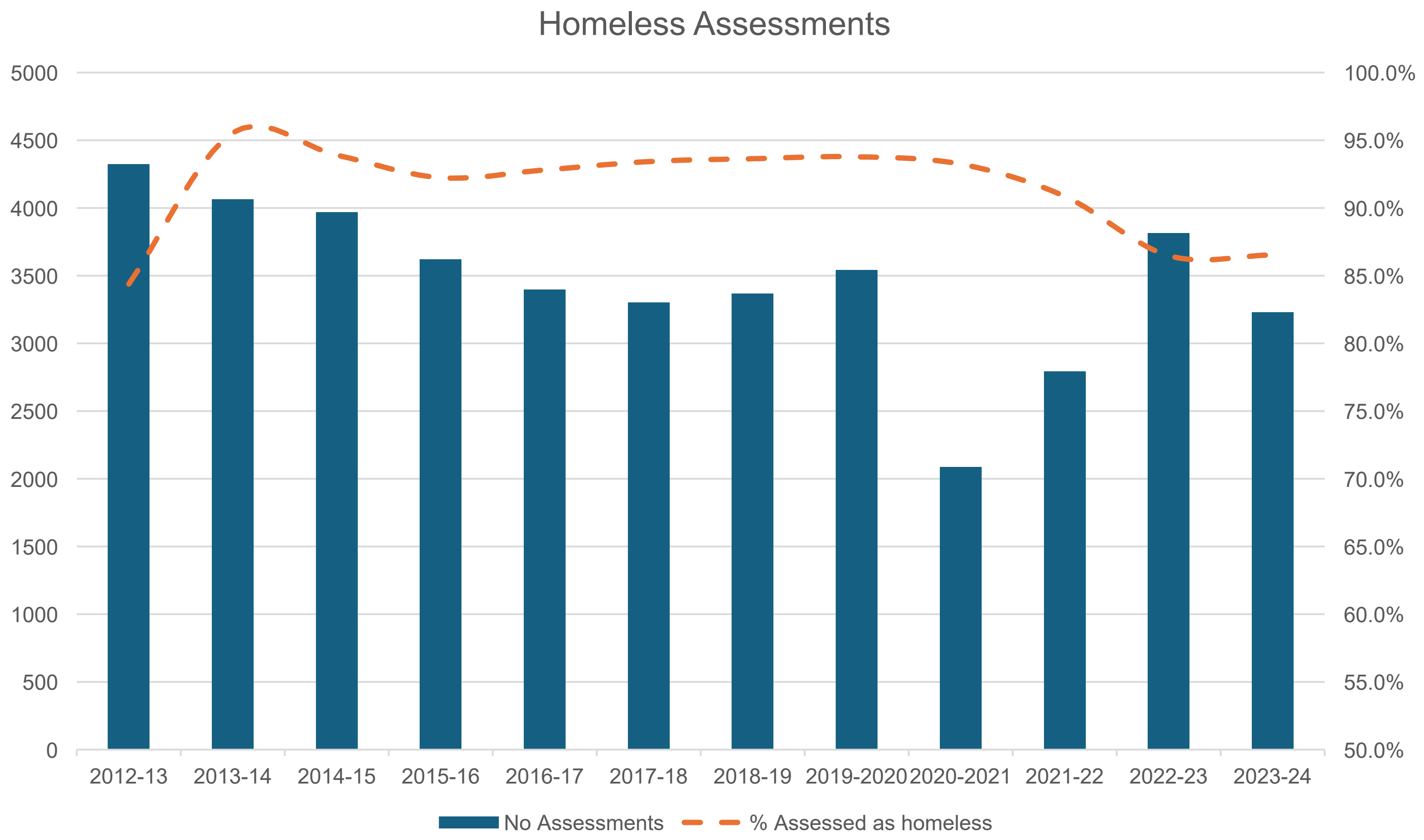
CEC Void properties

- Voids data has only been recorded since 15 November 2021.
- The number of void properties showed a 17.3% increase between July 2022 and May 2023, when a high of 1,468 void properties were recorded.
- Since then, the void numbers have fallen by 12.9% back down to 1,279 voids as on 19 February 2024.



