

# Housing, Homelessness & Fair Work Committee

10:00am, Thursday, 3 June 2021

## Rapid Rehousing Transition Plan – Annual Update on Progress

Executive/routine  
Wards  
Council Commitments

### 1. Recommendations

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- 1.1 Committee is asked to note the progress made to date.
- 1.2 Committee agrees the content for submission to the Scottish Government.

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## Rapid Rehousing Transition Plan – Annual Update on Progress

### 2. Executive Summary

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- 2.1 The Scottish Government instructed all local authorities to develop, produce and cost a 5-year RRTP by 31 December 2018.
- 2.2 Further to this, local authorities were asked to submit updated RRTP's, the second iteration of the Edinburgh RRTP was agreed at Committee on 18 September 2020 and subsequently submitted to Scottish Government.
- 2.3 Committee agreed to receive annual updates on progress of the plan. In order to meet the requirement to submit this to Scottish Government by 30 June 2021 this update covers the period from September 2020 to end of March 2021.

### 3. Background

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- 3.1 The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017. The group made 70 recommendations regarding the solutions and actions needed to eradicate rough sleeping, transform the use of temporary accommodation and bring an end to homelessness in Scotland.
- 3.2 All of the recommendations were accepted by Scottish Government, including the instruction for all local authorities to develop RRTPs.
- 3.3 The definition of rapid rehousing outlined by the Scottish Government is, where homelessness cannot be prevented:
  - 3.3.1 A settled mainstream housing outcome as quickly as possible.
  - 3.3.2 Time spent in any form of temporary accommodation is reduced to a minimum, with as few transitions as possible.
  - 3.3.3 When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.
  - 3.3.4 And for people with multiple needs beyond housing:
  - 3.3.5 Housing First is the first response for people with complex needs and facing multiple disadvantages.

- 3.3.6 Highly specialist provision with small, shared, supported and trauma informed accommodation.
- 3.4 HARSAG reconvened in summer 2020 to provide updated recommendations to the Scottish Government, in light of the Covid-19 pandemic.
- 3.5 A total of 105 recommendations were made and the [Councils response](#) to these were agreed by Committee on 14 January 2021.

## 4. Main report

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- 4.1 Following submission of the original RRTP to Scottish Government officers developed a [second iteration of the RRTP](#). This was agreed by Committee on 18 September 2020 and subsequently submitted to Scottish Government, with a requirement to provide annual updates on progress.
- 4.2 This report provides an update with regards to legislative changes, key trends in homelessness and an update on identified actions agreed in September 2020 is attached as appendix 1.

### **Update on Legislative Changes**

- 4.3 As set out in the second iteration of the RRTP there are a number of legislative changes which will come into force during the lifetime of the RRTP which may impact on the Council's ability to deliver rapid rehousing. There have been changes to the timeline for implementation as set out below:

#### **Homelessness etc (Scotland) Act 2003 (Commencement No.4) Order 2019**

- 4.3.1 Removal of Local Connection – The changes to this legislation will mean that households will be able to present and receive homelessness assistance, including accommodation, in any Scottish local authority area of their choice. It was expected that this change would start in May 2021. This has been delayed due to ongoing Covid-19 restrictions and no new commencement date has been confirmed.

#### **Extension of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2004**

- 4.3.2 This legislation will extend the Unsuitable Accommodation Order to all homeless households, meaning that anyone staying in accommodation deemed as 'unsuitable' for more than 7 days will constitute a breach of the Order. In Edinburgh this will mean that shared houses and bed & breakfast accommodation will be deemed unsuitable. The Order will come into force on 30 June 2021.

### **Prevention Duty**

4.3.3 The expert group were asked by Scottish Government to investigate the possibility of establishing a prevention duty in Scotland. The group published their recommendations which were submitted to Scottish Government on 18 February 2021. These recommendations are far reaching and include a duty on wider public services to ‘ask and act’ about people’s housing situation. There are no further details as to time scales or whether all recommendations will be implemented as yet.

### **Key Homelessness Trends**

- 4.4 There were 1,914 households assessed as homeless, or threatened with homelessness in 2020/21, a reduction of 43% on the previous year (3,355). Of these 1,901 households were assessed as unintentionally homeless or threatened with homelessness. A total of 2,047 homeless assessments were completed in 2020/21.
- 4.5 In 2020/21 93% of all homeless assessments were assessed as unintentionally homeless or threatened with homelessness, down from 94% in 2019/20.
- 4.6 As of 31<sup>st</sup> March 2021, there were 4,766 cases where the Council has a duty to provide settled housing. This is a 15% increase from 2019 when there were 4,135 cases where the Council had a duty to provide settled housing.
- 4.7 In 2020/21 the three main reasons given as the reason for presenting as homeless were domestic ejection (41%), dispute violent or non – violent (27%) and tenancy loss (26%). The table below provides more detail on this.

Table 1 – Causes of homelessness. Source: CEC internal data

<b>Cause of homelessness</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
Domestic Ejection	1, 140	1, 172	832
Dispute violent or non- violent	743	849	553
Tenancy loss LA	102	91	58
Tenancy loss RSL	163	138	52
Tenancy loss PRS	710	648	219
Institution	157	161	107
Other	325	431	223

- 4.8 In 2020/21 the average time taken to close a case for applications assessed as homeless or threatened with homelessness now stands at 490 days, a rise of 29% on 2019/20 when the average was 379 days.
- 4.9 The length of time to close a case has been steadily increasing since 2012/13. This has led to both an increase in the number of open cases at the end of a year and in the average time to close a homeless case.

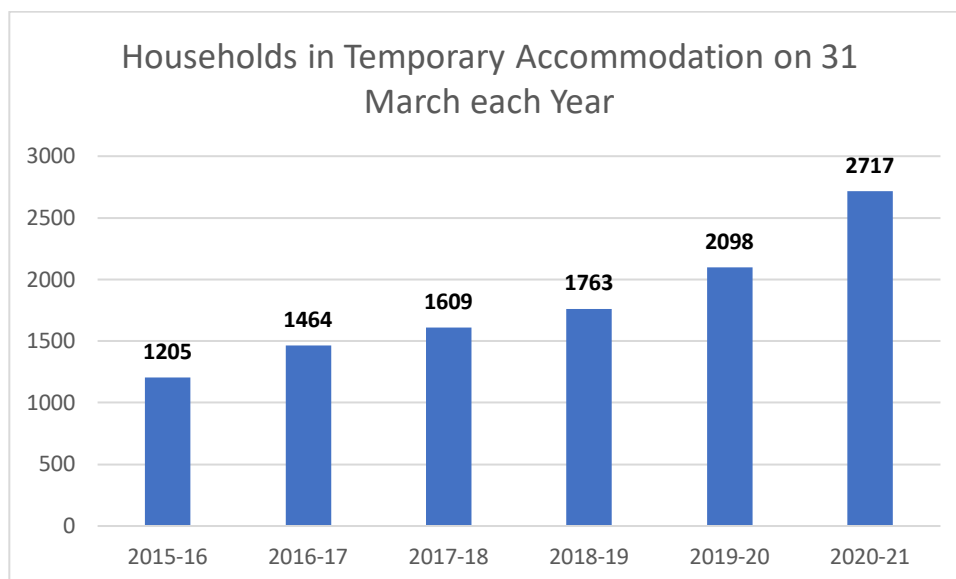
- 4.10 Data for 2020 /21 shows that the percentage of households rough sleeping prior to having a homeless assessment has increased to 24% of households having slept rough at least once in the 3 months prior to assessment, and 11% having slept rough the night before they presented as homeless.
- 4.11 It should be noted that the Council does not see all rough sleepers; as some are reluctant to approach the local authority for help and others who have no recourse to public funds.
- 4.12 Prior to Covid-19 it was estimated that there were between 80 – 120 rough sleepers on any one night in Edinburgh. The numbers of households presenting to the Council having previously slept rough has increased as a result of the services provided for rough sleepers during the pandemic. It is now estimated that there are less than 10 rough sleepers on any one night in Edinburgh.

