

Midlothian 

**Rapid Rehousing
Transition Plan
2021/22 – 2023/24**



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Contents

		Page
1.	Introduction	4
2.	Midlothian Context	5
3.	Homelessness in Midlothian	11
4.	Midlothian Council's RRTP 2 nd year position statement	14
5.	Midlothian Council's Rapid Rehousing Transition Plan	22
6.	Resource Plan	36
7.	Monitoring, Equalities and Consultation	37
Appendix 1	Midlothian Council RRTP 2020/21 Activities and Spend Report	38

1. Introduction

Following the publication of the Scottish Government's Ending Homeless Together Action plan all Local Authorities were required to publish a Rapid Rehousing Transition Plan (RRTP) 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 homeless households currently in temporary accommodation will be addressed.

Midlothian Council's original Rapid Rehousing Transition Plan was given approval by a meeting of the full Council on 18th December 2018. This set out a vision that 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 Council's revised RRTP was approved in August 2020, providing an update on the activities undertaken in the first year and which activities were to be prioritised in 2020/21.

Midlothian Council has received support from the Scottish Government's Ending Homelessness Together Fund to help deliver these activities. Table 1 gives details of the confirmed funding allocated to Midlothian Council. It will not be possible to fully transform the way services are delivered without securing additional resources.

Table 1 Ending Homelessness Together Funding received by Midlothian Council	
Initial Grant (development funding)	£32,000
2019/20 EHT Funding	£141,000
2020/21 EHT Funding	£137,000

Table 1 Ending Homelessness Together Funding received by Midlothian Council	
Winter Support Fund 2020/21	£85,000
2021/22 EHT Funding	£127,000
TOTAL	£522,000

Midlothian Council made decisions on which projects could be delivered within the funding available, prioritising those it believes will have the most significant impact on reshaping homelessness in Midlothian. Details of work undertaken and progress made during 2020/21 is provided in Section 4. A detailed breakdown of spending for each project in 2020/21 and projected spend in 2021/22 is included in Appendix 1.

This updated Rapid Rehousing Transition Plan will provide an update on the progress made during 2020/21 and will show how Midlothian Council will continue the work undertaken to deliver these projects during 2021/22. Midlothian Council believes these activities are crucial, to reduce the time spent in temporary accommodation, improving the quality of temporary accommodation and continue to deliver 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 2021/22 and into 2022/23, with an emphasis on the prevention of homelessness. Section 5 of this report sets out Midlothian Council's priorities for 2020/21 to 2023/24. Section 6 sets out the resources required to effectively deliver these activities.

2. Midlothian Context

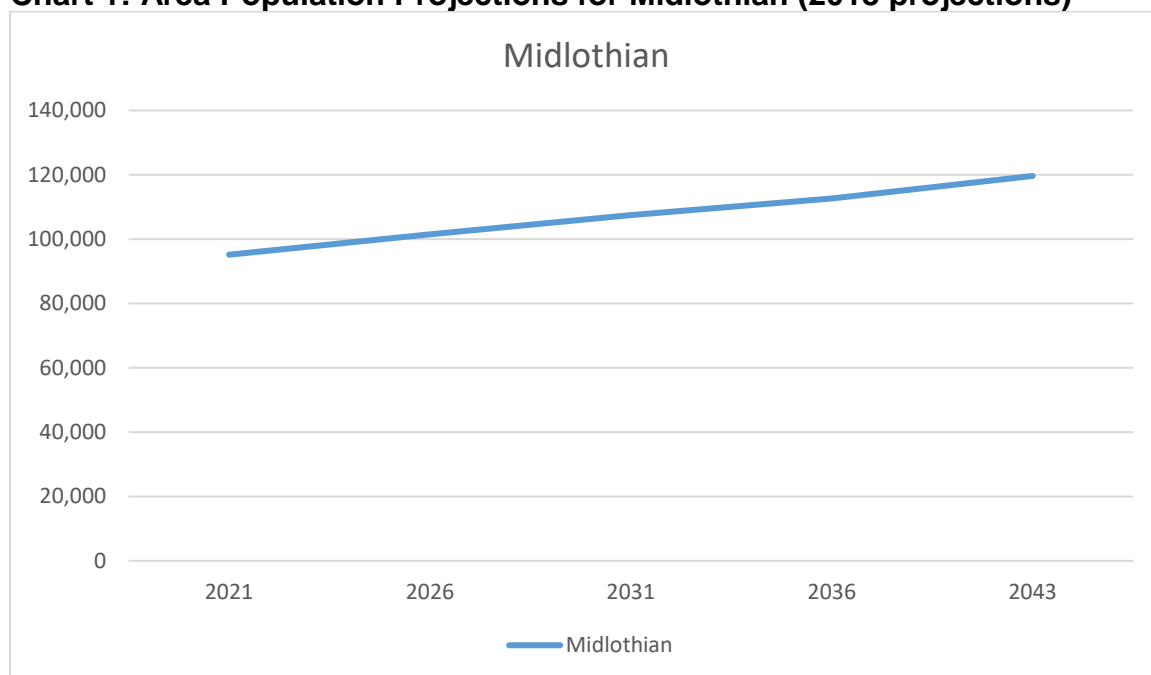
2.1. About Midlothian

Midlothian is a small local authority area adjoining Edinburgh's southern boundary and framed by the Pentland Hills in the west and the Moorfoot Hills of the Scottish Borders in the south. The majority of the population lives in larger towns and villages in the northern part of the county. The southern half of the authority is predominantly rural, with a small population spread between a number of villages and farm settlements.

The population of Midlothian accounts for 1.7% of the total population of Scotland. In June 2019, the population for Midlothian was 92,460. It is projected that by 2028 the population of Midlothian will increase to 103,945 which is an increase of 14% compared to the population of Scotland which is projected to increase by only 2% during the same period (2018 to 2028)¹. Chart 1 below, shows the projected population increase for the Midlothian area which is estimated to be the highest percentage change to population size in Scotland. By 2043 it is projected that the population of Midlothian will be 119,637.

¹ https://www.nrscotland.gov.uk/files//statistics/council-area-data-sheets/midlothian-council-profile.html#population_projections

Chart 1: Area Population Projections for Midlothian (2018 projections)



The SESplan Housing Need and Demand Assessment, published in 2015, assessed housing need and demand in Edinburgh, Fife, East Lothian, West Lothian, Midlothian and the Scottish Borders. It set Housing Supply Targets (HST) for each local authority within the South East of Scotland area. A Project Team and Executive Board comprising of representatives from each SESplan area was set up to deliver the Housing Supply Target for the SESplan area. Table 2 below shows the Housing Supply Targets agreed by SESplan Member Authorities for 2018-30 with 165 affordable housing and 369 market housing agreed for Midlothian.