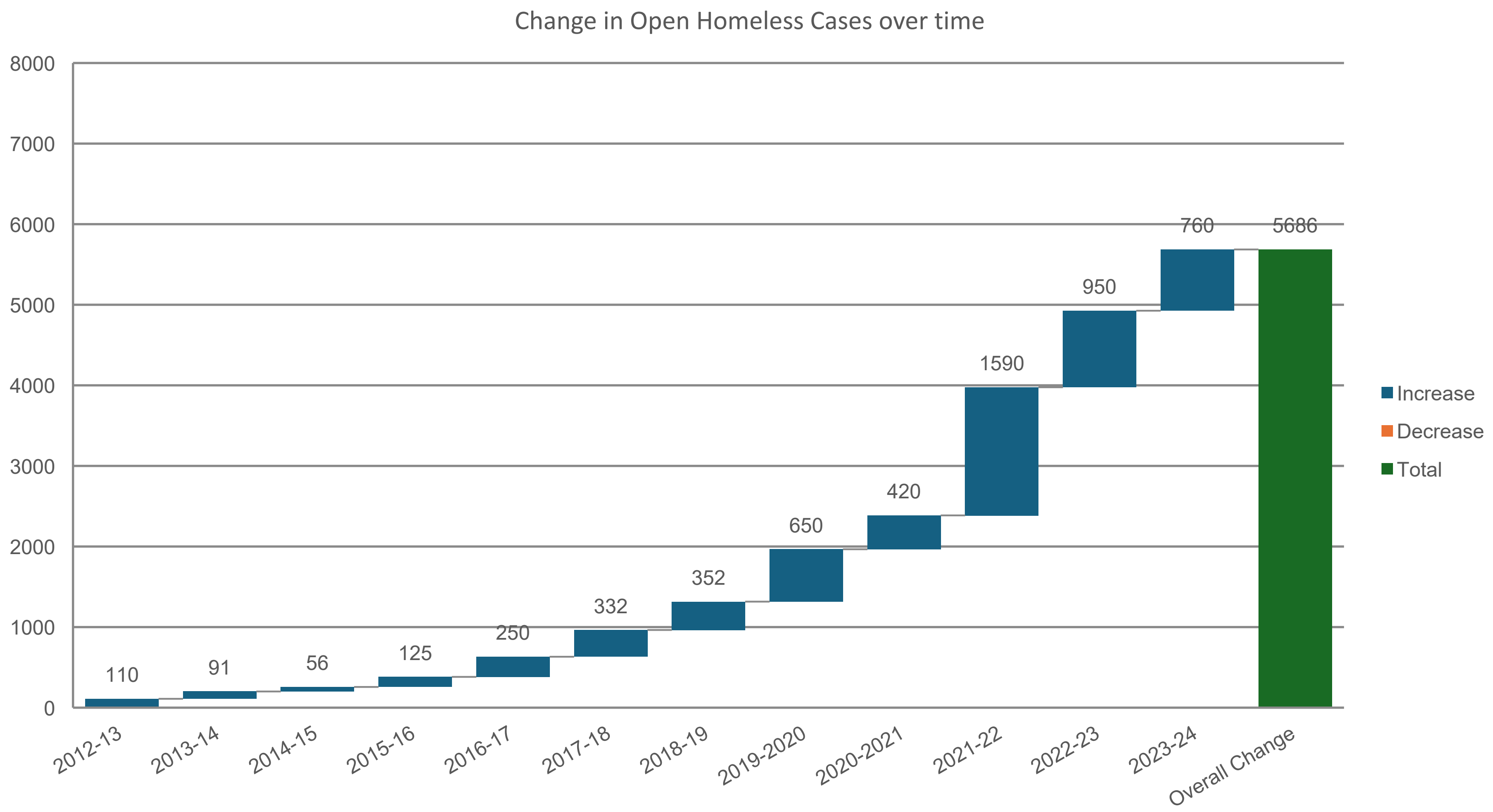
Homeless Assessments

- In 2022-23, there were 3,815 homeless assessments completed with 86.5% of households assessed as being statutorily homeless.
- It is likely there will be greater than 3,870 homeless assessments in 2023-24.
- Whilst there had been a reduction in homeless assessments between 2012-13 and 2016-17, excluding the covid years, there has been increased assessments over the last 2 years. This is replicated Scotland wide.