**Table 2 - Rough sleeping in Edinburgh. Source: Tables 2 & 3, Homelessness in Scotland 2019:20, Scottish Government and CEC internal data**

Year	2018 /19	2019 /20	2020/21
No of households slept rough last night	240	180	226
% slept rough last night	7.1%	5%	11%
No of households slept rough in the past 3 months	375	315	496
% slept rough in the last 3 months	11%	9%	24%

- 4.13 The number of households (excluding PSL) in temporary accommodation has continued to rise, with 2717 households in temporary accommodation on 31 March 2021, a 30% rise from 2019/20.

**Table 3 – Households in Temporary Accommodation on 31 March each year. Source: CEC internal data.**



- 4.14 The average length of stay in temporary accommodation for the period April to December 2020 has increased from 282.5 days in 2019 / 20 to 300.6 days.

- 4.15 There is significant variance in the length of stay for different types of accommodation, with Temporary Furnished Flats (TFF's) having the longest length of stay (483 days in Apr-Dec 2020) and Bed and Breakfast and Council Owned Homeless Accommodation with Support both having the shortest (63 days in Apr-Dec 2020) .
- 4.16 For April to December 2020, 68% of households presenting as homeless have been provided with temporary accommodation. This is a 10% rise from 2019/20.
- 4.17 74% of households assessed as unintentionally homeless secured settled housing in 2020/21, this equates to 925 households, falling from 1,980 in 2019/20. This is a reduction of 53%.
- 4.18 Mental health continues to be the prevalent support need for homeless households, at 34%, a rise from 28% in 2019/20. The table below provides the full breakdown.

Table 4: Support Needs of Homeless Households. Source: CEC internal data

		No	%
Support Needs	No Support Needs	999	50%
	Mental Health	676	34%
	Learning Disability	87	4%
	Physical Disability	109	5%
	Medical Condition	156	8%
	Drug or Alcohol Dependency	236	12%
	Basic Housing Management /Independent Living Skills	297	15%
	Total	1999	

### **RRTP Objectives**

- 4.19 The second iteration of the RRTP is aligned around four key objectives:
- 4.19.1 Preventing homelessness in the first place.
- 4.19.2 Where temporary accommodation is required this will meet the needs of the household.
- 4.19.3 Supporting people to access settled accommodation as quickly as possible.
- 4.19.4 Reducing the number of people sleeping rough.

### **Homelessness Transformational Prevention Programme (HTPP)**

- 4.20 The Homelessness Transformational Prevention Programme compliments the RRTP. The joint investment from the Council and additional Scottish Government RRTP funding has allowed us to recruit 28 additional officers to trial new ways of working to prevent homelessness in the first place and support people to access settle housing more quickly thus reducing the number of households in temporary accommodation by 650 by March 2023.
- 4.21 The key objectives of the HTPP are:

- 4.21.1 Preventing homelessness in the first place
- 4.21.2 Moving people through the system quicker.
- 4.22 Appendix 1 provides an update on each of the actions agreed by Committee in the [second iteration of the RRTP](#) on 18 September 2020.
- 4.23 This provides details of progress against each of the four identified strategic objectives.

## **5. Next Steps**

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- 5.1 Should Committee agree this report officers will submit to the Scottish Government.
- 5.2 Officers will continue to develop and take forward actions identified in the RRTP.
- 5.3 A further update will be presented to Committee in June 2022.

## **6. Financial impact**

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- 6.1 The Scottish Government has provided funding to support delivery of the RRTP and the actions set out in Appendix 1.
- 6.2 The funding provided for 2020/21 was £0.892m and the amount confirmed for 2021/22 is £0.872m.
- 6.3 During 2020/21 a further £0.563m was provided to help address the impacts of the COVID-19 pandemic on RRTP initiatives. The service has carried this funding forward to 2021/22 where it will be complemented by a further £0.4m of Council investment provided through the 2021/22 budget process.
- 6.4 There is currently no further financial commitment from the Scottish Government for 2022/23 onwards. Therefore, the financial implications of continuing to provide the initiatives funded by the Scottish Government contribution will need to be considered through the Council's budget setting process.

## **7. Stakeholder/Community Impact**

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- 7.1 Stakeholder and service users were consulted with to develop the second iteration of the RRTP and continue to be consulted with as part of the work of the Homelessness Prevention Working Group.
- 7.2 The RRTP lead officer completed a series of briefings for staff and external stakeholders during the development of the RRTP and has held further sessions including sessions with staff, SHAPE and EAHP following this.
- 7.3 An Integrated Impact Assessment (IIA) was completed and is being updated. This found positive impacts on equality, health and wellbeing and human rights. The IIA also identified that there may be negative impacts on other vulnerable groups as more social lets may go to homeless households.

## **8. Background reading/external references**

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8.1 [Second iteration of RRTP](#)

## **9. Appendices**

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9.1 Appendix 1 – RRTP Annual Update

9.2 Appendix 2 – Updated Rapid Rehousing Models



## **Rapid Rehousing Transition Plan – Update on Actions**

### **1 Background**

- 1.1 The Rapid Rehousing Transition Plan is aligned around four strategic objectives:
  - 1.1.1 Preventing homelessness in the first place.
  - 1.1.2 Where temporary accommodation is required it meets the needs of the household.
  - 1.1.3 Supporting people to access settled accommodation as quickly as possible.
  - 1.1.4 Reducing the number of people sleeping rough.
- 1.2 The following paper provides an update on the actions agreed for each objective.

### **2 Objective 1 – Preventing homelessness in the first place**

#### **Background / context**

- 2.1 The [second iteration of the RRTP](#) set out a number of actions relating to prevention, in particular related to early intervention activities. A Homelessness Prevention Working Group has been established to take forward prevention activity set out in the RRTP and seek to identify new prevention activity.
- 2.2 The group has cross Council representation and third sector representation via two SHAPE members.

#### **Update on actions**

- 2.3 **Partnership working officer** – Recruitment is underway for a partnership working officer with an officer expected to be in post by the end of June 2020. The partnership working officer will seek to train frontline Council staff, wider public service staff and staff working in the third sector to use their existing conversations with service users to identify where there may be a risk of homelessness and how to refer to the Council.
- 2.4 This is in line with the aim of the proposals put forward by the expert group advising the Scottish Government on the development of a possible prevention duty which will likely place a duty on the public service to ‘ask and act’ in relation to someone’s housing and homelessness situation.