Table 2: SESplan Housing Supply Targets 2018-2030						
	Affordable		Market		Combined	
	Annual Average	Period Total	Annual Average	Period Total	Annual Average	Period Total
City of Edinburgh	1,200	14,400	1,220	14,640	2,420	29,040
East Lothian	189	2,268	330	3,960	519	6,228
Fife	262	3,144	605	7,260	867	10,404
Midlothian	165	1,980	369	4,428	534	6,408
Scottish Borders	128	1,536	220	2,640	348	4,176
West Lothian	300	3,600	333	3,996	633	7,596
SESPLAN	2,244	26,928	3,077	36,924	5,321	63,852

It should be noted that a Housing Need and Demand Assessment (HNDA3) is currently underway which will provide updated Housing Supply Targets for the SESplan area.

As shown in table 3 below, the most common housing tenure in Midlothian is owner occupied housing (62%) followed by social rented housing (25%) and private rented housing accounting for 11% of properties in Midlothian. Compared to Scotland overall there is a slightly higher percentage of home owners and council tenants in Midlothian while there is a lower proportion of private rented housing and Housing Association properties.

Table 3: Housing Tenure				
	Midlothian Tenure (000)		Scotland Tenure (000)	
Tenure	%	No.	%	No.
Owner occupied	62%	25	59%	1,541
Rented privately	11%	4	14%	371
Vacant private dwellings and second homes	2%	1	4%	97
Housing Associations	8%	3	11%	282
Council Housing	17%	7	12%	314
Total	100%	40	100%	2,605

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables>

The supply of social rented housing and private rented housing is particularly important as the majority of homeless households will require rented accommodation in order that they can be suitably housed in permanent accommodation. Table 4, below shows that there are 10 RSLs who own housing in Midlothian. Midlothian Council (6,912 homes), Melville Housing Association (1,959 homes) and Castle Rock Edinvar Housing Association (1009 homes) all have a significant supply of housing in the local area whereas the other providers have a smaller number of units, and are often providers of specialist housing, such as retirement housing.

Table 4: Stock Profile Collection by Midlothian Area		
Type of provision	Total Units	%
Ark Housing Association	6	0.05%
Bield Housing Association	116	1%
Blackwood Housing Association	23	0.2%
Castle Rock Edinvar Housing Association	1009	9%
Dunedin Canmore Housing Association	98	1%
Link Housing Association	20	0.1%
Melville Housing Association	1959	19%
Midlothian Council	6912	68%
Trust Housing Association	35	0.3%
Viewpoint Housing Association	34	0.3%
Total	10,212	100%

Source: Scottish Housing Regulator

Chart 2, below, shows the number of lets made by Midlothian Council in recent years. It shows that there has been a gradual increase in the number of lets made in recent years, which is due to recent new build development. The level of turnover of council housing in Midlothian is low, with a turnover rate of 5% of council homes

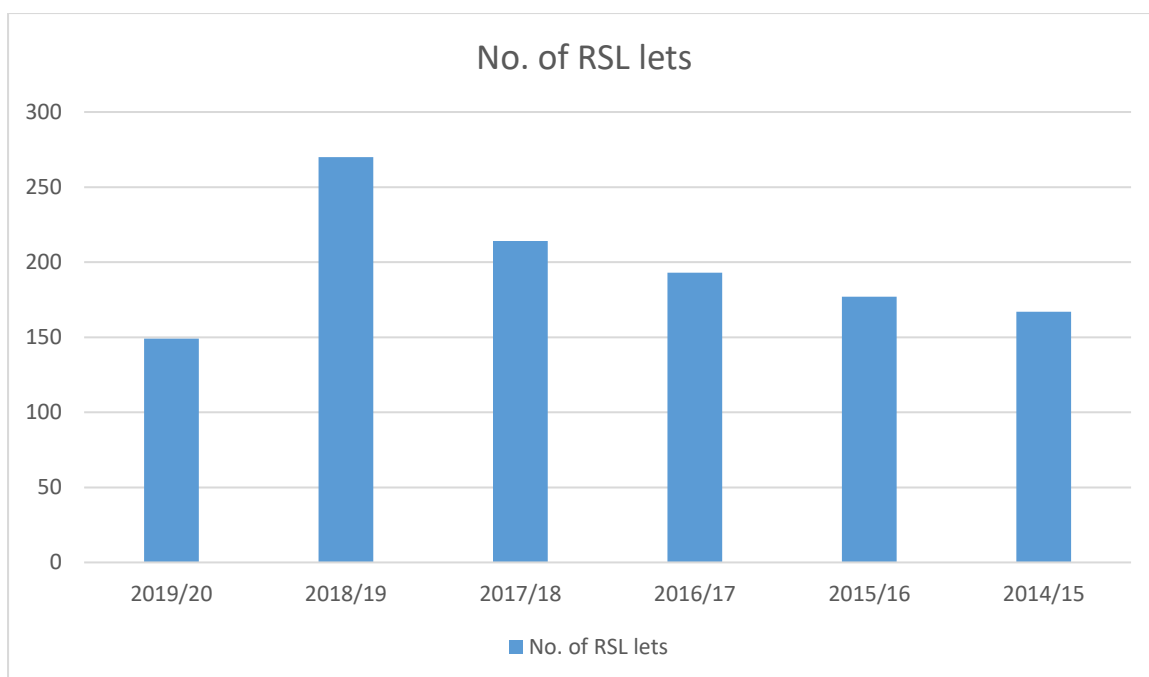
becoming available for re-let in 2020/21. This is significantly below the national average which is 8%.

Chart 2: No. of lets made by Midlothian Council



Whilst data for 2020/21 is unavailable, chart 3 below shows the number of Housing Association lets in Midlothian from 2014/15 to 2019/20. It is clear from the table that RSL lettings are quite low in Midlothian suggesting a low turnover rate. In 2019/20, there were 149 lets by RSLs in Midlothian, representing 4% of total RSL stock (it should be noted these figures do not include lets by Ark, Bield or Link Housing Associations). Overall, RSL lettings are very important as they provide additional homes and options to people applying for housing in Midlothian. It should be pointed out that lettings by RSLs have been at times driven by new RSL housing development.

Chart 3: No. of RSL lets in Midlothian



Midlothian Council has a target for letting 60% of its housing for homeless households. This target is higher than the average for Councils in Scotland and significantly higher when compared to the average for housing associations in Scotland. In total, 286 homeless households were provided with permanent social rented accommodation in 2020/21, of which 194 lets were made by Midlothian Council and 92 from other Registered Social Landlords. Midlothian Council let 359 homes overall in 2020/21; 54% of which were let to homeless households.

Table 5 shows the number of private lets advertised in Midlothian. It should be noted that lets within the private rented sector were heavily impacted by the Covid pandemic in 2020 and have continued to be so into 2021. It can be assumed that a small number of households are no longer homeless as a result of obtaining a private rented tenancy.

Table 5: No. of private sector lets in Midlothian 2019-2020²

Year	2019	2020
No. of lets	270	131

2.2. Investment in new Council housing in Midlothian

The Council is committed to the construction of new build council homes in Midlothian. A report providing an update on the Council House Building programme was submitting to a meeting of full Council in May 2021. The key points from this report include:

- The first phase provided 864 additional houses within Midlothian over a period of 7 years with a total budget of £108,700,000 and is now complete.
- Phase 2 targeted providing a further 412 additional homes within Midlothian with a budget of £77,121,000 funded from the Housing Revenue Capital Account and Scottish Government grant funding.

