

Midlothian 

**Rapid Rehousing
Transition Plan
2020/21 – 2023/24**



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CONTENTS

Section	Title	Page
1.	Introduction	4
2.	Homelessness in Midlothian	6
3.	Midlothian's Rapid Rehousing Transition Plan – 1st year (2019/20) position statement / key activities	7
4.	2020/21 Priorities and Action Plan	14
5.	Resource Plan	19
6.	Monitoring, Equalities and Consultation	20
Appendix 1	Scottish Government Funding and Activity Monitoring	22
Appendix 2	Scottish Government RRTP Monitoring Indicators	36

1. Introduction

The Scottish Government, Homelessness and Rough Sleeping Action Group (HARSAG) published its final report June 2018. This report made the following recommendations to address homelessness in Scotland:

- Homelessness should be resolved through effective prevention whenever possible;
- Homeless applicants should be rapidly resettled in a permanent housing solution;
- Homeless applicants should have access to the widest range of housing options;
- Temporary accommodation should only be used as a stop-gap;
- Effective support should be available from day one to enable the homeless household to sustain their own tenancy, and;
- Supported accommodation should be available for that small minority of applicants who are not able to sustain their own tenancy.

After publication of this final report the Scottish Government required all Local Authorities to publish a Rapid Rehousing Transition Plan by December 2018. As part of these plans Local Authorities were asked to demonstrate the following:

- How they will move to a rapid rehousing model over a period of no more than five years.
- Demonstrate how both homeless demand will be met, and how any backlog of demand from homeless household currently in temporary accommodation will be addressed.

Midlothian Council's Rapid Rehousing Transition Plan was given approval by a meeting of the full Council on 18th December 2018. This set out a vision the by 2024:

“An increased number of homeless households will obtain permanent accommodation, no homeless household will be accommodated in bed and breakfast accommodation, and the average time taken for the Council to complete its homeless duty will have halved from 105 to 52 weeks.”

The following key actions were identified to support this vision:

- Increasing the supply of affordable housing in Midlothian.
- Revise Midlothian Council's Housing Allocation Policy to address the backlog of homeless households already in temporary accommodation, and reduce the time taken to house homeless households in the future.
- Seek alternative models of temporary accommodation to reduce the need for bed and breakfast accommodation.

- Ensure homeless households are supported to access a wide range of housing options, including the private rented sector.
- Develop a 'housing first' approach in Midlothian to house homeless households with complex needs.

Midlothian's Rapid Rehousing Transition Plan outlined the anticipated funding required to establish projects that would achieve this vision. Table 1 shows estimated costs, and the additional funding required which were set out in the plan for each of the five years to 2024.

Table1: Estimated costs, and funding required to deliver RRTP projects						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
	£m	£m	£m	£m	£m	£m
Estimated cost	66.363	97.653	72.018	51.213	47.625	335.718
Additional funding requirement	18.913	53.703	29.818	9.013	5.425	117.59

Table 2 gives details of the confirmed funding allocated to Midlothian Council for 2019/20 and 2020/21 by the Scottish Government which falls some way short of the funding requested.

Table 2: RRTP funding received by Midlothian Council	
Initial Grant (development funding)	£32,000
2019/20 RRTP Funding	£141,000
2020/21 RRTP Funding	£137,000
Total	£310,000

Midlothian Council made decisions on which projects could be delivered within the funding available. Prioritising those most likely to have the most significant impact on reshaping homelessness in Midlothian. Section 3 provides details of these projects and the work undertaken to deliver them in 2019/20. A detailed breakdown of spending for each project in 2019/20 and projected spend in 2020/21 is included in Appendix 1.

This updated Rapid Rehousing Transition Plan will show how Midlothian Council will continue the work undertaken to deliver these projects during 2020/21. Midlothian Council views these activities as the first stage, to reduce the time spent in temporary accommodation, improving the quality of temporary accommodation and implementing Housing First. The plan also explains how Midlothian Council will address the next phase of its approach to transforming the services provided to those in housing need. By developing other initiatives during 2020/21 and into 2021/22, with an emphasis on the prevention of homelessness. Section 4 of this report sets out Midlothian Council's priorities for 2020/21 to 2023/24. Section 5 sets out the resources required to effectively deliver these activities.

2. Homelessness in Midlothian

Midlothian Council is required to submit a range of indicators relating to rapid rehousing to the Scottish Government. A full copy of these indicators is included as Appendix 2. Due to COVID-19 the publication of some the required data has been delayed.

Since 2015/16 there has been 10% reduction in the number of households seeking homeless assistance in Midlothian. Table 3 shows that over the same period the proportion of applications from households with no children has increased by around five percent.

Table 3: number of homeless applications per year					
	2015/16	2016/17	2017/18	2018/19	2019/20
Total homeless applications	526	509	566	495	476
% of households with dependent children	44%	46%	41%	39%	39%
% of households with no children	56%	54%	59%	61%	61%

As Midlothian Council moves on to the next phase of Rapid Rehousing it will focus on activities which seek to further reduce the number of homeless applications made. This will be achieved by transforming the way services are delivered. Ensuring they have a clear emphasis on the prevention of homelessness, tenancy sustainment, and early intervention.

A key ambition of Midlothian Council's Rapid Rehousing Transition Plan is to reduce the time taken to discharge its statutory duty to make an offer of permanent housing, and reduce the length of time spent in temporary accommodation.

Table 4a shows that over recent years, including 2019/20 the average time taken to close a homeless cases has increased. The length of time spent in self-contained temporary accommodation has also increased, shown in Table 4b. Midlothian Council has amongst the lowest % of lettable self-contained housing stock in Scotland. While those provided with less suitable types of accommodation move on more quickly.

Table 4a: Average case duration (weeks)					
	2015/16	2016/17	2017/18	2018/19	2019/20
Average case duration	89.1	105.93	106.65	105.23	114.2

Table4b: Length of stay (days)in temporary accommodation					
Total (All)					
LA Dwelling (Self-contained)	N/A	87.7	123.3	186.2	173.9
RSL Dwelling (Self-contained)	N/A	32	242.8	803.6	482.4
Supported Accommodation	N/A	83.6	103.8	176.9	165.8
Other (considered unsuitable after Sept 2020)	N/A	56.4	30.1	57.45	59

As the number of properties offered to homeless households increases, and more temporary tenancies are 'flipped'. Midlothian Council expects these averages to increase further during 2020/21, and into 2021/22. As the 'backlog' of existing cases in temporary accommodation is cleared the time in temporary accommodation will reduce, especially for those in self-contained accommodation. As households without children are provided with better quality temporary accommodation, such as shared temporary accommodation, it is expected they may choose to remain in the accommodation for longer. Midlothian Council anticipates this will result in an overall increase in the time spent in temporary accommodation for some client groups.