- 2.5 The establishment of this post will allow the Council to be well placed to respond to any legislative changes that come into force in the future.
- 2.6 **Pilot of earlier intervention to identify and support pilot people where they may be at risk of homelessness and rough sleeping in the future –**  
The first project undertaken by the Homelessness Prevention Working Group was to establish a pilot of a multi-disciplinary response for Council tenants who are at serious risk of court/eviction action and are not engaging with their locality Housing Officer.
- 2.7 The response team currently consists of representation from housing, homelessness, advice services, family & household support, adult protection and children and families social work services.
- 2.8 The aim of the team is to actively reach out to the tenant, offering joined up support, with the aim of keeping the tenant in their home, thus avoiding homelessness.
- 2.9 Initially the team had 19 court cases to engage with and 16 (84%) of these tenants have now positively engaged. A further 14 have since been referred and attempts are being made to contact and offer support.
- 2.10 The team will be bolstered with the recruitment of a dedicated housing / homelessness specialist, a debt advisor and income maximisation officer supervised by a team leader.
- 2.11 It is hoped that this model can be developed further, intervening at an earlier stage and seeking new ways to identify households who may be at risk of homelessness in the future.
- 2.12 **Developing pathways for vulnerable groups –** A national pathway for women and children experiencing domestic violence was published at the end of 2020. On reviewing the pathway document officers have established that a number of actions are already underway as part of the [Domestic Abuse Housing Policy](#) which was agreed at Policy & Sustainability Committee on 14 May 2020.
- 2.13 This policy aims to refocus on how we engage with victims of domestic abuse, with concerted efforts to do whatever we can to avoid people affected from presenting as homeless in the first place.
- 2.14 A pathway for women and children experiencing domestic abuse to access PSL properties is now in place as well as access to home share properties with support from a Domestic Abuse provider to increase choice of where to live.

- 2.15 Officers are currently exploring whether any further action is required to meet the recommendations of this pathway, these will be reported to Committee separately.
- 2.16 The second national pathway to be published is the youth homelessness prevention pathway, published on 23 March 2021. The pathway has five recommendations centred around universal prevention, targeted prevention, crisis prevention, emergency and recovery and housing stability.
- 2.17 Edinburgh has in place a number of the recommendations, including dedicated support and accommodation services for young people and a [Housing Options Protocol for Care Leavers](#) agreed at Policy & Sustainability Committee on 14 May 2020. Additionally, the youth housing hub, identified as an action in the RRTP meets the recommendation for there to be one point of contact for young people experiencing or at risk of homelessness.
- 2.18 The Homelessness Prevention Working Group will take forward the work to develop an Edinburgh pathway. This will allow joint work between council and third sector partners and from people with lived experience of youth homelessness.
- 2.19 **Developing pathways to avoid homelessness at key transition points such as leaving hospital or prison** – Updated pathways for these groups are being developed via the Homelessness Prevention Working Group. The draft hospital discharge pathway recognises that there are housing needs that extend more widely than people assessed as delayed in hospital, and consideration needs to be given to developing pathways to include all relevant groups. This includes:
- People leaving hospital from a rehabilitation setting (mainly Astley Ainslie Hospital (AAH)) – physical health issues
  - People leaving hospital from an acute setting (mainly Western General Hospital (WGH) and Edinburgh Royal Infirmary (ERI)) – physical health issues
  - People leaving the Royal Edinburgh Hospital (REH) – mental health issues

These pathways seek to make provision for people whose homes no longer meet their needs, as well as people who were homeless prior to admission. The pathway is being consulted on via the Homelessness Prevention Working Group at the moment.

- 2.20 The prison pathway aims to assist people to retain the accommodation they had prior to incarceration wherever possible, and if not, support them to access suitable accommodation upon release.
- 2.21 This is in line with the Sustainable Housing on Release for Everyone (SHORE) standards, which are currently being reviewed. The draft prison

pathway is currently being consulted on via the Homelessness Prevention Working Group.

- 2.22 **Develop ways to make information on service availability more easily accessible for people** – This action was in response to feedback from stakeholders and service users advising that they did not know about all services available to them in the city.
- 2.23 The Councils Homelessness Services webpages have been updated and includes information regarding what to do and where to access help if you are homeless or at risk of homelessness, including information on the Council Resilience Centres (CRCs), and support and advice on how to keep your home.
- 2.24 Officers also contributed to the development of the [street support](#) homelessness prevention app along with other third sector partners in Edinburgh. The app developed was led by Edinburgh University.
- 2.25 This provides information on where to find help and support in Edinburgh if you are homeless or at risk of homelessness. It also allows third sector partners a platform for members of the public to offer their support, either by volunteering their time or donating.
- 2.26 **Income Maximisation Capacity Building Officer** – This post was established in response to issues raised at consultation events regarding affordability of housing in the city.
- 2.27 The officer has been in post since July 2020 and has delivered 37 training sessions to 254 staff so far. This includes training to both internal and external partners on Universal Credit and Disability Benefits Training. A further 20 sessions are in the pipeline for delivery in the coming months.
- 2.28 **Development of the Private Rented Service Team** – The aim of this team is to reduce the number of people becoming homeless from the private rented sector and to work with private landlords and lettings agents to establish the PRS as a housing option for homeless households.
- 2.29 This was in response to a growing number of homeless presentations from the private rented sector. The team was established in November 2019 and is now fully staffed with a team leader, 4 housing officers and an income maximisation officer due to start in May 2021.
- 2.30 Since March last year the PRS Team have assisted 324 households, with homelessness prevented for 225 of these via a new PRS or Mid Market Rent (MMR) tenancy or the household was supported to remain in their current PRS tenancy. 99 households who had been assessed as homeless prior to the PRS team having contact were also accommodated with either a PRS or MMR secure tenancies.

- 2.31 The PRS team supported a total of 81 households into MMR, with 44 of these accessing Edinburgh Living MMR homes. Going forward the team are looking at working with families in overcrowded accommodation and are ready to begin a pilot working with these families to move into suitable accommodation via the PRS /MMR. An update on this work will be provided in the next annual update.
- 2.32 **Development of Edinburgh Help to Rent** – Edinburgh Help to Rent is a scheme to help homeless households' access and keep a private rented tenancy in Edinburgh.
- 2.33 The scheme provides a rent deposit guarantee bond and also offers rent in advance, furniture and access to support if needed. This service is delivered by Crisis. The scheme has helped 50 households with a bond against a target of 80 bonds in 2020/21.

### **Support for Homeless Households**

- 2.34 **Housing First** – Edinburgh is a pathfinder area and has been delivering Housing First since November 2018. Housing First provides ordinary, settled housing with separate wrap around support for people with the most complex needs. The pathfinder has supported 117 people into tenancies.
- 2.35 There is a tenancy sustainment rate of 91%. Support has been provided for a total of 160 individuals (with 18 individuals requiring two support workers) as at 31 March 2021.
- 2.36 The Pathfinder programme is coming to an end and the Council will take over funding responsibilities for the Edinburgh Housing First Visiting Housing Support in October 2021.
- 2.37 As an interim measure the Council will vary its current 'Complex and Multiple Needs' Visiting Housing Support to include current and future HF VHS service users. This service is presently delivered by the Simon Community Scotland/Streetwork and these interim measures will be in place until March 2023.
- 2.38 **Visiting Housing Support** – As set out in the RRTP Edinburgh will commission one visiting housing support service for the city, which will include support for people in receipt of housing first, people currently receiving support from the complex needs service and people who currently receive support from the locality visiting housing support services.
- 2.39 Co-production has commenced and will continue with the aim of having a service commissioned by April 2023.
- 2.40 **Youth Housing Hub** – There are on average 700 homeless presentations per year from young people in Edinburgh. The Council committed to developing proposals for a youth housing hub, a physical hub providing co-location of

core services and hosting for wider relevant services for young people experiencing or at risk of homelessness.

- 2.41 This is in line with the youth homelessness prevention pathway recommendation to have one point of contact for young people. Services provided would include statutory services, employability, housing support health services, advice and welfare services.
- 2.42 A feasibility study is currently being undertaken by third sector partners seeking to determine the views of the respective teams/organisations that provide these functions and the views of service users. It is expected that the study will be completed by the end of 2021; the findings of this study will determine the next steps.