² Data obtained from www.zoopla.co.uk and may not capture all available private lets being advertised in a year.

- Phase 3 & 4 funding combined comprises £136,258,000 (£42,208,000 for Phase 3 and £94,050,000 for Phase 4). Current projections are targeting a potential further 745 additional homes within Midlothian. It should be noted that the exact number of sites and homes will be subject to some variation as the project evolves, sites get confirmed or rejected and procurement initiatives progress and designs develop.
- The total of Phase 2, 3 & 4 homes is currently estimated at 1310, comprising 490 from Phase 2 budget and 820 from the Phase 3&4 budgets.
- Progress during 2021 continues with 346 homes currently being constructed on site as at 31 March 2021.
- A total of 693 homes at 15 separate site locations are planned to have works commence on site in 2021. Of these, eight sites are procured in contract with a developer (procuring the affordable element), providing 309 homes. The procurement solution at these sites varies between a missives style purchase and, entering into a design & build contract with the developer.

A full copy of this report can be found at [Midlothian Council > Meetings \(cmis.uk.com\)](https://cmis.uk.com)

2.3. Pressure analysis

Table 6 below shows the areas in Midlothian which are in greatest demand from homeless applicants. Dalkeith is in most demand with 23.5% of homeless applicants waiting for a permanent home there, this is followed by Penicuik (15.9%), Bonnyrigg/Lasswade (14.1%) and Mayfield (12.9%). When examining these in conjunction with the affordable housing supply programme above, it is evident that the programme is working to address the issue.

It is of importance to note that Midlothian Council let 359 properties in 2020/21 and of these, 194 lets were to homeless applicants. Were the council to let properties solely to homeless applicants, it would take 2.3 years to permanently house those currently on the waiting list.

Table 6: No. of homeless applicants on waiting list by area		
Area	Number	%
Auchendinny	1	0.1%
Bilston	8	1.0%
Bonnyrigg/Lasswade	116	14.1%
Carrington	0	0.0%
Cousland	1	0.1%
Dalkeith	193	23.5%
Danderhall	20	2.4%
East Lothian	6	0.7%
Edinburgh	24	2.9%
Gorebridge	66	8.0%
Loanhead	56	6.8%

Table 6: No. of homeless applicants on waiting list by area		
Mayfield	106	12.9%
Newtongrange	39	4.7%
Nfa	19	2.3%
North Middleton	0	0.0%
Other	8	1.0%
Pathhead	5	0.6%
Penicuik	131	15.9%
Poltonhall	2	0.2%
Rosewell	9	1.1%
Roslin	5	0.6%
Temple	0	0.0%
West Lothian	8	1.0%
Total	823	100%

2.4. Open Market Purchases

Midlothian Council has an Open Market Purchase Scheme whereby ex-local authority properties are purchased from the open market and let to those on the waiting list. Midlothian Council plans to purchase a further 80 properties between 2021/22 and 2025/26.

3. Homelessness in Midlothian

This section will provide an update on homeless trends in Midlothian during 2020/21, reflect on the impact of COVID-19 and the positive changes realised through the revised Housing Allocation Policy. All data presented in this section is sourced from Midlothian Councils HL1, HL2 and HL3 return to the Scottish Government.

Overall the number of households seeking homeless assistance in Midlothian has reduced since 2015/16. Table 7 shows that the proportion of applications from households with no children has continued to increase over this time.

Table 7: Number of homeless applications per year						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Total homeless applications	526	509	566	495	481	490
% of households with dependent children	44%	46%	41%	39%	41%	35%
% of households with no children	56%	54%	59%	61%	59%	65%

During this period the proportion of presentations received by age band (table 8) has remained relatively consistent, with over 60% applications made by people aged

between 26 and 59. With the exception of 2020/21 when the percentage of applications from 18-25 year olds increased by 9%.

Table 8: Number of applications by age (percentage of all applications)						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
16-17	29 (6%)	25 (5%)	34 (6%)	29 (7%)	20 (4%)	14 (3%)
18-25	137 (26%)	120 (24%)	153 (27%)	130 (26%)	112 (23%)	155 (32%)
26-59	339 (64%)	344 (67%)	359 (63%)	311 (62%)	320 (67%)	299 (61%)
60+	21 (4%)	20 (4%)	20 (4%)	25 (5%)	29 (6%)	22 (4%)

It is important for gender and household type to be taken into consideration when delivering services to homeless people. In 2020/21 Midlothian Council received 287 requests for homeless assistance from single person households, 57% of which were male. Of the 144 applications made by single parents, the majority 70% were female. It is also important to recognise that woman and children are far more likely to require assistance as a result of domestic violence. Of the 69 people seeking assistance due to domestic abuse in 2020/21 64 were female, of these 37 had children in the household.

Table 9 gives a breakdown of the reason given for requesting homeless assistance from Midlothian Council. People being asked to leave by friends/relatives or leaving accommodation following a breakdown in relationship with a partner or parents remains the main cause of homelessness in Midlothian. During 2020/21 the number of people seeking assistance citing these reasons as the cause of homelessness increased. It is thought this is due to the COVID-19 pandemic resulting in many people living c/o or sofa surfing being asked to leave, or those who may normally make alternative arrangements themselves being unable to do so. The Coronavirus (Scotland) Act 2020 contained measures to protect renters during the pandemic, including extending the notice period landlords are required to give tenants and a ban on evictions in areas subject to Level 3 and 4 restrictions. This has resulted in a reduction in the number of applications made as a result of a landlord taking action to end the tenancy.

Table 9: Technical reason for homeless application						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Asked to leave	157	138	189	133	101	151
Dispute within household / relationship breakdown: non-violent	84	103	86	99	138	150
Dispute within household: violent or abusive	105	104	117	73	78	69

Table 9: Technical reason for homeless application						
Other reason for loss of accommodation	25	25	46	20	43	43
Overcrowding	12	14	10	24	26	22
Discharge from prison / hospital / care / other institution	17	11	15	19	16	11
Other action by landlord resulting in the termination of the tenancy	55	57	38	66	38	8
Fleeing non-domestic violence	3	1	1	1	9	8
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	4	2	1	1	1	5
Other reason for leaving accommodation / household	39	23	26	40	3	6
Harassment	4	2	3	1	1	5
Termination of tenancy / mortgage due to rent arrears / default on payments	12	16	21	10	13	4
Forced division and sale of matrimonial home	9	7	5	2	4	4

Table 9: Technical reason for homeless application						
Applicant terminated secure accommodation	2	3	6	5	9	3
Loss of service / tied accommodation	2	4	3	1	2	0

Since 2017/18 the number of ongoing homeless cases closed each year has exceeded the number of presentations made to Midlothian Council. Resulting in a significant reduction in the overall number of homeless households who are waiting to be rehoused in Midlothian, this is shown in Table 10. Midlothian Councils 2019/20 RRTP including a target to reduce the number open homeless cases to 860 by 2023/24, the number of open cases in Midlothian has been below this number for the last two years. The table also shows the proportion of people who secure some form of permanent accommodation has increased from 42% of all closed cases in 2015/16 to 64% in 2020/21.

