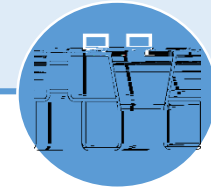


# Argyll & Bute Local Housing Strategy Development



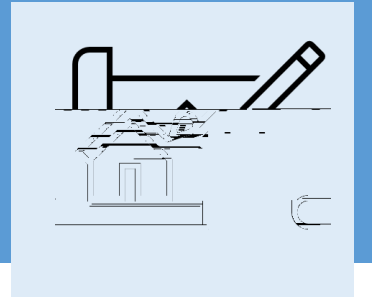
## **Insight briefing:**

- Homeless population
- Prevention activity
- Temporary accommodation
- Rapid Rehousing Transition Plan
- Housing support & sustainment

LHS Main Issue 4:

Housing Options, Information & Support

# Draft LHS Structure



The Local Housing Strategy will set out the vision for housing and housing related services in Argyll & Bute over the next five years.

To build a new Local Housing Strategy, Argyll & Bute Council and partners must set a new vision for homes and communities and set out priorities for action to tackle the main housing issues locally.

The LHS will also set a Housing Supply Target that guides the assembly of land for housing development to meet local housing need & demand.

Based on analysis of the local housing system in Argyll & Bute, it is proposed that the new Local Housing Strategy be developed around the following 4 Main Issues:

1. **Housing supply & placemaking**
2. **House condition, energy efficiency & poverty**
3. **Specialist provision & independent living**
4. **Housing options, information & support**

**This briefing sets out evidence, insight and questions on the key issues which influence decision making on preventing and tackling homelessness**

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Which households are experiencing homelessness in

# Homeless Population Profile



In 2019/20, 432 households made applications for assistance under the homeless legislation in Argyll & Bute, down 6% on the previous year. 424 cases were closed during the year.



**432**

Homeless applications in 2019/20

**68%**

Applicants are single people

**63%**

Applicants are aged between 25-59

**50**

Applicants slept rough 3 months prior to application

**8%**

Applicants lost contact or withdrew their application

**117**

Households in temporary accommodation 31/03/20

Highest concentration in:

- Helensburgh & Lomond (26%)
- Lorn (23%)
- Cowal (21%)

- Single parents (18%)
- Couples (8%)
- Households with Children (6%)

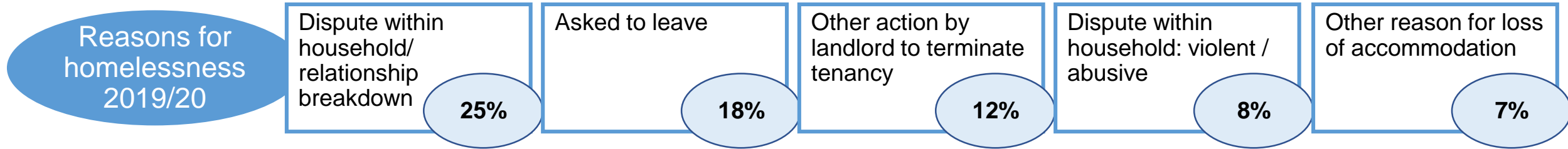
- 30% aged 16-25
  - 7% aged 60+
- 47% of all applications are from single males**

12% of all homeless applicants in Argyll & Bute have experience of sleeping rough, this is higher than Scotland (8%)

7.5% of applicants in Scotland lost contact or withdrew from the service

Numbers in temporary accommodation remain static on the previous year (-1%)

# Homelessness Profile



**37 weeks**  
The average time to discharge the homeless

# Homelessness Prevention Profile



In 2018/19, 1,438 households approached the housing options service for assistance which is 27% lower than the previous year.