### **3 Objective 2 – Temporary Accommodation will Meet the Needs of the Household**

#### **Background / Context**

- 3.1 The RRTP set out the plan to transform the mix of temporary accommodation focusing on increasing the mix of 'suitable' temporary accommodation. The RRTP noted the challenges this presented in Edinburgh, particularly if Covid-19 continues, with rising numbers of households in temporary accommodation.
- 3.2 This has included accommodating a significant number of people who may have No Recourse to Public Funds or who would be ineligible for service, in response to public health requirements.
- 3.3 The plan for temporary accommodation is also an integral part of the Homelessness Transformational Prevention Programme.
- 3.4 This includes a target to reduce the number of households in unsuitable temporary accommodation by 650 by March 2023 alongside changing the mix of temporary accommodation stock.

#### **Update on Actions**

- 3.5 **Transforming the mix of temporary accommodation** – The plan focuses on increasing the stock of TFFs as quickly as possible and reducing the amount of Emergency Accommodation.
- 3.6 Given the ongoing Covid-19 pandemic we have not been able to reduce the amount of emergency accommodation. The table below provides an update on the capacity of temporary accommodation as at 31 March 2021.

Table 1: Temporary Accommodation Capacity. Source: CEC internal data

Temporary Accommodation Capacity			
Type	Capacity at 31 March 2021	% stock at 31 March 2021	Change from 30 April 2020
TFF	2925	60%	+390
Other (Homeless Accommodation with Support)	747	15%	-50
Emergency (Includes COVID – 19 Isolation Accommodation)	1200	25%	+295
Total capacity	4872	+15%	+635

- 3.7 The plan to increase the number of TFF stock includes actions to increase different types of temporary accommodation classed as TFF for RRTP purposes. Updates on actions aligned to this are noted below.
- 3.8 **Private Sector Leasing (PSL)** – The new PSL contract which commenced on 1 April 2020 provides self-contained flats leased from private landlords.
- 3.9 The new contract introduced rates which are pegged to local market rates within Edinburgh. This has allowed a more flexible offer to landlords and broadened the areas which properties can be procured in.
- 3.10 At the end of March 2020 there were 1372 PSL properties, this has risen to 1,584 at the end of March 2021.
- 3.11 **Home Share** – This is a form of temporary accommodation where 3 to 5 people live together in a furnished home in the community.
- 3.12 This accommodation has received positive feedback from residents and is classed as ‘suitable’ accommodation in the Unsuitable Accommodation Order.
- 3.13 In March 2020 there were 6 properties and 26 residents, this has increased to 10 properties and 36 residents across the city at 31 March 2021.

- 3.14 A procurement exercise was planned for spring 2020 to increase the number of Home Share properties, this was delayed due to Covid-19, but is now underway and should be completed by early 2022.
- 3.15 **Community Hosting and Supported Lodgings** – Officers have continued to develop plans for community hosting / supported lodgings in Edinburgh. These are forms of temporary accommodation where a mentor or host lives in the property and provides a supportive relationship.
- 3.16 This form of temporary accommodation is likely to be suitable for people with low support needs and may take on a number of different variations, some of which are listed below:
- 3.16.1 **The live in mentor is a host / community hosting** – the host provides a room within their own home.
- 3.16.2 **The live in mentor is a volunteer** – the volunteer could be a student studying towards a relevant qualification. Residents and mentor live in the accommodation provided by the organisation.
- 3.16.3 **The live in mentor is employed** – e.g. an organisation employs a mentor and provides accommodation for them to reside in alongside residents.
- 3.17 These forms of temporary accommodation are currently being procured via the same procurement exercise as Home Share noted above.
- 3.18 **Additional Long Term Supported Accommodation** – A need for this type of accommodation was identified in conjunction with health & social care partners.
- 3.19 This service will provide support for up to 12 men, over the age of 35 who have a history of homelessness and long term alcohol misuse issues. The commissioned service provider has purchased a property and is in the process of bringing this up to the required standard. It is anticipated that the service will be up and running in November 2021.
- 3.20 In addition to changing the mix of temporary accommodation stock a number of other actions were set out in relation to temporary accommodation. An update on these actions is set out below.
- 3.21 **Scoping options for a Psychology in Hostels pilot** – Officers are working with partners from health and social care to progress this action. Initial discussions have begun with an aim to get a pilot underway in 2021.
- 3.22 **Ensuring we use our stock more effectively** – Given the pressures on temporary accommodation the RRTP set out a need to ensure that people's needs are matched to their temporary accommodation placement as soon as possible. Our link workers, supporting people in Rapid Access Accommodation, ensure that people are matched to suitable move on accommodation following discussion with the resident to identify their needs.



- 3.23 To support this, any available Homeless Accommodation with Support is offered to Rapid Access Accommodation residents in the first instance. Further work is required to develop this as work progresses to change the mix of temporary accommodation stock.
- 3.24 **Review of out of hours provision** – This was identified as an action due to a high number of failures to accommodate taking place out of hours. This was particularly evident for people with the most complex needs who require homeless accommodation with support.
- 3.25 Officers now have a process in place whereby they review any failures to accommodate and seek to work with partners to identify suitable accommodation placements in the future. The Welcome Centre also continues to allow for immediate access accommodation.
- 3.26 **Development of gap homes** – It was agreed that officers would seek to identify potential gap sites, that is small suitable areas of land in Council ownership, which could be used to build temporary accommodation that meets the needs of service users.
- 3.27 In line with the action, and in light of the challenges of developing small sites, officers are investigating the feasibility of building modular homes on gap sites for temporary accommodation. The homes would be self-contained properties and would therefore meet the requirements of the UAO.
- 3.28 **Explore the possibility of ‘flipping’ temporary furnished flats into permanent homes, if, and when stock allows** – Further work is required on this action and this will be undertaken during 2021.
- 3.29 This is happening on individual cases but not on a widescale basis, until supply of affordable housing matches or exceeds demand flipping CEC flats exacerbates the lack of suitable temporary accommodation.
- 3.30 **Reduce the amount of time people spend in temporary accommodation over the lifetime of this plan** – As noted in the key trends section of this report, given the ongoing Covid-19 pandemic a reduction has not been possible.
- 3.31 Work to move people out of temporary accommodation and accessing permanent housing more quickly is being progressed as part of the Homelessness Transformational Prevention Programme in 2021 and 2022.
- 3.32 The average length of stay in temporary accommodation for the period April to December 2020 has increased from 282.5 days in 2019 / 20 to 300.6 days.
- 3.33 **Work with Education Services** – Additionally we have built on the work to alert health visitors of all under 5s in temporary accommodation with their family, who may or may not be in funded nursery places to allow health visitors to connect with a family.

3.34 This is especially important for those people arriving into Edinburgh from elsewhere. We now have a similar system in place to ensure schools are made aware of any young people in temporary accommodation with their family to ensure that they can be supported with their wellbeing and education.

#### **4 Objective 3 – Supporting people to access settled accommodation as quickly as possible**

##### **Background / Context**

4.1 Edinburgh has one of the lowest proportions of social housing in Scotland with only 14% of homes in social rent compared to the national average of 23%. A common housing register is operated in Edinburgh, called EdIndex.

4.2 This is a partnership between the Council and 18 current partner landlords in the city. Where someone has been assessed as statutorily homeless as per the Housing (Scotland) Act, silver priority is awarded.

4.3 The Covid-19 pandemic inevitably had an impact on the level of homes becoming available for let due to reduced turnover and the operation of safe working for letting homes in line with Scottish Government and Public Health Scotland guidance.