Table 10: Number of closed and ongoing homeless cases in Midlothian						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Number of cases closed	504	447	571	678	537	531
Number of open cases on 31 st March	1025	1087	1082	899	843	802
% closed to LA or RSL tenancy	41%	46%	42%	46%	51%	54%
% closed to Private Rented Accommodation	1%	1%	1%	8%	7%	10%

As Midlothian Council moves on to the next phase of Rapid Rehousing it will focus on activities which aim to prevent homelessness to further reduce the number of homeless applications made.

Table 11 shows that the average time taken to close a homeless case has increased in Midlothian in recent years. The average length of stay in temporary accommodation (Table 12) has also increased in 2020/21.

Table 11: Average case duration (weeks)						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Average case duration	91.7	108.1	109.4	106.7	109.2	118.1

Table 12: Length of stay (days) in temporary accommodation						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Total (all)	-	106.9	155.6	195.3	192.7	280.6

Midlothian Council anticipated these averages to increase during 2020/21 as more temporary tenancies were 'flipped' to permanent accommodation and an increase in the number of permanent lets resulting those who had been in their accommodation for long periods being housed. This reflects the positive impact of the Housing Allocations Policy and the delivery of preventative housing options advice. Long term the activities undertaken as part of Midlothian Councils transformation of services will continue to focus on reducing the time taken to make an offer of permanent housing, and reducing the length of time in temporary accommodation.

4. Midlothian Council's RRTP 2nd year position statement

Midlothian Council continued to develop key projects that could best achieve the outcomes detailed in previous years RRTP during 2020/21. This section will provide an update on the development and delivery of this work. A full breakdown of the funding allocated to each activity is included as Appendix 1.

4.1. Housing Allocations Policy

After receiving approval at a full Council meeting in December 2019, Midlothian implemented a revised Housing Allocations Policy in April 2020. The key changes to the policy were:

- Increase the proportion of permanent lets to the homeless list – As previously stated Midlothian Councils new allocations policy established a target of allocating 60% of void properties to homeless applicants. In 2020/21 194 void properties were let to homeless households, an increase of 44 lets from the previous year. This is the equivalent of 54% of all void properties during 2020/21.
- Flipping tenancies – Converting temporary accommodation to permanent accommodation has also been scaled up as part of the new Housing Applications Policy. During 2020/21, 51 households had their temporary accommodation 'flipped' to a permanent council tenancy in this way. This practice has helped to reduce the number of households who have been in their temporary accommodation for over two years from 189 in 2018/19 to 52 at the end of 2020/21.
- Improving opportunities for general needs applicants – The Housing Allocations Policy includes measures intended to ensure other households in housing need are able to access suitable accommodation without the need to present for homeless assistance. These measures are also designed to ensure that the Council makes best use of its available housing stock by allocating to those in most need. The changes include increased incentives for people willing to downsize and encourage mutual exchanges. Due to the restriction on unnecessary house moves during much of 2020/21 it is not possible to fully evaluate the effectiveness of these measures.

4.2. Housing First

Midlothian Council launched a 12 month pilot of Housing First on 1st July 2020, following a short delay due to COVID-19. The Housing Allocations Policy includes is a commitment to create up to 20 Housing First tenancies each year. Midlothian Council has been able to meet this target in the pilot year.

Midlothian Council's Housing First project brings a range of services together from a variety of disciplines, including; Housing, Homelessness, Justice, Mental Health, Substance Misuse. The services work in partnership to identify and support homeless people who may benefit from the Housing First approach to resolving homelessness. This core-group has been reviewed during the spring of 2021 and now includes representatives from East and Midlothian Women's Aid, and Domestic abuse service. This partnership approach is evidenced by looking at the services who referred tenants to Housing First; Homeless 7, Substance Misuse Service 5, Justice Services 5, Community Mental Health Team 2, Children's and Families.

Those selected for a Housing First are provided with a package of support tailored to their individual needs. Additional support is provided by a dedicated intensive support service. This service provides pre-tenancy, and settling in support to ensure the tenancy is established successfully along with ongoing support to compliment that provided by other agencies.

The Housing First Project is overseen by a 0.25 FTE member of staff.

In early 2021 a review of the first six months of the project was completed. The key findings of the review include:

- The majority of those accepted for Housing First have presented to Midlothian Council for homeless assistance on multiple occasions. On average the duration of the most recent homeless case being open, at time of acceptance for Housing First, is 1,270 days.
- All of those accepted for Housing First had multiple placements in temporary accommodation. The number of placements ranges from three to 22.
- Only one Housing First tenant was found to have a small amount of rent arrears.
- There were no reports of anti-social behaviour or neighbour complaints received in relation to a Housing First Tenancy. Only one tenancy warning letter had been issued to a Housing First tenant.
- The average time taken to move into a permanent tenancy after being accepted for Housing First was 36 days.
- The agencies supported those accepted for Housing First reported very positive outcomes including:
 - Positive changes in confidence, and growing sense of self-belief.
 - Providing a settled home is removing one of the biggest challenges people face. Allowing their focus to be on addressing other issues.
 - Having a multi-discipline approach to delivering Housing First ensures all the support needs of the person can be addressed.
 - Those supported in their tenancy are taking a real pride in having a home.
 - There were no reports of people in Housing First tenancies having new involvement with the justice system.

- Positive outcomes are being realised in relation to people's wider support needs, including recovery from addiction.
- One person has been able to have access to their children for the first time.
- As part the review an analysis of current homeless cases was completed. This estimated around 60 households, currently registered as homeless with Midlothian Council would benefit from the Housing First model.

4.3. Review of temporary accommodation

Midlothian Council recognises the need to ensure that when temporary accommodation is required it is of a good quality, affordable, and meets the needs of the individual and has undertaken several activities to reflect this.

4.3.1. Ending unsuitable accommodation

Midlothian Councils RRTP for 2020/21 set out plans to end the use of Bed and Breakfast type accommodation by the end of April 2021. This was to ensure compliance with the Scottish Government's intention to extend the Unsuitable Accommodation Order (UAO) to all homeless households by this date. A Local Authority would be in breach of the order if any homeless person is placed in unsuitable accommodation for more than 7 days.

As part of its response to COVID-19 the Scottish Government moved the date for implementing these changes to May 2020. With the following additional exemptions:

- a person in the household has symptoms of coronavirus and the household requires to isolate;
- the accommodation is required to provide temporary accommodation to ensure that a distance of 2 metres can be maintained between a member of the household and a person who is not a member of the household in order to prevent the spread of coronavirus
- The local authority is unable to place the household in suitable accommodation as a result of the impacts of coronavirus on temporary accommodation supply in the area (this exemption only applies to households without a dependent child or pregnant person).