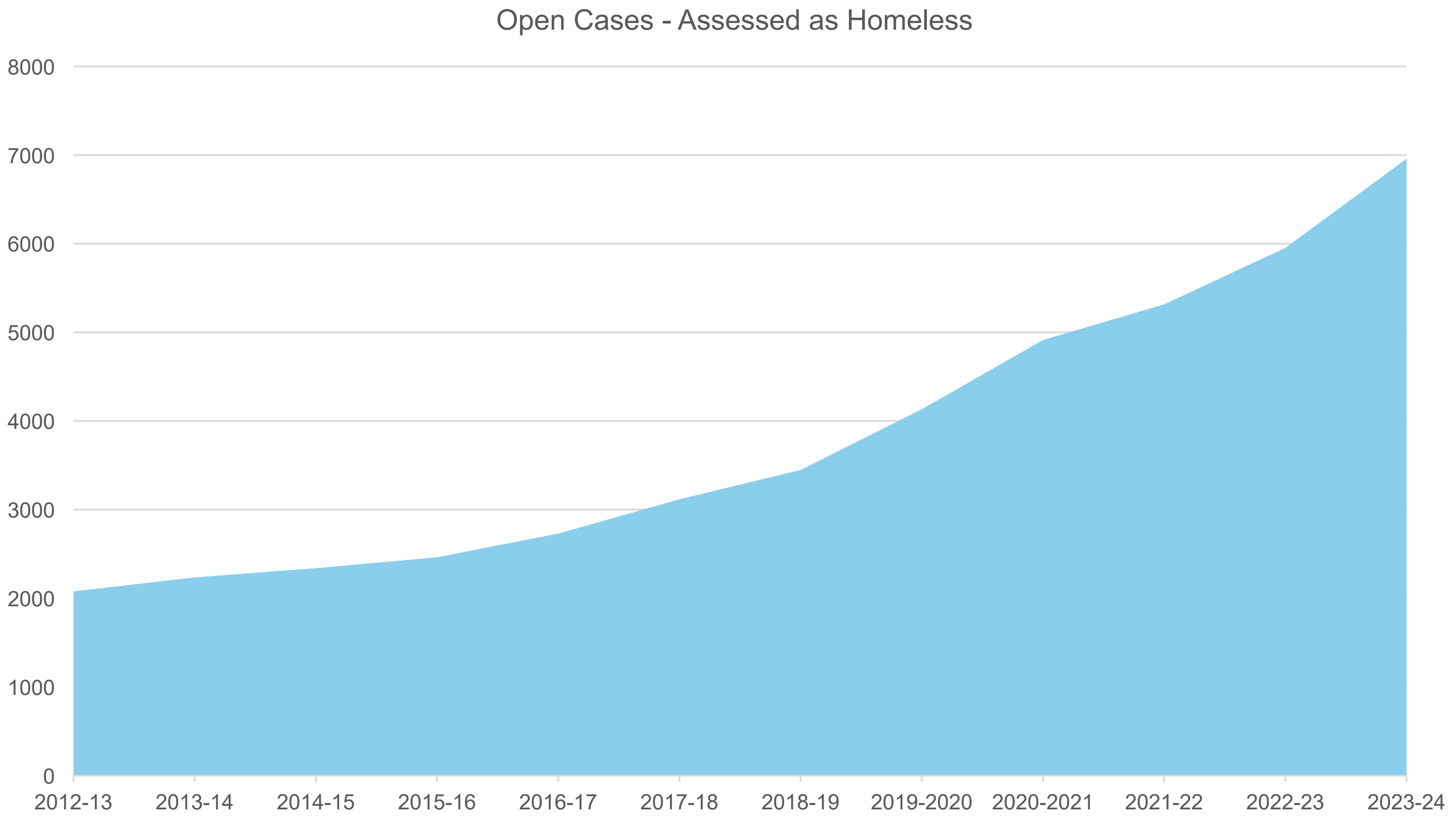
Open Homeless Cases

- For each of the last 12 years, there have been more homeless presentations each year than homeless cases closed.
- This has led to a net increase of around 5,700 cases.