4.4 Overall available social rented homes for re-let are down by around 25% this year with an average of around 203 bids currently being received for available homes advertised through Choice and approximately 21,700 households currently registered with EdIndex.

4.5 However, since the advertising of homes recommenced at the end of June 2020 the Council and partner Housing Associations in Edinburgh advertised nearly 1,900 homes with around 90% of these available for homeless households to bid on.

4.6 There is a commitment to a rehousing target for social lets of a minimum of 70% Council homes (across existing and new build homes) being allocated to homeless households and 50% for lets from Housing Associations in Edinburgh.

4.7 These targets take account of the significant demand for social housing and the requirements to provide housing to meet other priority/urgent housing need.

##### **Update on Actions**

4.8 **Moving people through the system quicker** – Officers committed to explore the possibility of employing housing assistants to support this work. Recruitment for 10 housing assistants has taken place with officers due to start in post around the start of June 2021.

- 4.9 These officers will form part of the newly formed transformation team in Homelessness Prevention and Housing Options and will support the work to reduce the number of households in temporary accommodation.
- 4.10 **Working practices** – A review of working practises is currently underway, seeking to build on the new ways of working developed throughout the Covid-19 pandemic, such as appointments via Teams.
- 4.11 Officers are mapping out ways in which people access homelessness and housing support services, seeking to minimise hand offs to other services where possible and maximise opportunities to prevent homelessness.
- 4.12 Work is also progressing to put in place an online assessment form which would assist in directing people to the most appropriate part of the service.
- 4.13 **Social rented homes** – As noted in 4.45 above there is a rehousing target of a minimum of 50% of RSL lets (both new build and existing) being allocated to homeless households with the target for Council social lets being a minimum of 70% (both new build and existing).
- 4.14 Lets during 2020/21 were impacted as landlords put in place safe working to protect staff the public and the wider community in line with Scottish Government and Public Health Scotland guidance but RSL's were still able to achieve 54% for lets to homeless households with Council achieving 69%.
- 4.15 It is important to note that most other lets are made to households in other priority need groups, including gold priority applicants.

Table 2: Social Rented Lets to Homeless Households. Source: CEC internal data

Year		CEC	RSL Choice Partners	RSL Harmonised Points Partners	CBL (CEC+Partners)	Total Edinburgh	No of households assessed as homeless
2019/20	Starter	909 (80%)	730 (64%)		1638 (72%)		3,310
	Mover	227 (20%)	413 (36%)		640 (28%)		
	Total Lets	1136	1143	30	2278	<b>2308</b>	
	<b>Homeless</b>	<b>813 (72%)</b>	<b>586 (51%)</b>	<b>13 (33%)</b>	<b>1399 (61%)</b>	<b>1412 (61%)</b>	
2020/21	Starter <sup>[1]</sup>	616 (83%)	523 (67%)		746(74%)		1,901
	Mover <sup>[2]</sup>	130 (17%)	261 (33%)		391 (26%)		
	Total Lets	746	784	9	1530	<b>1539</b>	
	<b>Homeless</b>	<b>512 (69%)</b>	<b>425 (54%)</b>	<b>2 (0.1%)</b>	<b>937 (61%)</b>	<b>939</b>	

4.16 **Mid-Market rent as an option for homeless households** – Mid- Market Rent provides homes for working households on low to moderate incomes. Rents are higher than social rents but significantly lower than average private rents.

4.17 Edinburgh Living committed to continue to target working homeless households as a key market for mid-market rent and so far 44 households secured an Edinburgh Living property with a total of 81 homeless households accessing MMR properties across providers.

4.18 **Affordable Housing Stock Profile** – The Council has commissioned an Accessible Housing Study. The main purpose of the research study is to provide detailed analysis and insight into the extent and nature of the accessible, specialist and wheelchair housing stock across Edinburgh to understand the proportion of stock that is suitable for and required by specialist needs groups, and to understand the implication of this within the context of the Council's commitments to address homelessness as set out in the RRTP . Work should conclude by October 2021.

<sup>[1]</sup> Starters include; homeless households, people in hostel, supported or temporary accommodation, people staying care of friends or family, new households, private rented sector tenants.

<sup>[2]</sup> Movers include; Council tenants (including joint tenants), RSL or other social rented sector tenants, owner occupiers, households in tied accommodation.

- 4.19 **Rapid Rehousing Modelling** – Officers have updated the illustrative rehousing models to demonstrate the impact of new supply on social rented, mid-market homes and the private rented sector and homeless demand scenarios on rapid rehousing.
- 4.20 These models are attached as appendix 2. As per previous modelling it should be noted that this does not take into account factors such as requirements for specific sizes of property available.
- 4.21 Additionally, given the significant variance in homelessness demand and existing social housing supply in 2020/21 year three figures assume demand changes using year one data as the baseline. Year three data will be updated with actual figures in the next update.
- 4.22 The modelling continues to suggest that rapid rehousing will take at least 20 years to achieve in Edinburgh where any increase in homelessness demand happens.
- 4.23 The most optimistic scenario remains as a 2% year on year reduction in homelessness demand and an increase in the number of households achieving settled housing in the PRS and increased supply from MMR, achieved at year 12. Given the potential challenges relating to the impact of COVID-19 on the economy and the removal of local connection this scenario is unlikely.

## **5 Objective 4 – Reducing the Number of People Sleeping Rough in Edinburgh**

### **Background / Context**

- 5.1 Prior to Covid-19 it was estimated that there were approximately 80 – 120 rough sleepers on any one night in Edinburgh. Throughout the pandemic the Council and partners have worked collaboratively to ensure that there is accommodation available for everyone.
- 5.2 There are now on average 10 or less rough sleepers in the city each night. Officers from the Council continue to work with the commissioned street based outreach service to identify potential accommodation options for rough sleepers.

### **Update on Actions**

- 5.3 **Rapid Access Accommodation** – We continue to develop our Rapid Access Accommodation providing direct access to temporary accommodation for rough sleepers directly from the street via the commissioned outreach service.
- 5.4 We have not been able to increase the number of RAA bedspaces but will continue to seek ways to enable us to do this. We have also continued with the Link Worker model, including at the Welcome Centre where they have completed 81 assessments.

- 5.5 **Welcome Centre** – officers have continued to support the Welcome Centre, the replacement for the Bethany Care Shelters and are currently exploring options for next season. CEC Homelessness & Housing Support services and Family and Household Support staff, including a dedicated Housing Officer, have been working at the Welcome Centre since January to transfer residents to alternative accommodation rather than have them attend an office to be transferred.
- 5.6 The reduction in numbers in the Welcome Centre has already started and by close we expect no more than 4 residents on the final morning. We continue to have high levels of staff working on site at this time and if someone presents to the Welcome Centre they will be provided with accommodation.
- 5.7 **The Edinburgh Integrated Joint Board (EIJB)** - is aiming to enhance service delivery, reduce inequality of outcome and improve the health and well-being of people who are homeless with complex needs through integration of primary care, housing, and social work.
- 5.8 The development of a single point of access has been delayed due to Covid-19 but will be operational from October 2021. This will include a therapeutic garden being built for patient use.
- 5.9 **The core service** – The service is about to recruit for an additional 2 year 0.4 pharmacy post to increase prescribing capacity. From July 2021, a 0.5 2 year paid peer worker post managed by the Cyrenians will be based within the service and provide relationship-based support to those who are homeless and experience multiple and complex needs in order for them to access support in relation to their drug use.
- 5.10 **A psychologically informed environment** - The service is in the process of implementing new ways of working through a trauma-informed organisational change process.
- 5.11 This quality improvement initiative aims to improve the quality of life, psychosocial and health outcomes for people who are homeless with complex needs and will take 2-3 years to implement.
- 5.12 The improvement programme is supported by The Scottish Government's Drug Deaths Taskforce and Edinburgh Drug and Alcohol Partnership funding and will meet Medication Assisted Treatment (MAT) standard 12. Edinburgh University are undertaking a 2 year evaluation of this work.
- 5.13 **Outreach** – Recruitment is underway for assertive outreach nursing and peer navigator support to people rough sleeping and in rapid access accommodation. The outreach pharmacy project for people rough sleeping also continues.