In response to these changes Midlothian Council has been able end the use of B&B type accommodation in November 2020, and has not placed any household in accommodation considered unsuitable as defined by the UAO since this time.

The cost of using emergency accommodation provided by third party contractors was £526,930 in 2019/20. Many of the savings realised by ending the use of this accommodation will be used to fund other RRTP activities, where possible. These activities will have a clear focus on the prevention of homelessness, including increasing the number of households assisted to private rented accommodation and providing direct assistance to help people remain in their current accommodation.

4.3.2. Shared temporary accommodation

During 2020, Midlothian Council developed shared temporary accommodation which satisfies the UAO guidance, to replace bed and breakfast accommodation. This

accommodation uses two bedroom properties to provide accommodation for single person households each with their own bedroom, while sharing kitchen, bathroom and living room areas with one other person. This type of accommodation is more affordable for people who are in employment, and also increases opportunities for others to access education, training and employment.

Midlothian Council's original RRTP included plans for 20 properties to be used in this way. To ensure sufficient temporary accommodation has been available for single homeless applicants during the COVID-19, 32 properties have been set up to provide accommodation for up to 64 people.

These properties are managed by a 0.5 FTE Temporary Accommodation Officer, this post is funded up to the end of 2022/23.

4.3.3. Emergency accommodation for families

Midlothian Council established emergency accommodation to provide fully furnished, self-contained, accommodation for up to eight households with either children or a pregnant person in the Mayfield area. This project became fully operational in July 2020. An on-site caretaker service during office hours provides basic support to residents as required, while also maintaining the security and cleanliness of the building and monitoring anti-social behaviour.

To maintain the ability to accommodate larger households a review of furnishings was completed in January 2021. This has resulted in the capacity for all flats being increased to accommodation families with up to three children while ensuring properties are not overcrowded.

To ensure sufficient accommodation for larger families a second project is under development in the Gorebridge area and will be operational from July 2021. This will provide an additional four properties furnished of the same standard. The Gorebridge project will also provide an office for an onsite concierge and additional support worker.

These projects will be managed by a 0.5 FTE Temporary Accommodation Officer, this post is funded up to the end of 2022/23.

4.3.4. Supported accommodation – Jarnac Court

In December 2019 Midlothian Council approved revised plans to refurbish an office building in the centre of Dalkeith to be re-purposed as supported accommodation for at least five years. The project will provide supported accommodation for 22 households that is of good quality with access to support appropriate to the needs of the individual. Following a delay to building work commencing due to COVID-19 the project is now scheduled for completing in February 2022.

On completion a full review of supported accommodation in Midlothian will be completed. This will ensure the support provided and capacity meets the needs and wishes of homeless people in Midlothian.

4.3.5. Supported accommodation – conversion of former Loanhead Police Station

Midlothian Council's RRTP has previously included plans to redevelop the former police station in Loanhead into self-contained studio apartments as temporary accommodation for households with little or low support needs. At a council meeting in October 2020 it was decided not to proceed with the project due to additional costs associated with meeting the required building standards. The number of shared temporary accommodation properties has been increased to ensure this capacity is provided elsewhere.

4.3.6. Review of temporary accommodation rents

It is important that when needed temporary accommodation is accessible to all homeless households who require it, regardless of income. In February 2020 Midlothian Council approved plans to include revisions of rent charges for self-contained temporary accommodation as part of the next rent strategy.

A further full council meeting in February 2021 decided to defer the rent setting strategy for 2022-25. This work will be completed in the summer of 2022.

4.4. Housing Education

Two housing education projects are included in Midlothian Council's RRTP. These projects focus on preventing youth homelessness from occurring, and preventing recurring homelessness.

As a result of the COVID-19 restrictions it has not been possible to deliver these projects during 2019/20.

4.5. Crisis Intervention Fund

Proposals to introduce a Crisis Intervention Fund were approved by Midlothian Council in May 2021. This fund will be accessible to front line officers allowing a more preventative approach to be taken when assisting those in housing need. Examples of where the fund may be used include; preventing action to end a tenancy being taken following an unforeseen change in circumstances, enabling a household to access accommodation they would otherwise be able to, assisting a household to remain in their current accommodation until a planned move to alternative accommodation is completed.

The fund will operate as a two year pilot to enable its effectiveness to be fully evaluated with an interim review completed after 12 months. An annual budget of £30,000 has been committed to the fund for the duration of the pilot. Making use of savings realised from ending the use of B&B accommodation.

4.6. Nomination agreement with East and Midlothian Women's Aid

The long-standing nomination agreement between Midlothian Council and East and Midlothian Women's Aid was revised in August 2020, resulting in a minimum of four nominations to be made by East and Midlothian Women's Aid.

During 2021, three properties were allocated through this arrangement. Enabling households fleeing domestic abuse to access secure accommodation quickly,

without the need to present for homeless assistance.

4.7. Improving access to the private rented sector.

It is important for people who are homeless or threatened with homelessness to have access to the widest possible range of housing options. Since the introduction of the Private Residential Tenancy in December 2017 Midlothian Council has provided direct financial assistance to households who are prevented from accessing this accommodation due to lack of a deposit. In 2020/21 55 homeless households secured a Private Rented Tenancy, of those 26 received direct assistance to secure a deposit.

An increased budget of £32,000 has been agreed for 2021/22 utilising savings made from ending the use of B&B accommodation.

4.8. Sustainable Housing on release For Everyone (SHORE) Standards

In November 2019, Midlothian Council's Community Safety and Justice Partnership established a multi-disciplinary group to work in partnership in the provision of supporting people returning to the community after serving a custodial sentence. This group includes representatives from, Justice, Mental Health, Substance Misuse, Housing/Homelessness and two third sector organisations. In addition to securing suitable housing the group works in partnership to develop support plans to help people address other, often complex, support needs that meet their individual needs. All support provided through this project is delivered from a trauma informed perspective.

The Community Safety and Justice Partnership fund an additional two workers from third sector organisations as part of this project. One post provides transitional support to help people to engage with other services. A second post is tasked to build a network of volunteer peers, to support clients in preparation for returning back to the community, often with the focus on reducing isolation and support those who are on the periphery of re-offending.

During 2020/21, Midlothian Council has continued to provide needs led support, including accommodation, to all known clients returning to Midlothian. Including those released early through the COVID-19 regulations.

4.9. Staff resources

In April 2021 an additional Homelessness Officer was recruited for two years. This post will provide an additional resource to reduce individual caseloads and afford officers with more time to focus on providing advice and assistance to prevent homelessness.

4.10. Staff Training

Midlothian Council is committed to ensuring a person-centred and trauma informed approach is taken to the delivery of services, with responses that are tailored to the individual needs and circumstances of those in need of assistance.