It is important that households in Midlothian are provided with access to a full range of housing options. Table 5 shows how Midlothian has done this by increasing the number of homeless households who have accessed the private rented sector. Many of the activities outlined in Midlothian Council's Rapid Rehousing Transition Plan aim to improve access to all housing options at an earlier stage in the process before homelessness occurs.

Table 5: number of households securing social and private rented housing					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Scottish Secure Tenancy	209	209	245	308	236
Private Rented Tenancy	5	3	9	57	36

3. Midlothian's Rapid Rehousing Transition Plan – 1st year (2019/20) position statement / key activities

Following the allocation of Scottish Government funding for 2019/20, Midlothian identified key projects that could best achieve the outcomes detailed in

Midlothian's initial RRTP and transform how services are delivered. A breakdown of the funding allocated to each activity has been submitted to the Scottish Government and is included as Appendix 2.

3.1. Rapid Rehousing Transition Plan – Coordinator.

In November 2019 Midlothian Council appointed a Housing Options Development Officer. The post holder is responsible for the developing activities that will achieve the wider outcomes detailed in Midlothian's Plan. The RRTP coordinator is also responsible for updated Midlothian Council's Rapid Rehousing Transition Plan each year.

3.2. Housing First

Between November 2019 and January 2020 an appraisal of the various ways Housing First could be delivered in Midlothian was completed. This included learning from Pathfinder Projects in Dundee and Edinburgh. Various options were considered during this time to ensure the Model for Housing First in Midlothian would meet local needs and could be delivered on a long term basis.

Three organisations were invited to tender to provide a dedicated intensive support service to Housing First tenants. This exercise was concluded on 10th March 2020, resulting in an organisation being awarded the contract to provide the service. This contract was scheduled to commence on 1st April 2020, with the first tenancies in operation by mid-May. Due to the unforeseen impact of COVID-19, and the resources required to respond to this, a decision was taken to postpone the start of Housing First. Following a short pause, the Housing First Support service began on the 1st June 2020. Prior to the first tenancies commencing, further discussions were held with key partners (Health and Social C resulting in a refinement of the procedures relating to joint working at an operational level. The first properties and tenants have been identified with the tenancies commencing in early July 2020. Midlothian Council aims to create up to 20 Housing First tenancies a year.

During the Housing First Pilot a 0.25 FTE member of staff will oversee the co-ordination of the project before handing over the Housing Services.

3.3. Housing Allocations Policy Review

A full review of Midlothian's Housing Allocation Policy was completed in 2019. This included an extensive consultation exercise with tenants, existing homeless households and housing applicants on the Council's waiting list. On completion the new policy was given approval by Midlothian Council in

December 2019. In January and February 2020 a small project team met to develop an action plan to implement the key changes. The amended Housing Allocations Policy became live from May 2020.

The changes summarised below represent a significant step to increasing the number of lets to homeless applicants, reducing the time spent in temporary accommodation, and reducing the number of homeless applicants on the waiting list by rehousing 'legacy' cases. It is anticipated the positive effects of these changes will be fully realised in Midlothian Homelessness data for 2021/22.

3.3.1. Increasing lets to Homeless

Midlothian has a large number of homeless cases (908 as of 1st June 2020) who have been waiting for a long time to be made an offer of permanent housing. To reduce the number of 'legacy' cases total permanent lets to the Homeless housing list will increase from 40% to 60%. It is anticipated this will result in the number of homeless applicants rehoused being greater than the number of new presentations. The effects of this will not start to be realised until 2021/22. In the short term the average length of stay in temporary accommodation may increase, as those who have been in their accommodation the longest secure settled accommodation.

3.3.2. Widening areas of choice

The revised Housing Allocation Policy requires homeless households to widen their areas of choice. From April 2020 homeless households will be required to select a minimum of two of the six largest letting geographic areas. Homeless households will also be considered for all property types. Unless there is a medical requirement for a specific property type or area.

3.3.3. Flipping tenancies

The practice of 'flipping tenancies', where temporary accommodation is converted to permanent accommodation, will also be introduced at scale for the first time. To ensure the methodology adopted is fair, this will be targeted at households who have been in their temporary accommodation for the longest period of time. The number permanent tenancies created as a result of 'flipping' will be in addition to the 60% of void properties allocated to homeless.

3.3.4. Improving opportunities for general needs applicants.

Changes have been made to improve opportunities for others in housing need to access suitable accommodation, with the aim of preventing the need to present for homeless assistance. This includes the following actions:

- Making best use of Council housing stock by removing the Choice list. Incorporating these applicants into the General Needs list will ensure the Council makes best use of its available housing stock, by allocating to those in the most housing need.
- To increase the supply of larger properties, the Incentive to Move initiative now includes households who downsize by 1 bedroom size. This incentive was previously only available to those downsizing by 2 or more bedrooms.
- Encouraging mutual exchanges through the introduction of a small payment to help with the cost of moving.
- Giving greater assistance to households on the General Needs list who are either overcrowding, or under-occupying their current accommodation. Giving additional points to improve applicant's chances of being offered accommodation, reducing the risk of becoming homeless.
- To improve the turnover of existing housing stock, a Local Lettings initiative for new build accommodation has been introduced.
- Home owners will only be considered for housing where their current accommodation does not meet the health needs of the households. Or occupancy would result in the household being at risk of abuse.
- A revised approach to HM Forces applicants. To maximise the chances of securing permanent accommodation prior to leaving the forces. Serving members who were resident in the Midlothian area prior to enlistment, or have resided in the area for at least three years while on service will receive Forces points on their application. This will be backdated to date of enlistment. Previously only those who had been honourably discharged from the forces would be awarded these points - delete this sentence.

3.4. Nomination agreement with East & Midlothian Women's Aid

Midlothian Council has a long-standing nominations agreement with East and Midlothian Women's Aid. The purpose of this agreement is to enable households fleeing domestic abuse to access secure accommodation quickly, without the need to present for homeless assistance. Removing the need for potentially lengthy placements in temporary accommodation. In previous years this agreement resulted in two households being housed. This agreement was revised at the end of 2019/20. As a result of this review a minimum of four nominations will be made by East and Midlothian Women's Aid.