- 5.14 **Seek, Keep and Treat' funding** - The Integrated Service for people with complex needs sought Scottish Government 'Seek, Keep and Treat' funding to support people with complex needs to move on and out of homelessness.
- 5.15 Community recovery workers are now based and work within the integrated service. To date 66 referrals have been made to the service and 48 people have been linked back into mainstream services.

## City of Edinburgh Council - Rapid Re-Housing Modelling - Update to end 2020/21

Version: 28 April 2021

### Contents

- [Model 1](#) Static homeless demand
- [Model 2](#) 2% reduction in homeless demand
- [Model 3](#) 2% reduction in homeless demand, increase in supply from MMR and settled housing in PRS
- [Model 4](#) 5% increase in homeless demand
- [Model 5](#) 5% increase in homeless demand, increase in supply from MMR and settled housing in PRS
- [Model 6](#) 10% increase in homeless demand
- [Model 7](#) 10% increase in homeless demand, increase in supply from MMR and settled housing in PRS
- [Model 8](#) 15% increase in homeless demand
- [Model 9](#) 15% increase in homeless demand, increase in supply from MMR and settled housing in PRS

### Model Principles

1. Total Demand is the number of open cases at the start of each year plus the number of new homeless cases that during the year
2. Outcomes are divided into *Housed* and *non-Housed*. Actual figures are the same as reported to Scottish Government. For estimates, the total housed outcomes is set as the housing supply available in that year.
3. Supply figures show the estimated proportion of existing and new build properties that will be let to homeless households. New build figures are included in the next year's existing stock figure.



Variables	Year on year new case reduction	0%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	0%	160
	PRS properties (Year 3 baseline, growth, cap)	140	0%	140

Model 1 - static homeless demand	
Years to Rapid Re-Housing	17

Demand		Core RRTP Model					Extended RRTP Model					20 Year RRTP Model										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
	Gap between housing supply and need from previous year	3454	4135	4738	4973	4996	4730	4524	4343	4190	4004	3737	3402	2999	2527	1987	1379	703	0	0	0	0
	Actual or estimated 1 year new demand	3310	1901	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	
	<b>Total Demand</b>	<b>6764</b>	<b>6036</b>	<b>8048</b>	<b>8283</b>	<b>8306</b>	<b>8040</b>	<b>7834</b>	<b>7653</b>	<b>7500</b>	<b>7314</b>	<b>7047</b>	<b>6712</b>	<b>6309</b>	<b>5837</b>	<b>5297</b>	<b>4689</b>	<b>4013</b>	<b>3310</b>	<b>3310</b>	<b>3310</b>	

Gap between housing supply and need		3970	4738	4973	4996	4730	4524	4343	4190	4004	3737	3402	2999	2527	1987	1379	703	0	0	0	0
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Shortfall in grant funding at year 5 **£350,020,000**

Supply		Year 1-5					Year 6-10					Year 11-20									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	Estimated social housing supply	40000	40000	40678	41929	43474	45609	47275	48768	50268	51868	53818	55768	57718	59668	61618	63568	65518	67468	69418	71368
	3.5% of total social housing supply allocated annually to homeless households	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497
	New build RSL's social rent	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200
	50% new build RSL SR to homeless households	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100
	New CEC social rent*	N/A	92	292	354	595	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500
	70% of new build CEC SR lets to homeless households	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350
	MMR new build (total projections)**	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
	MMR lets to homeless households	N/A	81	78	74	121	79	80	105	135	160	160	160	160	160	160	160	160	160	160	160
	Settled homes in the PRS	119	138	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140
	<b>Total supply to homeless households</b>	<b>1531</b>	<b>1252</b>	<b>2063</b>	<b>2275</b>	<b>2564</b>	<b>2504</b>	<b>2479</b>	<b>2451</b>	<b>2484</b>	<b>2565</b>	<b>2633</b>	<b>2701</b>	<b>2770</b>	<b>2838</b>	<b>2906</b>	<b>2974</b>	<b>3043</b>	<b>3111</b>	<b>3179</b>	<b>3247</b>

Balanced Check (for year calculation)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0
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\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	2%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	0%	160
	PRS properties (Year 3 baseline, growth, cap)	140	0%	140

Model 2 - 2% reduction in homeless demand	
Years to Rapid Re-Housing	13

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Demand	Gap between housing supply and need from previous year																			
	Actual or estimated 1 year new demand																			
	Total Demand																			
Outcomes	Housed Outcomes																			
	Discharged (not housed)																			
	Total Discharged																			
Gap between housing supply and need																				

Shortfall in grant funding at year 5 **E329,966,000**

	Year 1					Year 2					Year 3					Year 4					Year 5				
	Supply	Estimated social housing supply																							
3.5% of total social housing supply allocated annually to homeless households																									
New build RSL's social rent																									
50% new build RSL SR to homeless households																									
New CEC social rent*																									
70% of new build CEC SR lets to homeless households																									
MMR new build (total projections)**																									
MMR lets to homeless households																									
Settled homes in the PRS																									
Total supply to homeless households																									
Balanced Check (for year calculation)																									

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	2%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	3%	160
	PRS properties (Year 3 baseline, growth, cap)	185	3%	200

**Model 3 - 2% reduction in homeless demand, increase in supply from MMR and settled housing in PRS**

**Years to Rapid Re-Housing: 12**

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Demand	Gap between housing supply and need from previous year																			
	3454	4135	4738	4866	4718	4224	3718	3177	2648	2076	1409	635	0	0	0	0	0	0	0	0
	Actual or estimated 1 year new demand																			
	3310	1901	3244	3180	3117	3055	2994	2935	2877	2820	2764	2709	2655	2602	2550	2499	2450	2401	2353	2306
	<b>Total Demand</b>																			
	6764	6036	7982	8046	7835	7279	6712	6112	5525	4896	4173	3344	2655	2602	2550	2499	2450	2401	2353	2306
Outcomes	Housed Outcomes																			
	1782	930	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307
	Discharged (not housed)																			
	1012	368	992	973	953	934	916	898	880	862	845	828	812	796	780	764	749	734	720	705
	<b>Total Discharged</b>																			
	2794	1298	3116	3328	3611	3561	3535	3464	3449	3487	3538	3589	3642	3694	3746	3798	3852	3905	3959	4012
	Gap between housing supply and need																			
	3970	4738	4866	4718	4224	3718	3177	2648	2076	1409	635	0	0	0	0	0	0	0	0	0