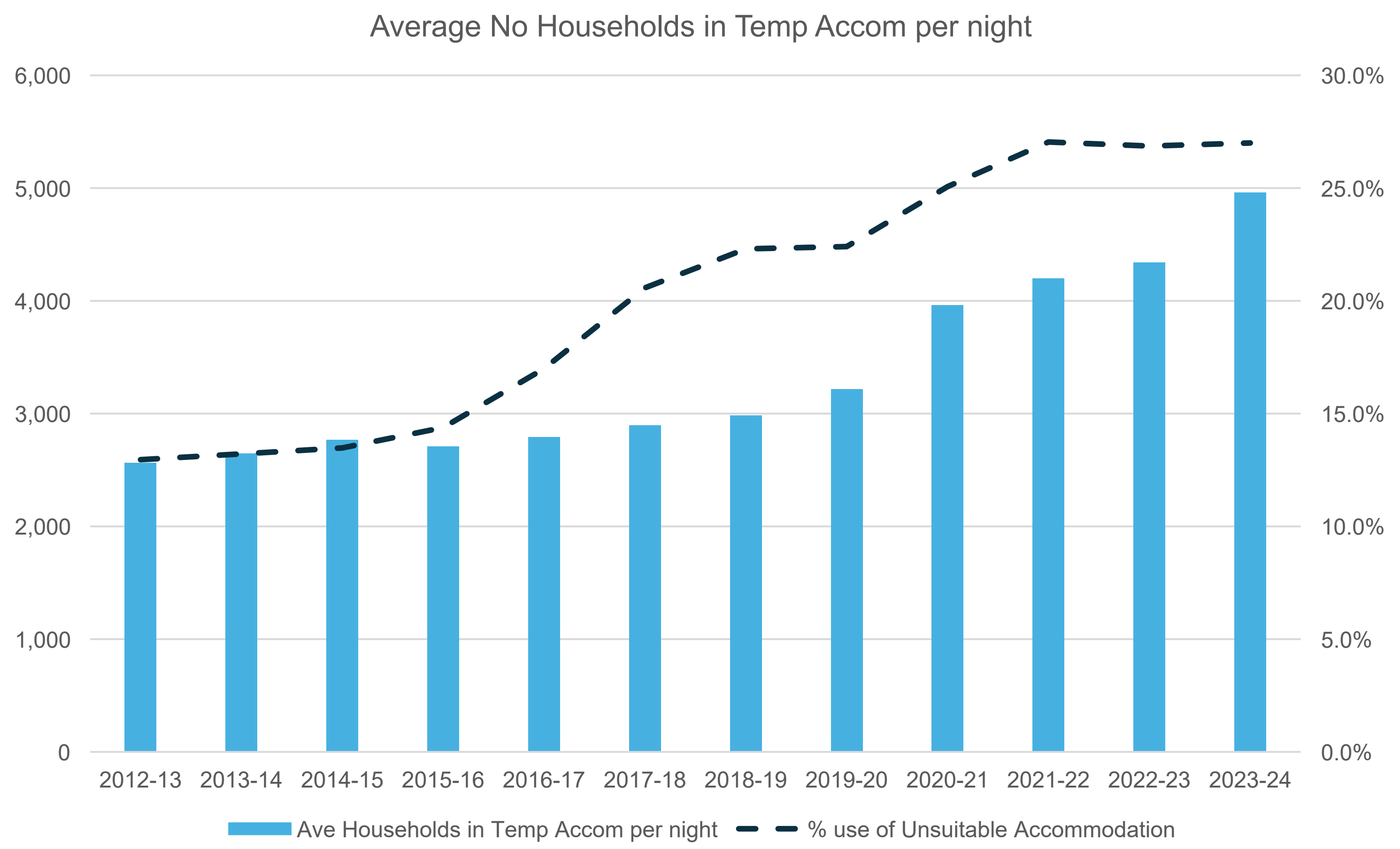
Open Homeless Cases

- As on 31 January 2024, there were 7,050 open cases of which 6,950 have been assessed as statutorily homeless
- The largest increase occurred in 2020-21, when there was a net increase of 1,590 cases. This was a 33% increase on the open cases at the end of 2019-20.