3.5. Purchasing properties through the open housing market.

In addition to a substantial new build affordable housing programme, Midlothian Council has also purchased properties through the open housing market. In 2019/20 44 properties were purchased, in addition to 39 properties purchased in 2018/19. These purchases have been aimed at areas and property types where there is the greatest demand for housing from applicants on the homeless waiting list. Particularly those with the lowest turnover of existing housing stock. It is proposed to continue this approach with a target of 20 additional properties purchased per annum to 2024.

3.6. Review of Temporary Accommodation

Midlothian Council's RRTP recognised the importance of the need to ensure that when temporary accommodation is required it must be of a good quality, be affordable, and meet the needs of the service user. This work was undertaken on the understanding that The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 would apply to all homeless households from spring 2021. The projects described below have been commenced in 2019/20 with the aim of transforming the delivery of temporary accommodation in Midlothian.

3.6.1. Shared Temporary Accommodation

Shared temporary accommodation, as permitted in the UAO guidance currently being developed, will provide an alternative to the bed and breakfast accommodation currently used by Midlothian Council. It is proposed the accommodation will be available to single homeless applicants, or couples. Each household will be provided with their own bedroom, while sharing kitchen, bathroom and living room areas. The accommodation provided will be more affordable for households who are in employment. For those not in employment access to education, training and employment opportunities will also be improved.

A 0.5 FTE Temporary Accommodation Officer has been recruited to manage up to 20 properties per annum for a fixed term period to 2023/24. These will provide a more satisfactory temporary accommodation option for up to 40 households per annum. The first of these properties to be available by July 2020.

3.6.2. Mayfield families project

This project delivers eight, fully furnished, self-contained flats to be used as emergency accommodation for households with either children or a pregnant person as a member of the household. This project provides an excellent standard of accommodation. The financial cost to Midlothian Council will also be greatly reduced as that provided by a third party is ended.

A block of tenement flats was identified as being suitable for this type of accommodation. Following a consultation exercise, the five existing tenants were given priority to secure an offer of alternative accommodation. Once accommodation was secured a package of financial assistance was provided to assist with moving and other related costs. As of 1st July 2020, all eight properties have been furnished and operational.

A 0.5 FTE Temporary Accommodation Officer has been recruited to manage this accommodation until the end of 2022/23. This project also provides an on-site concierge service for 10 hours a day providing basic support to residents as required, while also helping to maintain the security and cleanliness of the building and monitoring anti-social behaviour.

3.6.3. Supported accommodation – Jarnac Court

Jarnac Court is an office building in the Centre of Dalkeith, owned by Midlothian Council. In November 2018 approval was given to refurbish the building for use as emergency supported accommodation. The aims of the project are to end the use of unsuitable bed and breakfast accommodation, by providing accommodation of a better standard with access to support appropriate to the needs of each individual.

In September 2019 an external consultant was appointed to project manage, develop the design and provide costing for the proposed works. They provided an assessment that the cost of delivering the project needed to be revised to ensure updated building and planning requirements were met.

An updated proposal was approved by Midlothian Council in December 2019. These plans see the building used as support accommodation for at least five years providing supported accommodation for 22 households. At time of approval the project was scheduled for completion in September 2020. The building works required have been temporarily halted due to COVID-19 and will result in this completion date being revised accordingly.

3.6.4. Conversion of former Loanhead Police Station

In 2018 Police Scotland informed Midlothian Council of the opportunity to purchase the former police station in Loanhead. Officers identified the possibility that this building was suited to conversion for residential use. In May 2019 Midlothian Council approved plans to purchase the building to be used as temporary accommodation.

The proposals approved by Midlothian Council include plans to convert the property into seven self-contained studio apartments. This will provide temporary accommodation to homeless households with little or low support needs. The plans also include the provision of an overnight caretaker service. This project is scheduled for completion in May 2021.

3.6.5. Review temporary accommodation rents

Temporary accommodation is recognised as being more expensive than permanent council housing. This is due to the higher void turnover, repairs and furnishings. This can prevent homeless households who are employed being unable to afford the cost of accommodation. Those living in temporary accommodation who want to work or seek training or further accommodation are disadvantaged from doing so.

At a meeting of Midlothian Council on 11 February 2020 proposals to revise the rent charges for temporary accommodation were approved. On implementation the rent levels in self-contained temporary accommodation will mirror those of new build Council tenancy of the same size. A consultation exercise is planned on this matter for summer 2020.

3.7. Housing Education

3.7.1. SQA Tenancy and Citizenship Award

In December 2018 a pilot programme for a SQA level 4, Tenancy and Citizenship Award was completed, resulting in four young parent's successfully graduating.

Following this successful trial the course materials are being revised and adapted for various client and accommodation types. This will enable each of the six modules to be delivered on a stand-alone basis. The modules cover the following outcomes:

- Gaining and sustaining a tenancy.
- Looking after your home.

- Living in your community.
- Understanding principles of money.
- Money management.
- Cookery skills, techniques and processes.

Service users will be able to access modules most relevant to them. The modules have been designed in a way that they can be built into support plans to help achieve better outcomes for the individual.

The course materials are being designed in such a way that they can be delivered directly by support workers. A 0.33 FTE member of staff from the homeless team will have responsibility for co-ordinating and assessing completed modules.

While primarily being delivered to households in supported accommodation, households in any type of temporary accommodation or Housing First tenancy will be able to access the revised modules. Midlothian Council believes this will promote tenancy sustainment and reduce instances of recurring homelessness.

3.7.2. Schools education programme

Officers provide classroom based sessions to all pupils in S4 and S6 year groups. This session aims to educate on homelessness, housing options and budgeting. Providing a local context in order to give accurate information to young adults in their readiness to leave home.

On average 62 sessions are provided a year across in Midlothian's six High Schools. A 0.25 FTE member of staff is required to plan, co-ordinate, and deliver these sessions.

4. 2020/21 Priorities and Action Plan

The following priorities have been identified by Midlothian Council for 2020/21:

- Continue to deliver projects commenced in 2019/20
- Review and transform the way services are delivered to homeless households, including effectively preventing homelessness

Midlothian Council recognises the tensions between delivering some prevention activities and existing homeless legislation. When developing practices to prevent homelessness Midlothian Council will ensure it continues to meet its statutory homeless duties. Midlothian Council welcomes the ongoing work to establish a wider legal duty to prevent homelessness. It is hoped this will provide greater clarity in how meaningful activities can prevent homelessness, allowing more creative solutions to be found.

4.1. Continue to deliver projects commenced in 2019/20

Throughout 2020/21 Midlothian Council will continue to deliver the projects detailed in Section 3. At the time of writing there has been a temporary suspension of some of these projects. This has been caused by the unprecedented circumstances caused by COVID-19. Midlothian Council sees these projects as imperative to the transformation of homelessness services and remains committed to their delivery.