**Shortfall in grant funding at year 5: £312,576,000**

	Year 1					Year 2					Year 3					Year 4					Year 5				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20					
Supply	Estimated social housing supply																								
	40000	40000	40678	41929	43474	45609	47275	48768	50268	51868	53818	55768	57718	59668	61618	63568	65518	67468	69418	71368					
	3.5% of total social housing supply allocated annually to homeless households																								
	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497					
	New build RSL's social rent																								
	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200					
	50% new build RSL SR to homeless households																								
	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100					
	New CEC social rent*																								
	N/A	92	293	354	395	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500					
	70% of new build CEC SR lets to homeless households																								
	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350					
	MMR new build (total projections)**																								
	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250					
	MMR lets to homeless households																								
	N/A	81	94	104	160	142	160	160	160	160	160	160	160	160	160	160	160	160	160	160					
	Settled homes in the PRS																								
	119	138	185	190	195	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200					
	<b>Total supply to homeless households</b>																								
	1531	1252	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307					
	Balanced Check (for year calculation)																								
	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0					

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)

\*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	-5%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	0%	160
	PRS properties (Year 3 baseline, growth, cap)	140	0%	140

Model 4 - 5% increase in homeless demand	
Years to Rapid Re-Housing	>20

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Demand	Gap between housing supply and need from previous year					24/25					29/30									
	Actual or estimated 1 year new demand					4025					5140									
	Total Demand					9469					13543									
Outcomes	Housed Outcomes					2504					2633									
	Discharged (not housed)					1231					1572									
	Total Discharged					3735					4205									
	Gap between housing supply and need					5734					9338									

Shortfall in grant funding at year 5 **£402,856,000**

	Year 1					Year 2					Year 3					Year 4					Year 5				
	Supply	Estimated social housing supply					45609					48768					50268					51868			
	3.5% of total social housing supply allocated annually to homeless households					1596					1706					1759					1815				
	New build RSL's social rent					533					320					200					200				
	50% new build RSL SR to homeless households					266					160					100					100				
	New CEC social rent*					805					637					500					500				
	70% of new build CEC SR lets to homeless households					423					445					350					350				
	MMR new build (total projections)**					528					536					700					1250				
	MMR lets to homeless households					79					80					105					135				
	Settled homes in the PRS					140					140					140					140				
	Total supply to homeless households					2504					2479					2451					2484				
	Balanced Check (for year calculation)					1					1					1					1				

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	-5%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	3%	160
	PRS properties (Year 3 baseline, growth, cap)	185	3%	200

**Model 5 - 5% increase in homeless demand, increase in supply from MMR and settled housing in PRS**

**Years to Rapid Re-Housing >20**

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Demand	Gap between housing supply and need from previous year																			
	Actual or estimated 1 year new demand																			
	<b>Total Demand</b>																			
Outcomes	Housed Outcomes																			
	Discharged (not housed)																			
	<b>Total Discharged</b>																			
Gap between housing supply and need																				
<b>Shortfall in grant funding at year 5</b>																				
Supply	Estimated social housing supply																			
	3.5% of total social housing supply allocated annually to homeless households																			
	New build RSL's social rent																			
	50% new build RSL SR to homeless households																			
	New CEC social rent*																			
	70% of new build CEC SR lets to homeless households																			
	MMR new build (total projections)**																			
	MMR lets to homeless households																			
	Settled homes in the PRS																			
	<b>Total supply to homeless households</b>																			
	Balanced Check (for year calculation)																			

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	-10%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	0%	160
	PRS properties (Year 3 baseline, growth, cap)	140	0%	140

Model 6 - 10% increase in homeless demand

Years to Rapid Re-Housing >20

Demand	Gap between housing supply and need from previous year Actual or estimated 1 year new demand	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39
		3454	4135	4738	5202	5708	6203	7064	8287	9908	11904	14267	17055	20317	24106	28484	33516	39274	45836	53291	61735
		3320	3902	3641	4006	4407	4848	5333	5867	6454	7100	7810	8591	9451	10397	11437	12581	13840	15224	16747	18422
	Total Demand	6764	6036	8379	9208	10115	11051	12987	14154	16362	19004	22077	25646	29768	34503	39921	46097	53114	61060	70038	80157

Outcomes	Housed Outcomes Discharged (not housed)	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		1782	930	2063	2275	2564	2504	2479	2451	2484	2565	2633	2701	2770	2838	2906	2974	3043	3111	3179	3247
		1012	368	1114	1225	1348	1483	1631	1795	1974	2172	2389	2628	2892	3181	3499	3849	4235	4658	5124	5637
	Total Discharged	2794	1298	3177	3500	3912	3987	4110	4246	4458	4737	5022	5329	5662	6019	6405	6823	7278	7769	8303	8884

Gap between housing supply and need 3970 4738 5202 5708 6203 7064 8287 9908 11904 14267 17055 20317 24106 28484 33516 39274 45836 53291 61735 71273

Shortfall in grant funding at year 5 **E459,022,000**

Supply	Estimated social housing supply	Year 1-5					Year 6-10					Year 11-20									
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	3.5% of total social housing supply allocated annually to homeless households	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497
	New build RSL's social rent	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200
	50% new build RSL SR to homeless households	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100
	New CEC social rent*	N/A	92	292	354	595	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500
	70% of new build CEC SR lets to homeless households	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350
	MMR new build (total projections)**	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
	MMR lets to homeless households	N/A	81	78	74	121	79	80	105	135	160	160	160	160	160	160	160	160	160	160	160
	Settled homes in the PRS	119	138	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140
	Total supply to homeless households	1531	1252	2063	2275	2564	2504	2479	2451	2484	2565	2633	2701	2770	2838	2906	2974	3043	3111	3179	3247

Balanced Check (for year calculation)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
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\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	-10%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	3%	160
	PRS properties (Year 3 baseline, growth, cap)	185	3%	200

**Model 7 - 10% increase in homeless demand, increase in supply from MMR and settled housing in PRS**

**Years to Rapid Re-Housing >20**

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Demand	Gap between housing supply and need from previous year																			
	Actual or estimated 1 year new demand																			
	3454	4135	4738	5141	5567	5968	6706	7789	9295	11206	13509	16237	19439	23168	27486	32458	38156	44658	52053	60437
	3310	3901	3641	4006	4407	4848	5333	5867	6454	7100	7810	8591	9451	10397	11437	12581	13840	15224	16747	18422
	<b>Total Demand</b>					<b>Total Demand</b>					<b>Total Demand</b>									
	6764	6036	8379	9147	9974	10816	12039	13656	15749	18306	21319	24828	28890	33565	38923	45039	51996	59882	68800	78859
Outcomes	Housed Outcomes																			
	1782	930	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307
	Discharged (not housed)																			
	1012	368	1114	1225	1348	1483	1631	1795	1974	2172	2389	2628	2892	3181	3499	3849	4235	4658	5124	5637
	<b>Total Discharged</b>					<b>Total Discharged</b>					<b>Total Discharged</b>									
	2794	1298	3238	3580	4006	4110	4250	4361	4543	4797	5082	5389	5722	6079	6465	6883	7338	7829	8363	8944
	Gap between housing supply and need																			
	3970	4738	5141	5567	5968	6706	7789	9295	11206	13509	16237	19439	23168	27486	32458	38156	44658	52053	60437	69915

**Shortfall in grant funding at year 5 £441,632,000**

	Year 1					Year 2					Year 3					Year 4					Year 5				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20					
Supply	Estimated social housing supply																								
	40000	40000	40678	41929	43474	45609	47275	48768	50268	51868	53818	55768	57718	59668	61618	63568	65518	67468	69418	71368					
	3.5% of total social housing supply allocated annually to homeless households																								
	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497					
	New build RSL's social rent																								
	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200					
	50% new build RSL SR to homeless households																								
	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100					
	New CEC social rent*																								
	N/A	92	292	354	395	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500					
	70% of new build CEC SR lets to homeless households																								
	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350					
	MMR new build (total projections)**																								
	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250					
	MMR lets to homeless households																								
	N/A	81	94	104	160	142	160	160	160	160	160	160	160	160	160	160	160	160	160	160					
	Settled homes in the PRS																								
	119	138	185	190	195	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200					
	<b>Total supply to homeless households</b>					<b>Total supply to homeless households</b>					<b>Total supply to homeless households</b>														
	1531	1252	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307					
	Balanced Check (for year calculation)																								
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR

Variables	Year on year new case reduction	-15%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	0%	160
	PRS properties (Year 3 baseline, growth, cap)	140	0%	140

Model 8 - 15% increase in homeless demand	
Years to Rapid Re-Housing	>20

Demand	Description	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
	Gap between housing supply and need from previous year	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	
	Actual or estimated 1 year new demand	3454	4135	4738	5318	6083	7014	8530	10674	13540	17171	21639	27094	33694	41620	51083	62323	75618	91284	109689	131254	
		3320	3901	3807	4379	5036	5792	6661	7661	8811	10133	11653	13401	15412	17724	20383	23441	26958	31002	35653	41001	
	<b>Total Demand</b>	<b>6764</b>	<b>6036</b>	<b>8545</b>	<b>9697</b>	<b>11119</b>	<b>12806</b>	<b>15191</b>	<b>18335</b>	<b>22351</b>	<b>27304</b>	<b>33292</b>	<b>40495</b>	<b>49106</b>	<b>59344</b>	<b>71466</b>	<b>85764</b>	<b>102576</b>	<b>122286</b>	<b>145342</b>	<b>172255</b>	
Outcomes	Housed Outcomes	1782	930	2063	2275	2564	2504	2479	2451	2484	2565	2633	2701	2770	2838	2906	2974	3043	3111	3179	3247	
	Discharged (not housed)	1012	368	1164	1339	1541	1772	2038	2344	2696	3100	3565	4100	4716	5423	6237	7172	8249	9486	10909	12546	
	<b>Total Discharged</b>	<b>2794</b>	<b>1298</b>	<b>3227</b>	<b>3614</b>	<b>4105</b>	<b>4276</b>	<b>4517</b>	<b>4795</b>	<b>5180</b>	<b>5665</b>	<b>6198</b>	<b>6801</b>	<b>7486</b>	<b>8261</b>	<b>9143</b>	<b>10146</b>	<b>11292</b>	<b>12597</b>	<b>14088</b>	<b>15793</b>	
	Gap between housing supply and need	3970	4738	5918	6083	7014	8530	10674	13540	17171	21639	27094	33694	41620	51083	62323	75618	91284	109689	131254	156462	

Shortfall in grant funding at year 5 **£519,036,000**

Supply	Description	Year 1-5					Year 6-10					Year 11-20										
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
	Estimated social housing supply	40000	40000	40678	41929	43474	45609	47275	48768	50268	51868	53818	55768	57718	59668	61618	63568	65518	67468	69418	71368	
	3.5% of total social housing supply allocated annually to homeless households	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497	
	New build RSL's social rent	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200	
	50% new build RSL SR to homeless households	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100	
	New CEC social rent*	N/A	92	292	354	595	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500	
	70% of new build CEC SR lets to homeless households	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350	
	MMR new build (total projections)**	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	
	MMR lets to homeless households	N/A	81	78	74	121	79	80	105	135	160	160	160	160	160	160	160	160	160	160	160	
	Settled homes in the PRS	119	138	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	
	<b>Total supply to homeless households</b>	<b>1531</b>	<b>1252</b>	<b>2063</b>	<b>2275</b>	<b>2564</b>	<b>2504</b>	<b>2479</b>	<b>2451</b>	<b>2484</b>	<b>2565</b>	<b>2633</b>	<b>2701</b>	<b>2770</b>	<b>2838</b>	<b>2906</b>	<b>2974</b>	<b>3043</b>	<b>3111</b>	<b>3179</b>	<b>3247</b>	
	Balanced Check (for year calculation)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR



Variables	Year on year new case reduction	-15%		
	Growth in number of outcomes	0%		
	"Housed" cap % of outcomes	80%		
	Growth in existing stock allocations	0%		
	RSL % new stock	50%		
	CEC % new stock	70%		
	MMR % (Year 2 baseline, growth rate, cap)	15%	3%	160
	PRS properties (Year 3 baseline, growth, cap)	185	3%	200

**Model 9 - 15% increase in homeless demand, increase in supply from MMR and settled housing in PRS**

**Years to Rapid Re-Housing >20**

	Core RRTP Model					Extended RRTP Model					20 Year RRTP Model														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20					
<b>Demand</b>																									
Gap between housing supply and need from previous year	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39					
Actual or estimated 1 year new demand	3454	4135	4738	5257	5942	6779	8172	10176	12927	16473	20881	26276	32816	40682	50085	61265	74500	90106	108451	129956					
	3310	1901	3807	4379	5036	5792	6661	7661	8811	10133	11653	13401	15412	17724	20383	23441	26958	31002	35653	41001					
<b>Total Demand</b>	6764	6036	8545	9636	10978	12571	14833	17837	21738	26606	32534	39677	48228	58406	70468	84706	101458	121108	144104	170957					
<b>Outcomes</b>																									
Housed Outcomes	1782	930	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307					
Discharged (not housed)	1012	368	1164	1339	1541	1772	2038	2344	2696	3100	3565	4100	4716	5423	6237	7172	8249	9486	10909	12546					
<b>Total Discharged</b>	2794	1298	3288	3694	4199	4399	4657	4910	5265	5725	6258	6861	7546	8321	9203	10206	11352	12657	14148	15853					
Gap between housing supply and need	3970	4738	5257	5942	6779	8172	10176	12927	16473	20881	26276	32816	40682	50085	61265	74500	90106	108451	129956	155104					
<b>Shortfall in grant funding at year 5</b>	<b>£501,646,000</b>																								
<b>Supply</b>																									
Estimated social housing supply	40000	40000	40678	41929	43474	45609	47275	48768	50268	51868	53818	55768	57718	59668	61618	63568	65518	67468	69418	71368					
3.5% of total social housing supply allocated annually to homeless households	1412	939	1424	1467	1521	1596	1654	1706	1759	1815	1883	1951	2020	2088	2156	2224	2293	2361	2429	2497					
New build RSL's social rent	0	60	433	695	732	533	320	300	200	200	200	200	200	200	200	200	200	200	200	200					
50% new build RSL SR to homeless households	0	30	216	347	366	266	160	150	100	100	100	100	100	100	100	100	100	100	100	100					
New CEC social rent*	N/A	92	292	354	395	605	637	500	500	500	500	500	500	500	500	500	500	500	500	500					
70% of new build CEC SR lets to homeless households	N/A	64	205	247	416	423	445	350	350	350	350	350	350	350	350	350	350	350	350	350					
MMR new build (total projections)**	N/A	526	525	496	808	528	536	700	900	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250					
MMR lets to homeless households	N/A	81	94	104	160	142	160	160	160	160	160	160	160	160	160	160	160	160	160	160					
Settled homes in the PRS	119	138	185	190	195	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200					
<b>Total supply to homeless households</b>	1531	1252	2124	2355	2658	2627	2619	2566	2569	2625	2693	2761	2830	2898	2966	3034	3103	3171	3239	3307					
<b>Balanced Check (for year calculation)</b>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					

\* Includes acquisition of properties through the Affordable Housing Supply Programme (AHSP)  
 \*\* Includes Edinburgh Living (CEC MMR), RSL's MMR and LARS Housing Trust MMR