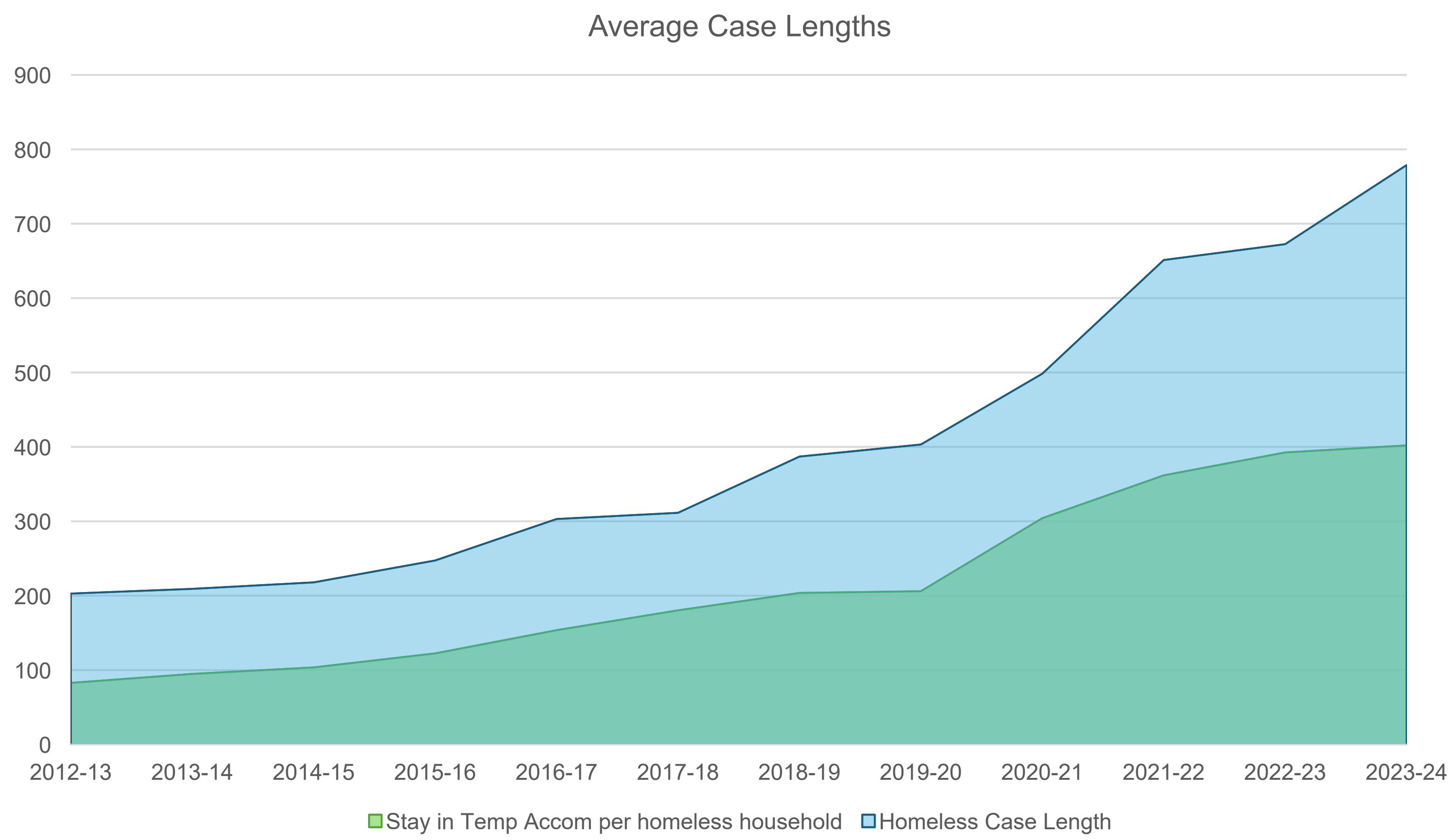
Households in Temporary Accommodation

- In 2012-13, there were on average 2,560 households accommodated in Temporary Accommodation per night, with 13.0% in unsuitable accommodation (as per current definitions).
- In 2023-24, there have been on average 4,958 households accommodated in Temporary Accommodation per night, with 27.0% in unsuitable accommodation.
- This is a 94% increase in households being accommodated.



Case Lengths

- In 2012-13, the average case length for a household assessed as statutorily homeless was 203 days. In 2023-24 this has risen to 775 days.
- An increase of 572 days / 284%.
- Over the same period, the time the average household assessed as statutorily homeless and who has required temporary accommodation has increased from 83 days to 402 days.
- An increase of 319 days / 386%.



Strategic Housing Investment Plan 2024-29

- RPAs were published for the 5-year period covering 2022/23 – 2026/27. This is the amount of Affordable Housing Supply Programme (AHSP) funding that is allocated to Edinburgh to support the delivery of affordable homes.