4.2. Unsuitable accommodation order and COVID-19

Midlothian Council is giving consideration to the impact The Homeless Persons (Unsuitable Accommodation) (Scotland) Amendment Order 2020 will have on projects previously identified in its previous RRTP. Projects such as Jarnac Court, Loanhead Police Station and Shared Temporary Accommodation had the intention to end bed and breakfast use by the end of March 2021. Midlothian Council is currently taking actions to ensure it will achieve this within the revised timescales set out in the amended order. This includes rolling out Shared Temporary Accommodation at a faster rate than originally planned and increasing the number of properties used for this type of accommodation.

Midlothian Council also recognises the part Housing First could play in meeting the requirements of the amended order. At present Midlothian Council has plans for up to 20 Housing First tenancies to be created in the first year. Extending the scheme further would enable Midlothian Council to offer Housing First to more households currently in what will be unsuitable accommodation without having to first move them to alternative temporary accommodation. This would only be achievable with the provision of additional funding. To reflect this the resource plan includes estimated requirements for both the current target of 20 Housing First tenancies, and the additional funding required to increase this to 30 properties.

To ensure households with dependent children or a pregnant person are not placed in unsuitable accommodation Midlothian Council is giving consideration to replicating the Mayfield families' project. This would be in a different geographic area to help ensure accommodation can be provided close to education and support network. A significant amount of funding is required to set up such a property and to provide adequate staffing resources. The resource required to set up a project of this nature is included in our resources plan. This is based on the cost of setting up the Mayfield families' project and includes home loss and expenses payments to any existing tenants, furnishing properties, a concierge service, and staffing resources.

Additional consideration is also being given to what the full impact of COVID-19 may be on the delivery of Homelessness and Housing in Midlothian. At present the full impact is not known and may not be for some time. In the initial stages of Covid-19 the numbers presenting for homelessness assistance and temporary accommodation were lower than normal, increasing during May and June in line with the seasonal average. It is anticipated that there will be a further increase in the number of presentations. Some of the anticipated challenges and the potential impact on RRTP outcomes are details below:

- **Reduced number of available properties to let**

Midlothian Council has a very low turnover of its own housing stock. 4.6% in 2017/18 and 4.75% in 2018/19. This reduced to 3.85% in 2019/20. It is expected that there will be fewer void properties available to let as the number of terminated tenancies reduces and people are unable to move on to alternative accommodation. This has been in accordance with instruction from the Scottish Government that people should not move home.

To ensure sufficient temporary accommodation has been available during the COVID-19 crisis Midlothian Council has taken steps to increase the number of dispersed flats within its temporary accommodation stock.

Lettings in the Private Rented Sector have also stalled during this period, placing further pressure on social housing as the availability of alternative housing options are reduced.

- **Increased voids time**

Midlothian Council has a duty to ensure it is compliant with any recommendations concerning COVID-19 and social distancing. This will require additional measures being put in place to maintain the health and wellbeing of both tenants and staff. In the short term these measures may cause an increase in the time taken for void properties to be re-let, increasing the length of time taken to discharge duties to homeless applicants and longer stays in temporary accommodation. Officers from Midlothian Council are working to develop revised procedures that will reduce the time taken re-let void properties across all accommodation types.

- **Delays to new build programme**

With the suspension of all activities across all construction sites and the phased resumption to work, it is estimated it will be August or September 2020 before sites are operating at full capacity. While the total number of properties delivered will not be impacted by COVID-19 there will inevitably be delays in their completion. This will impact on the number of properties becoming available for people to move

onto across all sectors potentially reducing the number of lets to homelessness households.

- **Open market house purchases**

Midlothian Council has been unable to complete or commence the process of purchasing properties through the open housing market during April and May 2020. The full impact of COVID-19 on the housing market, and how this effects the number of properties Midlothian is able to purchase properties may not be fully understood for some time. This will further reduce the number of properties available to let as permanent housing.

- **Providing 1:1 support**

The way support is provided on a one to one basis to vulnerable households will also change to ensure appropriate social distancing is maintained, at least in the short term. It is possible that this will result in it taking longer for the outcomes agreed as part of individual support plans to be achieved.

4.3. Review the way services are delivered, with a strong emphasis on developing partnership working and the prevention of homelessness.

To delivery an effective Housing Options service it is important to ensure a collaborative approach is taken with internal council departments, statutory agencies including the Health and Social Care Partnership, and partners in the third sector. By ensuring a holistic approach, one which considers wider issues such as health and employment, Midlothian Council will be able to provide better outcomes across all services not only Housing.

4.3.1. Early intervention

Being homeless and possibly being placed in temporary accommodation is not a good outcome for anyone. There are negative effects for the households concerned, especially those with children, while delivering these traditional responses is very costly for the agencies involved. Midlothian Council will develop plans to work more closely with Registered Social Landlords in the area. This will use the experiences of the North and Islands Housing Hub, and their recent prevention initiative surrounding Section 11 notices. By engaging with households at an earlier stage in proceedings it is hoped that more proactive actions can be taken to prevent homelessness from occurring. Where it is not possible to stop the action being taken officers will be afforded more time to explore other housing options reducing the need for homelessness assistance. This review will also consider extending this early

intervention approach to Midlothian Council tenants who are at risk of eviction.

4.3.2. Joint working and meeting the needs of service users with complex needs.

In 2019 Midlothian Council established a facility locally known as Number 11. This is a facility set up by Midlothian Council as the first Recovery Hub in Scotland. This brings together all community based Substance Misuse and Mental Health staff, both NHS and Local Authority, are co-located with Justice social work and relevant voluntary organisations for people in recovery. This partnership working will make services more accessible and has the potential to develop new ways of working that will deliver positive outcomes for service users. Midlothian Council believes that by having Homelessness Services represented within the Recovery Hub, to focus on the housing needs of this group of service users will allow for these positive outcomes to be reflected from a housing perspective.

4.3.3. Personal Housing Plans

To support the work to prevent homelessness Midlothian Council will look to adopt the use of Personal Housing Plans, for all those who approach for assistance. This will ensure the full range of housing options is utilised to help people remain in their accommodation when it is safe to do so, or to find alternative settled accommodation before the need for homeless accommodation arises. A person centred approach to Personal Housing Plans will be taken. Particular consideration will be given to ensuring the avoidance of causing additional poverty or repeated risk of homelessness.