During 2020/21, the majority of staff from Homelessness and Housing Services, including front line officers and managers have completed Level 1 Trauma Informed

Training delivered through the NHS Education led programme. This training has provided staff with an understanding of the ways adverse and traumatic events in childhood and later life impact on homelessness. Support workers from contracted tenancy support, housing first and supported accommodation services have also been able to access this training during 2020/21. Once dates become available any officers who have not already completed this training will do so during 2021/22.

Additional staff training is delivered through Midlothian Councils Health and Social Care Partnership's 'The Midway' project. This training is available to all staff from within the Health and Social Care Partnership, Council staff, Primary Care providers, and the Third Sector. This includes the 'Good Conversations' training course. This training helps staff to deliver services that focus on what matters to the person, and ensures responses are based on the strengths, needs and wishes of the individual.

The Health and Social Care Partnership also co-ordinate a series of bite sized training/awareness sessions throughout the year. These sessions aim to better equip staff to recognise and address unfair disadvantages people face to leading healthy lives. Topics include, substance misuse, grief and loss, access to work and housing and homelessness.

4.11. Domestic abuse pathway

Midlothian Council supports a zero tolerance approach to domestic abuse, and supports the recommendations of the Improving Housing Outcomes for Women and Children Experiencing Domestic report published in December 2020. This commitment to taking action to support the victims of domestic abuse has been affirmed by signing the Women's Aid, Chartered Institute of Housing, and Domestic Abuse Housing Alliance, Make a Stand pledge

Domestic abuse is one of the main reasons for people seeking homelessness assistance in Scotland. It is important for services to be delivered in a way that meet the needs of women, children and young people affected by violence against women and girls.

As any future policies relating to Housing and Homelessness are developed, Midlothian Council will ensure they give full consideration to the specific needs of women and children experiencing domestic abuse. This work has already been undertaken in the delivery of some RRTP projects during 2020/21 including:

- Training for all front line homeless staff. This training provides staff with the skills required to deliver services in a sensitive manner that does not put the victim at risk of further abuse.
- Developing shared temporary accommodation. This provides an alternative temporary accommodation option for women fleeing domestic abuse removing the need to access larger scale congregate accommodation where many other residents will be male.
- Revising the delivery of Housing First. Membership of the multi-agency core-group was reviewed in March/April 2021 and now includes representation from services who provide support to women experiencing domestic abuse. This provides an additional route to accessing Housing First, and also helps maintain the safety of victims by ensuring perpetrators are not knowingly accommodated in an area that would put a person at further risk.

- Embedding partnership working with East and Midlothian Woman's Aid, Domestic Abuse Service and MARAC within the delivery of housing management functions.

4.12. Homeless Prevention - Escalating HARM joint working group

Midlothian Council's Housing Services Team has established an Escalating HARM group to provide support to tenants potentially at risk of losing their home. This multi-discipline group includes representatives from the following agencies: Housing Services, Adult Health and Social Care, Children's Services, Police Scotland, Mental Health Services, and any relevant third sector partners. The group meets at short notice to develop agreed packages of support to prevent further action being taken to terminate a tenancy, with a focus on early intervention and partnership working.

4.13. Improving health and homeless outcomes

As part its strategic plan Midlothian's Health and Social Care Partnership is committed to providing additional resources to people in supported accommodation to ensure they are able to access appropriate support as early as possible. These services are delivered directly within the accommodation with the intention of removing potential barriers to accessing services and improve engagement. With two posts funded by the Health and Social Care Partnership and Justice Service.

During 2020/21 the Health and Homelessness Steering group has continued to meet, with an additional focus on ensuring the safety and wellbeing of homeless people during the pandemic, and ensuring homeless households in Midlothian are able to access vaccines.

Additional projects being considered by the steering group include, provided gym passes for people in supported accommodation, promoting digital inclusion through the provision of Wi-Fi, and the creation of a digital library in supported accommodation.

5. Midlothian Councils Rapid Rehousing Transition Plan

5.1. Key outcomes

Midlothian Council's original RRTP set out 4 key outcomes that would achieve the overall vision of the RRTP:

Midlothian's vision for the Rapid Rehousing Transition Plan is that 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 weeks to 52 weeks."

A set of actions is associated with each outcome which will only be achieved if the Council and key stakeholders work in partnership. More detail on the proposed actions is provided in section 5.2. Some of the outcomes and activities will be revised over the coming years to ensure that the RRTP remains a relevant strategic document.

Outcome 1: The supply of permanent accommodation for homeless households has increased.

Achieving a significant increase in the supply of affordable housing is key to providing homeless households, and others in housing need, with a settled housing outcome as soon as possible. The low supply of affordable housing has been the biggest contributor to issues such as the length of time taken to close a homeless case and lengthy periods spent in temporary accommodation.

As stated earlier there has been significant investment in new housing over a sustained period of time in Midlothian. It is important that this investment continues as set out in the Strategic Housing Investment Plan 2021-26.

This investment alone will not be sufficient to deliver the wider aims of the RRTP. It is important to maximise the opportunities to prevent homelessness from occurring, and for homeless households to have access to the widest choice of housing options including improving access to the private rented sector.

Outcome 2: Where temporary accommodation is required it is of good standard with access to effective support.

This outcome has been revised after successfully ending the use of Bed and Breakfast accommodation in 2020. It is important that measures continue to be in place to ensure there is no risk of using unsuitable accommodation in the future.

Good progress has been made to reduce the number of households who have been in temporary accommodation for over two years. To ensure the overall objective of reducing this number to zero by 2023/24 access to permanent accommodation for homeless households will need to continue to increase.

To ensure accommodation meets the needs of homeless households in Midlothian a review of council owned supported accommodation will need to be completed. Partnership working with other agencies including those from the Health and Social Care Partnership must continue to ensure support needs can be assessed at the earliest opportunity.

Outcome 3: Homeless households with support needs supported to access and maintain permanent accommodation.

To ensure people who have experienced long term/repeated homelessness with multiple/enduring support needs are supported to live a sustainable way of life, Midlothian Council will continue to deliver up to 20 Housing First tenancies a year.

Midlothian Council will continue the work of the Health and Homelessness Steering Group to review and improve service provision to maximise opportunities to prevent homelessness and improve outcomes across all services.

To deliver effective support to homeless people, Midlothian Council will need to develop effective partnership working practices with other organisations to ensure people's wider support needs are also addressed alongside housing need.

To protect staff and services users, it has not been possible to deliver some housing

education projects during 2020/21 as a result of restrictions preventing access to schools and restrictions on accessing supported accommodation for staff who do not usually work at the property. The delivery of these projects will be reviewed as the easing of restrictions allows.

Outcome 4: Housing Options and support is in place to prevent homelessness

In Midlothian it is important that opportunities for homeless prevention and housing options activities are maximised due to the low supply of social rented housing.

The Housing Options process begins when the local authority is approached by anyone in housing need. It is important for people to be offered the widest choice of housing options, at the earliest opportunity. The advice should also cover other circumstances which may not be housing related, such as debt, employment, mediation, and mental health issues. To deliver these services effectively it is important that staff delivering the Housing Options service are well trained and able to provide a person centred approach.