**1,438**

Prevention approaches in 2018/19

**31%**

Households were RSL tenants

**20%**

Households went on to make a homeless application

38% households were seeking general housing options advice

24% were at risk of eviction/repossession

- 18% PRS tenants
- 14% living in family home
- 10% owner occupiers
- 7% living with friends/partner

- 263 households (13%) assessed with vulnerabilities inc:
  - Physical ill-health 21%
  - Debt 17%
  - Mental ill-health 17%

## Prevention activity 2019/20

General housing advice, information & assistance

52%

Client informed of rights under homelessness legislation

29%

Assistance that will enable household to remain in their current home

7%

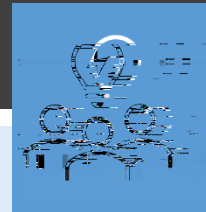
Assistance in securing appropriate alternative housing

4%

**67% of those seeking assistance from the Housing Options service achieved positive outcomes in 2019/20**

**48% of households were enabled to remain in their current accommodation achieving positive housing sustainment**

## Temporary Accommodation Profile



In 2019/20, there were 131 units of temporary accommodation across 6 HMAs. Most units are leased from the private rented sector and located mainly in Lorn and Helensburgh & Lomond:

HMA	Serviced Accommodation	Council Retained Accommodation	RSL	Private sector	BTHA*	Total
BUTE			5			5
COWAL	10		6	7		23
H'BURGH & LOMOND	8	6	4	21		39
KINTYRE				5		5
LORN			2	8	32	42
MID ARGYLL		1	1	15		17
<b>TOTAL</b>	<b>18</b>	<b>7</b>	<b>18</b>	<b>56</b>	<b>32</b>	<b>131</b>

In 2019/20 there were 224 placements in temporary accommodation (compared to 239 in 2018/19) and the average length of stay was 165 days (compared to 159 & 134 in the previous two years).

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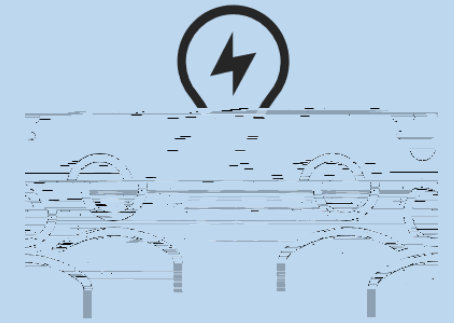
### RRTP vision for temporary tenancies:

1. To provide accommodation when required preferably where the client will reside until permanently housed
2. To maintain a variety of good quality temporary accommodation in community settings
3. To minimise and preferably eliminate, transfer from one temporary tenancy to another
4. Time spent in temporary accommodation is no more than 20 weeks by 2024
5. Continue to minimise, and preferably eliminate completely, use of B&B
6. To implement a rural Housing First project in Argyll & Bute by flipping more temporary tenancies thereafter to Secure Tenancies