4.3.4. Staff training

It is anticipated that the Housing Options Toolkit will become available during 2020/21. All frontline Homelessness and Housing Options staff will be provided with access and support to complete relevant modules in a timeously manner. Appropriate staff from other internal departments, such as housing services, health and social care, social work and the contact centre, along with external organisations will also be offered access to this training. By having an effectively trained workforce Midlothian Council service users will be provided with appropriate and accurate advice from the first point of contact. Midlothian Council has committed to acquiring 58 licenses for the Housing Options Toolkit once launched.

To enable the delivery of services to be effective and support the principles of rapid rehousing, Midlothian Council will recruit 2 FTE officers into the homelessness team. The intention is for one officer to work in close partnership with services based at 'Number 11'. This would enable the other staff resource from Homeless Services to focus more of their time on meaningful prevention activities, delivering a true housing options approach. These posts would initially be for a fixed term period, the length of which would be dependent on available funding. Resources required to deliver effective services will be reviewed as the outcomes of Rapid Rehousing activities are realised.

4.4. Crisis intervention fund

Establishing a crisis intervention fund would allow frontline staff to provide immediate responses which focus on enabling households to remain in their current accommodation, preventing homelessness occurring. A fund of this nature will allow new, practical solutions to be developed improving the chances of achieving positive outcomes. These activities would be targeted to meet the needs of those whose circumstances are unlikely to be improved through the traditional responses to homelessness.

4.5. Improving access to the private rented sector.

Midlothian Council has historically provided homeless households with assistance to access to private rented sector. This has been by paying deposits, up to the equivalent of the current Local Housing Allowance rate directly to landlords. This is currently restricted to households who have been assessed as homeless or at risk of becoming homeless in the next two months. In 2019/20 Midlothian Council was able to assist 13 households. Midlothian Council recognises the benefits of making better use of the Private Rented Sector as a housing option and will look to fund a scheme that will assist up to 30 households a year to access accommodation in the private rented sector. With appropriate funding access to the scheme will be expanded. This will allow Midlothian to assist households to find suitable settled accommodation at an earlier stage in the housing advice process.

5. Resource Plan

Table 6 provides an estimate of the funding required to deliver Midlothian Council's Rapid Rehousing Transition Plan from 2020/21 through to 2023/24. Midlothian council is confident it will be able to deliver the projects within these costs. However, to do so will require additional resources to deliver the plan in full. For this reason Midlothian Council's Rapid Rehousing Transition Plan will be subject to continual review and, therefore possible amendment.

Table 6: Projected resources required by activity.					
Activity	Financial Year				Total
	2020/21	2021/22	2022/23	2023/24	
RRTP – Coordinator 0.5 FTE	£17,248	£17,248	£17,248	£17,248	£68,992
Housing First Support (20 properties per year)	£40,145*	£40,145*	£40,145	£40,145	£160,580
Housing First Support (30 properties per year)	£60,217	£60,217	£60,217	£60,217	£240,870
Housing First co-ordinator 0.25 FTE	£8,624	£8,624	£8,624	£8,624	£34,496
Mayfield Families – Concierge.	£32,959	£32,959	£32,959	£32,959	£131,836
Mayfield Families – 0.5 FTE Temporary Accommodation Officer.	£17,248*	£17,248*	£17,248*	£17,248	£68,992
Additional Temporary Accommodation Families Unit	£85,340	£50,207	£50,207	£50,207	£235,961
Shared Temporary Accommodation – 0.5 FTE Temporary Accommodation Officer.	£17,248*	£17,248*	£17,248*	£17,248	£68,992
SQA Qualification – 0.33 FTE Officer	£11,498	£11,498	£11,498	£11,498	£45,992
Housing Education Schools Programme – 0.25 FTE Officer	£8,624	£8,624	£8,624	£8,624	£34,496
Private Rented Deposit Scheme	£16,000	£25,000	£25,000	£25,000	£91,000

Table 6: Projected resources required by activity.					
Housing Options Tool Kit Training	£1978	£857.24	£757.48	£757.48	£4,168.20
2 FTE Homelessness Officers	N/A	£68,994	£68,994	£68,994	£206,982
Prevention Fund	N/A	£20,000	£20,000	£20,000	£60,000

* RRTP funding received from the Scottish Government has been allocated to the activity for the year indicated.

6. Monitoring, Equalities and Consultation

Midlothian Council provides opportunities for consultation and engagement with tenants and other service users. If you have any comments or queries on the content of this document, please contact the Housing Planning & Performance Section at Midlothian Council for more information.

Housing Planning & Performance
 Buccleuch House
 Midlothian Council
 1 White Hart Street
 Dalkeith
 EH22 1AE
housing.enquiries@midlothian.gov.uk
 Telephone: 0131 271 3611

Midlothian Council is committed to ensuring equality of opportunity and combating discrimination through a series of equal opportunities and anti-discriminatory policies. The Council has embedded equalities principles into strategic planning as well as service delivery. Housing policies and services are regularly monitored, reviewed and reported on to ensure that they comply with equalities requirements.

Midlothian Council carried out an Equality Impact Assessment when publishing its original Rapid Rehousing Transition Plan to ensure that the needs of all equality strands were considered. Additional Equality Impact Assessments have been completed for individual activities. These assessments found no evidence that any direct discrimination will arise from any of the activities. Where relevant Midlothian Council has continued to consult with tenants and service users when developing activities related to this plan.

**Appendix 1: Scottish Government Funding and Activity Monitoring
Details of funding recipient**

Local Authority	Midlothian Council		
Reporting Period	01/04/2019	To	31/03/2020
Reporting Officer	Matthew McGlone		
Position	Housing Options Development Officer		
Date Completed	29/6/2020		
RRTP Funding Received for 2019/20	£141,000		

2019/20 Activity	
Activity Name:	Housing Allocations Policy Review – Allowing people to remain in their temporary housing as a settled option.
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	Households who have been in temporary accommodation for the longest time will be given the opportunity to remain in the accommodation on a permanent basis. This reduces the number of moves households are required to make before being permanently housed. Over time this will result in a reduction in the time spent in temporary accommodation. In the short term this may increase as those who have been in their accommodation for a long time are housed.

2019/20 Activity				
Allocation Spent on activity:		SG RRTP funding	Local Authority funding	Other
	£	0	0	0
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	This policy was approved by elected members in December 2019 as part of the new Housing Allocation Policy.			
Future spend planned on this activity in 2020/21:		SG RRTP Funding	Local Authority funding	Other
	£	0	0	0
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	The decision to make an offer of converting temporary accommodation to settled accommodation will be made on a case by case basis with those who have been in their temporary accommodation for the longest time considered first. The number of properties offered in this way will be monitored from 1/6/2020.			
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	This activity will be mainstreamed from implementation.			