As many people may not seek face-face advice in the first instance it is important that housing options advice is available through as many sources as possible, including digitally, and in a variety of local settings such as libraries and GP surgeries.

The RRTP also identifies a need to make greater use of the private rented sector, and consider innovative ways to prevent homelessness through a crisis intervention fund. It is important that these initiatives are available to people at the earliest opportunity, and not only those at risk of losing their accommodation in the next 56 days.

5.2. Action Plan

Midlothian Council Rapid Rehousing Transition Plan: Action Plan (updated June 2021)

Outcome 1: The Supply of permanent accommodation to homeless households has increased

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
1.1	Increase the supply of new build affordable housing in Midlothian	Midlothian Council, RSLs		286 Homeless cases closed after securing a Scottish Secure Tenancy	350 let to homeless households by Council and RSLs	Existing resources	See SHIP and LHS
1.2	Fully implement updated Housing Allocations Policy	Midlothian Council, RSLs	By 2021/22	54% lets to homeless households	60% lets to homeless households	Existing resources	
1.3	Review nominations agreement with RSLs to ensure homeless households are housed more quickly	Midlothian Council RSLs	By 2021/22	286 Homeless cases closed after securing a Scottish Secure Tenancy	350 lets to homeless households by Council and RSLs	Existing resources	
1.4	Provide settled accommodation to homeless households in the private rented sector	Midlothian Council, Private landlords	By 2021/22	55 homeless cases closed after securing a private rented tenancy	10% of homeless cases closed after securing a private rented tenancy	Yes – see page 36/37	A revised target: original RRTP target of 20 by 2023/24
1.5	Target open market purchases for council housing to areas and	Midlothian Council	By 2020/21	14 properties purchased in 2020/21	12 Purchases in 2021/22 based on SG funding.	SHIP development plan funding	Original RRTP target of 80 properties by 2023/24 has been achieved: 2018/19 – 39

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
	property types in demand from homeless households						2019/20 – 44 2020/21 – 14 Total - 97
1.6	Reduce the average number of weeks taken to close a homeless case	Midlothian Council RSLs	By 2023/24	114.71 weeks to close a homeless cases*	Average 52 weeks to close a homeless cases	Existing resources	*Midlothian Council expected this average to increase in 2020/21.
1.7	No homeless household will spend longer than 2 years in Temporary Accommodation	Midlothian Council, RSLs	By 2023/24	52 households in temporary accommodation longer than 2 years (on 31/3/2021)	0 households in temporary accommodation for longer than 2 years	Existing resources	Reducing from 189 in 2019/20

Outcome 2: Where temporary accommodation is required it is of good standard with access to effective support.

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
2.1	Ensure no breaches of the Unsuitable Accommodation Order	Midlothian Council	2021/22	0	0	Existing resources	
2.2	Ensure adequate supply of emergency accommodation for households with children and pregnant persons by developing a 2 nd project to replicate the Mayfield Families Project.	Midlothian Council	2021/22	N/A	Two projects established to be used for emergency accommodation for families.	Yes – see page 36/37	Suitable properties identified. Ready for occupation on completion of building works

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
2.3	Convert Jarnac Court – an existing office building owned by Midlothian Council – into 22 short term lets.	Midlothian Council	2021/22	N/A	22 units	Yes – see page 36/37	
2.4	Improve the turnover of emergency family accommodation by reviewing internal working practices and developing appropriate performance indicators	Midlothian Council	2021/22	36 days	28 days	Yes – see page 36/37	
2.5	Include a review of temporary accommodation rents as part of the next rent setting strategy.	Midlothian Council, tenant groups	2022/23	Approval for this work given at Council meeting in Feb 2021	Revised rents in place	Existing resources	
2.6	Complete a review of the furnishings provided in temporary accommodation to ensure it is of a good quality and meets the needs of tenants	Midlothian Council	2021/22	N/A	N/A	Existing resources	
2.7	Following completion Jarnac Court complete a review of all supported accommodation to make sure it provides the services and support required	Midlothian Council, H+SC Partnership	2022/23	N/A	N/A	Existing resources	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
2.8	Ensure sufficient staffing resources are in place to manage temporary accommodation effectively.	Midlothian Council	2021/22	0.5 FTE Officer recruited to manage shared temporary accommodation 0.5 FTE Officer recruited to manage emergency accommodation for families	Continual review as projects are developed	Yes – see page 36/37	
2.9	Improve tenant satisfaction with the quality of temporary accommodation	Midlothian Council	By 2022/23	This data was not collected due to COVID in 2020/21	85%	Existing resources	

Outcome 3: Homeless households with support needs are provided supported to access and sustain permanent accommodation

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
3.1	Ensure accommodation and support is available to those in crisis to ensure no rough sleeping Occurs in Midlothian	Midlothian Council	Ongoing	% of applicants who slept rough the night before applying: 0%	% of applicants who slept rough the night before applying: 0%	Existing resources	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
3.2	Continue to deliver Housing first beyond first year pilot.	Midlothian Council, H+SC Partnership	Ongoing	20 People supported into accommodation during the Housing First pilot year	20 new housing first tenancies established a year	Yes – see page 36/37	
3.3	Review resources required to ensure sufficient capacity to provide effective support to people in Housing First tenancies	Midlothian Council, H+SC Partnership	2021/22	-	All Housing First tenants who require support are provided with this for as long as they require.	Yes (to be confirmed on completion)	
3.4	Develop an Equally Safe Housing And Homeless policy	Midlothian Council	2021/22	-	-	Existing Resources	Due to be published by Autumn 2021
3.5	Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group	Midlothian Council; H+SC Partnership	2021/22	No data	Consider a measure for evaluating health and homeless outcomes for homeless households.	Existing resources	
3.6.	Ensure compliance with SHORE standards is maintained.	Midlothian Council, H+SC Partnership, SPS	2021/22	Percentage of people provided with accommodation on release from prison 100%	Percentage of people provided with accommodation on release from prison 100%	Existing resources	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
3.7	Support young homeless people to develop the skills required to successfully sustain a tenancy by delivering training to obtain SQA award.	Midlothian Council	2021/22	Implement delivery of SQA Award in supported accommodation.	50% of young people in supported accommodation obtain SQA award.	Existing resources	Implementation in 2020/21 delayed due to COVID-19 restrictions.
3.8	Revise working practices to ensure all individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan to ensure early identification of support needs	Midlothian Council	2021/22	-	100% of individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan	Existing resources	