# LHS Main Issue 4: Housing Options, Information & Support



# Housing Support Profile



## Pause & reflect:

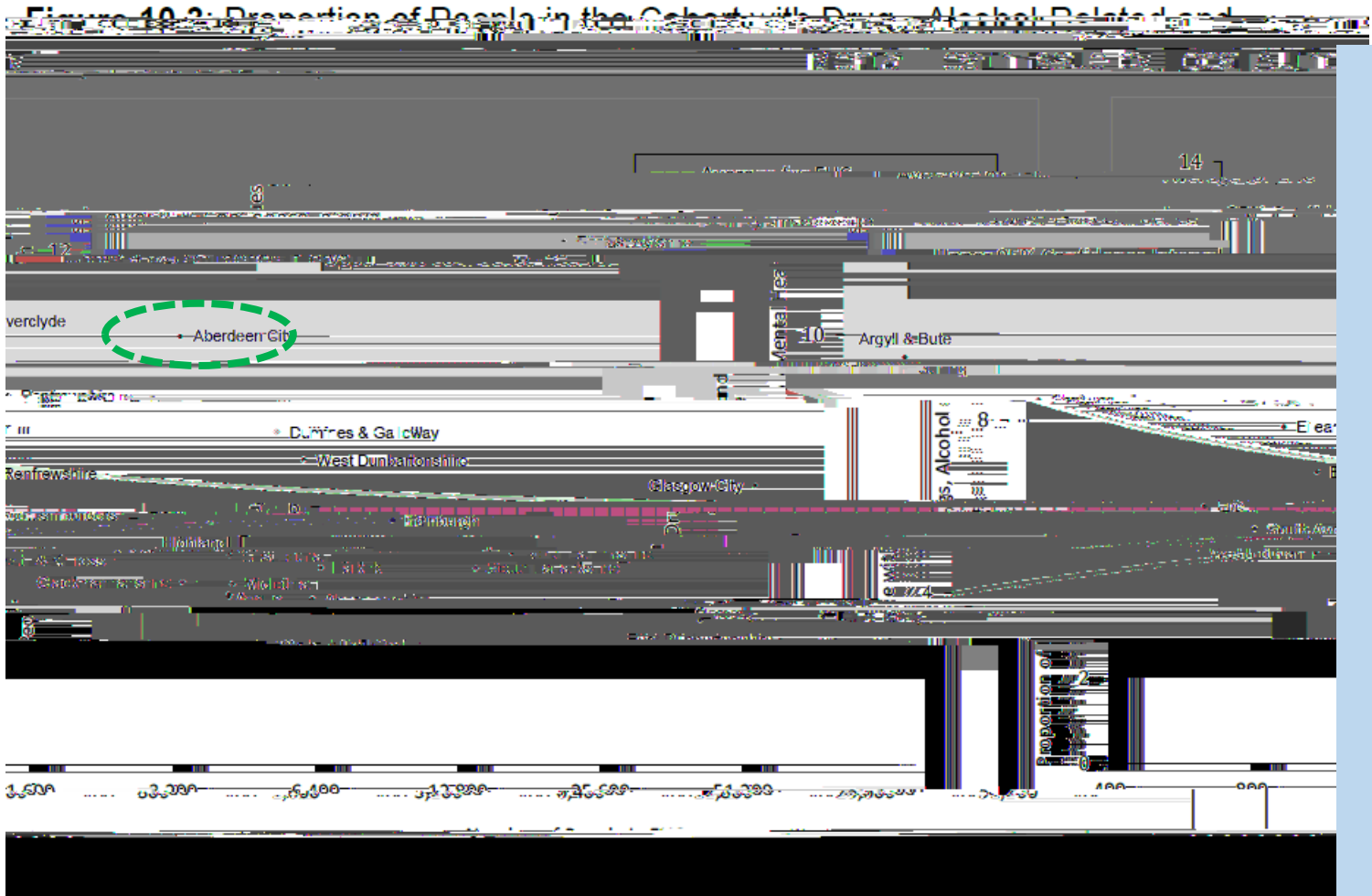
The tenancy support service focuses on homeless prevention and transitional/ tenancy sustainment.

In 2019/20 there were 342 new households requiring support. The main areas of support related to accommodation and to social and economic well-being; however many also had issues around employment, health or safety and security.

At the year-end (March 2020), there were a total of 127 clients aged 16-

# LHS Main Issue 4: Housing Options, Information & Support

## Housing Support Profile



# Rapid Rehousing Transition Plan Delivery

The Argyll & Bute RRTP sets a 5-year framework to deliver the following outcomes:

The number of homeless applicants will reduce from 517 per annum (2017/18) to 300 (2023/24)

460 homeless applications were taken in 2018/19

Units of temporary accommodation are accordingly reduced from 140 to 100 (2023/24)

Short-term increase to 188 due to Covid

Support for homeless households is integrated between tenancy, mental health and addiction services

Mental Health Practitioner currently out to advert

People spend as little time as possible in temporary tenancies reducing from 26 to 20 weeks by 2024

2018/19: average of 23 weeks

People sustain permanent tenancies with a reduction in repeat homelessness

5.7% applications were repeats (2018/19)

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# Housing Options, Information & Support: What are the issues?

## Homelessness profile

In 2019/20, 432 households made applications for assistance under the homeless legislation in Argyll & Bute, down 6% on the previous year. The average time to discharge the homeless duty from application

## Homelessness prevention

## Rapid Rehousing

The principle of the Rapid Rehousing Transition Plan is to move from a reactive, crisis intervention homeless service to a pro-active, early intervention preventative service. The RRTP Action Plan focuses on: (1) Prevention; (2) Reducing time in temporary accommodation; and Sustaining permanent accommodation.

## Housing support profile

Almost 50% of all homeless applications, have some form of underlying mental health and/or addiction condition. The tenancy support service in Argyll & Bute focuses on homeless prevention and tenancy sustainment. Total spend on Tenancy Support in 2019/20 amounted to £798,006, 77% households achieving a planned outcome.

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To build a new Local Housing Strategy, Argyll & Bute Council need to prioritise the main housing issues that need to be tackled to set local priorities that will guide action, partnership and investment moving forward. This briefing has focused on housing options, information & support in Argyll & Bute, presenting evidence on the extent and nature of the problem and progress in tackling it since 2016.