2019/20 Activity	
Activity Name:	Housing Allocation Policy Review – increasing the number of void properties offered to homeless households.
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	The amendments made to the Housing Allocations Policy aim to ensure homeless households access settled accommodation as soon as possible, and to minimise the time spent in unsuitable accommodation. The percentage

2019/20 Activity

	of Council properties allocated to those on the Homeless List will increase from 45% to 60%. On implementation of these changes all homeless households are required to choose all house types. As a minimum all homeless households are required to choose at least two of the six areas which have a significant number of available properties.		
Allocation Spent on activity:	£	0	0
	SG RRTP funding	Local Authority funding	Other
Overview of progress made to date:	Following a period of consultation with key stakeholders, including service users, the revised Housing Allocation Policy was given approval by elected members in December 2019. After gaining approval, a small team project team met in January and February 2019 to develop a plan for implementing the changes, effective from 1 st May 2020.		
Provide a short summary of the work undertaken in the past year, progress made and challenges.			
Future spend planned on this activity in 2020/21:	£	0	0
	SG RRTP Funding	Local Authority funding	Other
Implementation in 2020/21:	Amendments to application and waiting lists were completed during April 2020. The percentage of properties allocated to homeless households will be monitored throughout 2020/21 to ensure these targets are being met. As these changes are implemented it is anticipated those who have been homeless for the longest period of time will be offered permanent accommodation. This may result in the average length of time to be made an offer of housing, and time spent in temporary accommodation to increase		
Provide a short summary of the aims and targets for this activity during 2020/21.			

2019/20 Activity	
	when reported through HL1. As the number of 'legacy' cases reduces the impact of these changes will be realised as those who presented for homeless assistance more recently begin to be offered accommodation more quickly.
<p>Plans for mainstreaming this activity:</p> <p>Provide detail of the timescale and plans to mainstream / when this activity will end:</p>	These changes will be implemented in May 2020. The percentage of void properties allocation to homeless households will be reviewed on a frequent basis to ensure the demands on the service are met.

2019/20 Activity			
Activity Name:	Target open market purchases for Council Housing to areas and house types in high demand from homeless applicants.		
Activity Description:	To increase the availability of council housing in areas where there is the greatest shortfall in meeting the demand from homeless applicants. These properties are allocated to applicants currently in temporary accommodation. This helps to reduce the time taken for applicants to be housed in areas/property types where they may be waiting longer for secure housing. Midlothian Council receives £40,000 grant subsidy from the Scottish Government, More Homes Division.		
		SG RRTP funding	Local Authority funding
			Other

2019/20 Activity			
Allocation Spent on activity:	£ 0	3,969,440.42	1,680,000
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	In 2019/20 44 properties were purchased through the open housing market.		
Future spend planned on this activity in 2020/21:	£ 0	SG RRTP Funding 1,804,291.00	Local Authority funding 80,000 Other
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	Midlothian Council aims to purchase a further 20 properties to be allocated in this way in 2020/21.		
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	This activity will be reviewed on an on-going basis. Decisions on the number of properties to be purchased will be based on the current housing demand and the availability of accommodation in each locality.		

2019/20 Activity	
Activity Name:	Housing First Pilot
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	Adopting a Housing First response to homelessness in Midlothian will transform the way vulnerable households are provided with homeless assistance. The scheme will be aimed at service users who have longstanding/repeated instances of homelessness, and whose experience of homelessness is compounded by other additional needs.

2019/20 Activity

Those most likely to be considered for Housing First will have previously been failed by the traditional 'staircase' response to homelessness. Instead of having to demonstrate 'tenancy readiness' service users with complex needs will be provided with a secure tenancy. This will be accompanied by a package of wrap-around support to help other support needs to be addressed.

When developing Housing First a strong emphasis has been placed on multi-agency partnership working. This will continue in the delivery of Housing-First.

Allocation Spent on activity:

	SG RRTP funding	Local Authority funding	Other
£	0	0	0

Overview of progress made to date:

Provide a short summary of the work undertaken in the past year, progress made and challenges.

The staff member leading on the implementation of Housing First in Midlothian came into post in November 2019. This led to a period of evaluating different ways of delivering Housing First In Midlothian. Issues considered during this time include:

- Mainstreaming Housing First and long term funding after RRTP grants expire.
- Ensuring a partnership working approach is embedded within the delivery of support.
- Options for accessing Housing First.

On completion of this exercise three potential support providers were invited to submit a tender on 7/2/2020 with the successful support provider being identified on 3/3/2020.

The 12 month pilot of Housing First is being funded by £32,000 of the initial SG RRTP funding and £8,145 of the 2019/2020 funding.

2019/20 Activity

	The response required to COVID-19 has resulted in a delay to Housing First commencing.		
Future spend planned on this activity in 2020/21:	SG RRTP Funding	Local Authority funding	Other
	£ 40,145	0	0
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	<p>A phased approach will be taken to the creation of Housing First tenancies. The revised Housing Allocation Policy allows for up to 20 tenancies to be started within the first twelve months. The project will be reviewed at regular intervals throughout the duration of the pilot period. If those already in Housing First tenancies require more intensive support for a longer time the number of tenancies create will be reviewed accordingly.</p> <p>The intention was to go live on 1st April 2020, with the first tenancies in place by mid-May 2020. Due to the unprecedented response required to COVID-19 this has been reviewed. Housing First will now commence on 1st June 2020. The first tenants will move into their properties in July 2020.</p>		
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	<p>Housing First will be reviewed at frequent intervals throughout the pilot period. If successful we intend to continue the project for a second year. £40,271 of RRTP funding has been set aside for this. Include calculation of which years this funding comes from.</p> <p>As part of these reviews consideration will be given to how Housing First can be mainstreamed on a longer term basis.</p>		

2019/20 Activity

Activity Name:	End the use of Bed and Breakfast accommodation: Shared temporary accommodation.			
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	As alternative to unsuitable bed and breakfast accommodation, shared temporary accommodation will be provided to two homeless households. The accommodation will be available to single person and couple households, each provided with their own bedroom while sharing kitchen, bathroom and, living room areas. The accommodation provided will be a more affordable option for households who are in employment. For those not in employment, access to employment, training and education are also improved.			
Allocation Spent on activity:	£	SG RRTP funding	Local Authority funding	Other
	58,578	0	0	
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	<p>An appraisal of the options for how shared accommodation may work in Midlothian has been completed. This has included seeking advice on revised occupancy agreements, application of Council Tax regulations, furniture specifications, and arrangements for void periods and cleaning. The Midlothian project also draws on good practice from other local authorities.</p> <p>While developing these processes the traditional staff responses to the provision of accommodation has also been challenged. £58,578 of SG RRTP funding from 2019/2020 has been used to fund a 0.5 FTE Temporary Accommodation Officer for three years to manage the shared temporary accommodation properties.</p> <p>This officer came into post on 1st March 2020.</p>			