Outcome 4: Housing options and support are in place to prevent homelessness

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
4.1	Reduce the number of open homeless cases	Midlothian Council, RSLs	By 2023/24	802*	700	Existing resources	*Exceeds original target of 860 by 2023/24
4.2	Make better use of the private rented sector by increasing the number of households given	Midlothian Council, Private Landlords	By 2021/22	26 households provided with deposit assistance	45 Households provided with deposit assistance	Yes – see page 36/37	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
	assistance to access a deposit.						
4.3	Continue to provide housing education courses in Midlothian Secondary Schools	Midlothian Council	By 2021/22	All secondary schools have housing education on curriculum*	All secondary schools have housing education on curriculum	Existing resources	*dependant on COVID-19 protocols that limit the ability to access schools.
4.4	Ensure a person centred approach is taken to the delivery of all housing options, homelessness and tenancy management functions by having a trauma informed workforce.	Midlothian Council, H+SC Partnership, NHS Lothian	2021/22	Continued roll out of training.	100% of Homelessness, Housing and Temporary accommodation officers have received trauma informed training by the end of 2021/22	Existing resource – staff time to attend ½ day training sessions.	
4.5	Roll out of the Housing Options Training tool kit to all appropriate staff teams	Midlothian Council	2021/22	Monitoring indicators to be confirmed once roll out of the tool kit commences	All housing staff have completed HO tool kit training	Existing resource – Staff time required to complete 6 modules and to monitor completion.	
4.6	Continue work with the Edinburgh, Lothian's and Border Housing Options HUB to identify and share best practice across the region, and to ensure joint	Housing Hub membership areas. Scottish Government	2021/22	N/A	N/A	Existing resource	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
	working on homeless prevention activates.						
4.7	Reduce the number of evictions from RSLs following receipt of a Section 11 notice. Liaise with RSLs to develop joint working protocols based on the good practice identified through the North HUB. Develop a recording and monitoring framework to measure the effectiveness of the work	Midlothian Council, RSLs	2021/22	Monitoring framework to be developed in 2021/22	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resource	
4.8	Develop an improved response to Section 11 Notices received from private landlords and mortgage lenders. Develop a recording and monitoring framework to measure the effectiveness of the work	Midlothian Council	2020/21	Monitoring framework to be developed in 2021/22	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resource	
4.9	Develop processes to improve the response to those at risk of being evicted from Council tenancies in Midlothian	Midlothian Council	2020/21	Monitoring framework to be developed	Reducing number of evictions that result in a homeless presentation.	Existing resource	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
4.10	Develop a crisis intervention fund to prevent homelessness at an early stage. Removing risk of homelessness in specific cases and testing new solutions that do not fit into existing pathways.	Midlothian Council	2020/21	Monitoring framework to be implemented	Reducing number of Housing Advice cases that result in a homeless presentation	Yes – see page 36/37	
4.11	Develop pathways to prevent homelessness for groups who are predictably at highest risk of becoming homeless including, ensuring policies reflect the needs of vulnerable groups: <ul style="list-style-type: none"> • Women and children experiencing domestic abuse. • Young people • Individuals up to the age of 26 who were previously looked after by the local authority • Gypsy/travellers • Individuals with a history of offending 	Midlothian Council	2021/22	-	-	Existing resource	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
	<ul style="list-style-type: none"> Individuals discharged from hospital or other institutions 						
4.12	Develop partnership working with internal teams and third sector support providers to deliver more effective responses across all services.	Midlothian Council, RSLs, H+SC Partnership, Third Sector	2021/22	-	-	Existing resource	
4.13	Comprehensive review of homeless and housing options services in Midlothian. To include modelling of each stage of the journey for different key groups. With a view to streamlining the process to ensure advice and assistance is provided as quickly as possible.	Midlothian Council	2021/22	-	-	Existing resource	
4.14	Develop a homeless prevention monitoring framework	Midlothian Council	2021/22	-	-	Existing resource	
4.15	Assess feasibility of delivering/procuring a mediation service	Midlothian Council	2021/22	-	-	Existing resource – Staff time to complete	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
4.16	Review Housing Advice availability in the Midlothian Council area including: <ul style="list-style-type: none"> Review and develop bite sized housing options leaflets Review housing options content on Midlothian Council website Ensure housing options advice is accessible in a variety of settings i.e. libraries, GP surgeries, Local Job Centre Plus 	Midlothian Council	2021/22	-	-	Existing Resource – Staff time to complete	
4.17	Ensure staff from a variety of partner agencies have a basic understanding of housing options advice and availability of other services in Midlothian through the delivery of awareness sessions.	Midlothian Council, H+SC Partnership	2021/22	Number of Housing/Homeless Session delivered in the year: 5	Number of Housing/Homeless Sessions delivered per year: 4	Existing resource	
4.18	Ensure Housing Advice and Homelessness services are sufficiently	Midlothian Council,	2021/22	1 additional Homeless Officer	Officers have manageable caseloads that	Yes – see page 36/37	

What Actions are planned		Lead Partners	Timescale	Current indicator 2020/21	Target indicator 2023/24	Resource requirement	Comments
	resourced. Allowing effective advice and assistance to be delivered.	H+SC Partnership		in place for 2 years	allow effective prevention work to be completed.		
4.19	Develop shared data protocols with internal and external partner agencies in line with GDPR to enable information to be shared as widely as possible between agencies allowing for support needs to be identified and addressed at the earliest opportunity.	Midlothian Council, H+SC Partnership, RSLs, Third Sector	2021/22	-	-	Existing resource	

6. Resource plan

Table 13 provides an estimate of the funding required to deliver Midlothian Council's RRTP from 2021/22 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 RRTP will be subject to continual review and, therefore possible amendment.

Table 13: Projected resources required by activity.				
Activity	Financial Year			Total
	2021/22	2022/23	2023/24	
RRTP – Coordinator 0.5 FTE	£17,248	£17,248	£17,248	£51,744
Housing First Support	£40,271*	£40,271	£40,271	£120,813
Housing First co-ordinator 0.25 FTE	£8,624	£8,624	£8,624	£25,872
Crisis Intervention Fund	£30,000	£30,000	£30,000	£90,000
Private Rented Deposit Scheme	£32,000	£32,000	£32,000	£96,000
1 FTE Homelessness Officers (2 year post)	£36,159*	£36,159*	-	£72,318
Temporary accommodation Officer- 0.5 FTE (Emergency Families accommodation)	£17,248*	£17,248*	£17,248	£51,744
Temporary Accommodation Officer – 0.5 FTE (Shared Accommodation)	£17,248*	£17,248*	£17,248	£51,744
Emergency Accommodation (Families) – Support staff	£50,207	£50,207	£50,207	£150,621
2 nd Emergency Accommodation (Families) –	£10,000* (Estimated)	-	-	£10,000

Table 13: Projected resources required by activity.				
Furnishings/Set up costs				
Housing Education (SQA) 0.33 FTE	£11,498	£11,498	£11,498	£34,494
Housing Education (Schools Programme) 0.33 FTE	£11,498	£11,498	£11,498	£34,494
Housing Options Training Toolkit	£1978	£857.24	£757.48	£3,593
Development of Jarnac Court	£1,417,000	-	-	£1,417,000
Total	£1,590,053	£202,203	£236,599	£2,210,437

7. 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.

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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 Integrated Impact Assessment when publishing its original Rapid Rehousing Transition Plan to ensure that the needs of all equality strands were considered. This has been reviewed in June 2021. Additional Integrated 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.