- The pipeline of affordable homes identified in the SHIP would require an additional £665 million over five years, almost four times the amount of grant funding set out in current resource planning assumptions. **RPAs are not currently known beyond 2025/26**.

- AHSP funding for the City of Edinburgh Council and Glasgow City Council is delivered through Transfer of Management Development Fund (TMDF), with Edinburgh and Glasgow being the only two local authorities to receive funding from the Local Government Settlement. The allocation is determined by a formula agreed between Scottish Government and Convention of Scottish Local Authorities (COSLA).

- TMDF is a limited annual budget and any additional funding secured for Edinburgh has come through central housing budget. Over the last five years, Glasgow has received more than double from TMDF than Edinburgh.

YEAR	HOMES APPROVED	HOMES STARTED	HOMES COMPLETED	GRANT REQUIREMENT (£M)	SG RESOURCE PLANNING ASSUMPTIOMS (£M)
2024/25	976	1,232	1,014	72.456	45.053
2025/26	2,869	2,206	465	185.920	45.211
2026/27	2,467	2,714	1,989	190.136	45.960*
2027/28	2,210	1,747	2,241	195.100	45.960*
2028/29	1,022	1,551	2,770	250.409	45.960*
TOTAL	9,544	9,450	8,479	894.021	228.144

Emerging themes

- Simplifying access to housing
- Quality Housing
- Data and partnerships
- Customer experience
- Specialised support
- Finance and funding

Emerging outcomes

- Reduced homelessness
- Reduced use of unsuitable accommodation
- Less void properties in the Council estate
- More homes of all tenures
- Renewed allocations policy
- Reduced costs to General Fund (homelessness)
- Increased rental income (HRA)

Assessment and prioritisation criteria

Criteria	Weighting
Success Probability	10%
Prevention	20%
Reduced the use of unsuitable accommodation	20%
Tenant Satisfaction	10%
Increase Funding / Inventory	20%
Care & Support	10%
Cost Benefit	10%

Impact	Impact Score
No Impact	0
Very Low	1
Low	2
Moderate	3
High	4
Very High	5

Priority Categorisation

Priority Categorisation	Number of Projects	Main outcomes
High	28	Reduced homelessness, reduced voids, improved outcomes to children and families, more homes of all tenures, reduced GF expenditure, increased HRA income, workforce capability.
Moderate	21	Partnership approach to prevention of harm, renewed allocation policy, improved financial support for tenants, systems thinking, improved tenancy management and support, homelessness system mapping, establish EDI.
Low	27	Annualised data, Understanding of potential alternative housing management approaches, understanding of potential differential rent models, understanding of potential co-operative models

Projected delivery timelines

Priority Categorisation	High	Moderate	Low
2023/24	28	15	12
2024/25	0	5	16
2025/26	0	0	0
2026/27	0	0	0
2027/28	0	0	0
2028/29	0	0	0

Project timelines

Priority Categorisation	High	Moderate	Low	Main outcomes
2023/24	3	1	4	Funding allocation, tenancy support, housing quality
2024/25	18	15	23	Allocations review, reduced homelessness, reduced voids, reduced GF cost, increased HRA rental income, more homes of all tenures
2025/26	3	3	1	Ongoing benefit realisation
2026/27	0	0	0	Ongoing benefit realisation
2027/28	0	0	0	Ongoing benefit realisation
2028/29	4	1	0	Current SHIP delivered – 9,500 affordable homes, support private developers

Budget Tracking

#	Tasks	Impact GF	Impact HRA
1	**Control Net increase in Temp accommodation**	Yes	
2	**Hawthorn Gardens Houses Purchase**	Yes	
	Allocation & Settlement		
3	**Reduced Council Owned Temporary accommodation voids**	Yes	
4	**House purchase (Acquisition)**	Yes	Yes
	Allocation & Settlement		
5	**Increase HAWS**	Yes	
	Allocation & Settlement		
6	**HRA Voids for settled accommodation for Homeless**	Yes	Yes
	Allocation & Settlement		
7	**HRA New Builds**	Yes	Yes
	Allocation & Settlement		
8	**RSL Lets**	Yes	
	Allocation & Settlement		
9	**Prevent Households requiring temporary accommodation**	Yes	
10	**Off the Shelf Purchase**	Yes	Yes
	Allocation & Settlement		

Thank you

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