2019/20 Activity				
Future spend planned on this activity in 2020/21:		SG RRTP Funding	Local Authority funding	Other
	£ 0		35,319.60	0
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	The target is to have 20 shared temporary accommodation properties in operation by the end of 2020/21 providing accommodation for up to 40 households.			
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	<p>To ensure the provision of this type of accommodation can be mainstreamed the service charge for the accommodation will cover the cost of furnishings, cleaning and staffing.</p> <p>We anticipate other RRTP activities such as revisions to the Allocation Policy, the flipping of temporary accommodation and homeless prevention activities, will result in fewer households requiring temporary accommodation, and a reduction in the time spent in temporary accommodation. As this happens the amount of temporary accommodation stock will be reduced.</p>			

2019/20 Activity	
Activity Name:	End the use of Bed and Breakfast accommodation: Mayfield Families' Project.
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	<p>This project will provide emergency, 1st stop accommodation to homeless applicants with either dependent children or a pregnant person in the household.</p> <p>A block of 8 tenement flats will be used to provide self-contained emergency accommodation, with a 24 hour concierge service. The provision of these self-contained</p>

2019/20 Activity

	properties will remove the need for this group to be placed in unsuitable accommodation.			
Allocation Spent on activity:	£	SG RRTP funding	Local Authority funding	Other
	55,578	35,133.48	0	
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	<p>Five existing tenants in the building were given additional priority to secure alternative housing. Tenants were provided with an agreed package of financial assistance to meet the cost of moving and additional expenses. The last tenants moved out in February 2020.</p> <p>By the end of 2019/2020 the first five properties had been furnished and were operational. The remaining three properties are currently in the process of being furnished. These properties will be operational 1st July the 2020, including the concierge service.</p>			
Future spend planned on this activity in 2020/21:	£	SG RRTP Funding	Local Authority funding	Other
	0	45,602	0	
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	This project will be fully operational by 1 st July 2020. The alternative emergency accommodation provided to this group will be ended during October 2020.			
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	This project will continue on a long term basis. The project will be funded on a long term basis through a combination of savings made by no longer using accommodation provided by a third party, and the service charge applied to the accommodation.			

2019/20 Activity

Activity Name:	End the use of Bed and Breakfast accommodation: Using the former Loanhead Police Station as supported temporary accommodation.			
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	Midlothian Council has purchased the former Loanhead Police Station building. This will be converted in 7 self-contained studio properties to provide good quality, affordable, temporary accommodation to single homeless households.			
Allocation Spent on activity:	£	SG RRTP funding 0	Local Authority funding £270,000	Other 0
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	Plans for the project are in the process of being completed.			
Future spend planned on this activity in 2020/21:	£	SG RRTP Funding 0	Local Authority funding £696,000 subject to elected member approval	Other 0
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	This project is scheduled for completion in May 2021.			
Plans for mainstreaming this activity:	It is proposed for the building to be used as low supported accommodation for a minimum of five years. As the impact of RRTP projects aimed at reducing the time spent in			

2019/20 Activity

Provide detail of the timescale and plans to mainstream / when this activity will end:	temporary accommodation, and re-housing legacy cases is realised, the amount and type of temporary accommodation provided in Midlothian will be reviewed.
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2019/20 Activity

Activity Name:	End the use of Bed and Breakfast accommodation: Convert Jarnac Court, an existing office building owned by Midlothian Council, into 22 short term temporary accommodation units.			
Activity Description: Provide a short overview of the aims and the transformative nature of this activity.	Jarnac Court is an office building in Dalkeith. Converting this into 22 supported accommodation units will provide an alternative to unsuitable bed and breakfast accommodation.			
Allocation Spent on activity:	£	0	£75,000	Other
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	The initial project proposals were approved in November 2018. During 2019, it became apparent that additional repairs would be required to the building, in addition to the original repair work. Additional work was also identified to ensure building standards will be met, reflecting the change of use from commercial to residential. These revised plans and proposed budget were approved by Midlothian Council in December 2019.			
Future spend planned on this activity in 2020/21:	£	0	£1,150,000.00	Other

2019/20 Activity	
<p>Implementation in 2020/21:</p> <p>Provide a short summary of the aims and targets for this activity during 2020/21.</p>	<p>Currently the works were scheduled to be completed by September 2020. However, it is likely this target will need to be revised once the full impact of delays resulting from COVID-19 is realised.</p>
<p>Plans for mainstreaming this activity:</p> <p>Provide detail of the timescale and plans to mainstream / when this activity will end:</p>	<p>It is proposed for the building to be used as supported accommodation for a minimum of five years. As the impact of RRTP projects aimed at reducing the time spent in temporary accommodation, and re-housing legacy cases is realised, the amount and type of temporary accommodation provided in Midlothian will be reviewed.</p>

2019/20 Activity				
Activity Name:	Review of temporary accommodation rents			
<p>Activity Description:</p> <p>Provide a short overview of the aims and the transformative nature of this activity.</p>	<p>It is recognised rents for temporary accommodation can be very expensive. This can limit the opportunities for households to seek employment, training and education opportunities. Homeless households are also at risk of accruing higher debt levels in the event they are unable to pay their rent.</p> <p>Making rent levels for temporary accommodation the same as new build tenancies would reduce the monthly rent charge of a 2 bedroom from £625 to £360, for a two bedroom temporary accommodation flat.</p>			
Allocation Spent on activity:	£	SG RRTP funding	Local Authority funding	Other
	0	0	0	

2019/20 Activity									
<p>Overview of progress made to date:</p> <p>Provide a short summary of the work undertaken in the past year, progress made and challenges.</p>	<p>A report recommending these changes was approved by elected members in February 2020. A consultation exercise will be undertaken during summer 2020.</p>								
<p>Future spend planned on this activity in 2020/21:</p>	<p>£</p>	<table border="1"> <thead> <tr> <th>SG RRTP Funding</th> <th>Local Authority funding</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	SG RRTP Funding	Local Authority funding	Other	0	0	0	
SG RRTP Funding	Local Authority funding	Other							
0	0	0							
<p>Implementation in 2020/21:</p> <p>Provide a short summary of the aims and targets for this activity during 2020/21.</p>	<p>The changes to temporary accommodation rents will take effect when revised rent levels are set at the end of 2020/21</p>								
<p>Plans for mainstreaming this activity:</p> <p>Provide detail of the timescale and plans to mainstream / when this activity will end:</p>	<p>Once implemented all future rent levels for temporary accommodation will be set on this basis.</p>								

2019/20 Activity									
<p>Activity Name:</p>	<p>Revised nomination agreement with East and Midlothian Women's Aid</p>								
<p>Activity Description:</p> <p>Provide a short overview of the aims and the transformative nature of this activity.</p>	<p>This agreement with Women's Aid aims to provide those experiencing domestic abuse with settled accommodation as a first option. This removes the need to make a homeless application, and possible moves to temporary accommodation.</p>								
		<table border="1"> <thead> <tr> <th>SG RRTP funding</th> <th>Local Authority funding</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	SG RRTP funding	Local Authority funding	Other				
SG RRTP funding	Local Authority funding	Other							

2019/20 Activity			
Allocation Spent on activity:	£	0	0
Overview of progress made to date: Provide a short summary of the work undertaken in the past year, progress made and challenges.	In May 2020, it is proposed to increase the number of properties offered in this way from 2 to a minimum of 4.		
Future spend planned on this activity in 2020/21:	£	0	0
		SG RRTP Funding	Local Authority funding
		0	0
Implementation in 2020/21: Provide a short summary of the aims and targets for this activity during 2020/21.	The number of properties allocated through this arrangement will be monitored locally during 2020/21.		
Plans for mainstreaming this activity: Provide detail of the timescale and plans to mainstream / when this activity will end:	This activity will be mainstreamed from implementation.		

Unspent 2019/20 RRTP Funding	
Please provide the total of 2019/20 funding provided by the Scottish Government for the implementation of the Rapid Rehousing Transition Plan in your area that has <u>not</u> been spent in 2019/20.	£ 55,844

Unspent 2019/20 RRTP Funding

Provide detail of how this funding will be spent on implementing the Rapid Rehousing Transition Plan in 2020/21 detailing the area that it will be used in. Please make clear the individual amounts

ACTIVITY	FUNDING TO BE CARRIED FORWARD	
<p>Housing First Year 1. The intention was to go live on 1st April 2020, with the first tenancies in place by mid-May 2020. Due to the unprecedented response required to COVID-19 it was decided to postpone the start of the contract with the support provider. The Housing First support contract commenced on 1st June 2020. The first tenants will move into their properties in July 2020.</p>	£	40,145
<p>Housing First Year 2. This funding has been set aside to fund the Housing First Support Contract in year 2.</p>	£	15,699
	£	
	£	
	£	
	£	
	£	

Appendix 2: Midlothian Council Scottish Government RRTP Monitoring Indicators

The Scottish Government has requested that Local Authorities included a range of indicators to enable monitoring of progress. The tables below provide Midlothian's data. Where possible this has been reported for the five year period to 2019/20.

At the time of writing it is not possible to report indicators 6, 8 and 10. This is due to the impact COVID-19 has had on the publication of this data.

Indicator 1 – Time (weeks) to close case (HL1)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Average case duration (weeks)	89.1	105.93	106.65	105.23	114.2

Indicator 2 – Length of stay (days) in temporary accommodation (HL3)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Total (ALL)	N/A	87.7	123.3	186.2	173.9
LA ordinary dwelling	N/A	190.9	433.8	527.6	574
Housing association / RSL dwelling	N/A	32	242.8	803.6	482.4
Hostel - local authority owned	N/A	83.6	103.8	176.9	165.8
Hostel - RSL	N/A	187.4	161	0	0
Hostel - other	N/A	68.3	36.8	54.4	47.8
Bed and breakfast	N/A	44.5	23.4	60.5	70.2
Womens refuge	N/A	0	0	0	0
Private sector lease	N/A	203.8	505.5	220.9	498.2

Indicator 2 – Length of stay (days) in temporary accommodation (HL3)					
Other placed by authority	N/A	19.8	15	20.1	21.9

Indicator 3 – Number of homelessness referrals that result in a let (SHR23)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number of homeless applicants housed by RSL following a section 5 referral.					49

This is a new measure which has not previously been reported on.

Indicator 4 – Number of lets to statutory homeless (SHR2)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number of void properties let to Homeless Applicants.	121	123	106	165	150

Indicator 5 – Households entering TA in year (HL3)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number of unique households entering TA by HL1 ref	8	159	375	591	459

Indicator 6 – Households exiting TA in year (HL3)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020

Indicator 7 – Households leaving TA by length of stay (HL3)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Average Total time in TA (days) per	410.375	335.825	495.9	439.475	593.75

Indicator 7 – Households leaving TA by length of stay (HL3)					
HL1 APPREF					

Indicator 8 – Housing Options approaches in year (Prevent 1)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020

Indicator 9 – Outcomes for households assessed as unintentionally homeless (HL1)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Scottish Secure Tenancy	209	209	245	308	236
Private Rented Tenancy	5	3	9	57	36
Hostel	0	1	0	1	0
Bed and Breakfast	0	0	0	0	0
Returned to previous/ friends/ vol org.	41	43	49	51	9
Womens Refuge	0	1	0	1	0
Residential care/nursing home/shared supported	2	2	1	0	0
Other - Known	25	35	39	27	23
Other - Not Known	29	14	25	25	9
No duty owed to applicant	38	34	40	28	25
Contact lost before duty discharge	154	105	158	171	117
All	503	447	566	669	455

Indicator 10 – Outcomes for households through Housing Options (Prevent 1)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020

Indicator 11 – Tenancy sustainment of statutory homeless lets (SHR indicator 16)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number of tenancies let to homeless applicants sustained for more than a year	115	116	103	156	141
% of tenancies let to homeless applicants sustained for more than a year	95.04%	94.31%	97.17%	94.55%	94%

Indicator 12 – Repeat homeless presentations (HL1)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number	24	11	11	16	13
% of applications	5.1%	2.3%	2.1%	3.4%	2.9%

Indicator 13 – Number of placements in TA per household (HL3)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Number of placements for each closed HL1 application reference					
One	5	83	130	155	87
Two	1	14	46	92	65
Three	0	5	14	31	27
Four or more	0	5	10	21	23

*Midlothian Council made changes to the way it recorded information for HL3 purposes in 2016/17. Resulting in more accurate reporting from 2017/18.

Indicator 14 – Housing First Approach (TBC)					
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020