



Midlothian Council: Rapid Rehousing Transition Plan 2025-2026

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1. Introduction

Following the introduction of the Scottish Government's Ending Homelessness Together Action Plan all local authorities were required to publish a Rapid Rehousing Transition Plan (RRTP) by December 2018. These plans were to demonstrate the following:

- How the local authority will move to a model of rapid rehousing over a period of no more than five years.
- How both homelessness demand will be met and how any backlog of homeless households currently in temporary accommodation will be addressed.

Midlothian Council has published a revised RRTP each year, the most recent version was approved by Council in October 2024 and set out a revised vision that:

"An increased number of homeless households will obtain permanent accommodation; households will be able to access support to prevent homelessness and sustain their accommodation. Households will spend a reduced amount of time in temporary accommodation, and the average time to complete its homeless duty will reduce to 52 weeks."

The following outcomes were identified to support this vision:

- The supply of permanent accommodation for homeless households has increased
- Where temporary accommodation is required, it is of a good standard with access to effective support
- Homeless households with support needs are supported to access and maintain permanent accommodation
- Housing options and support is in place to prevent homelessness

Midlothian Council has received support from the Scottish Government's Ending Homelessness Together Fund to help deliver RRTP activities. Table 1 gives details of the confirmed funding allocated to Midlothian.

Table 1 Ending Homelessness Together (EHT) funding received by Midlothian Council

Funding	Amount
Initial Grant (developmental funding)	£32,000
2019/20 EHT funding	£141,000
2020/21 EHT funding	£137,000
Winter Support Fund 2020/21	£85,000
2021/22 EHT funding	£127,000
2022/23 EHT funding	£121,000
2023/24 EHT funding	£113,941
2024/25 EHT funding	£120,000
2025/26 EHT funding	£130,000
Total	£1,006,491

Midlothian Council made decisions on which projects could be delivered within the funding made available, prioritising those it believes will have the most significant impact on reshaping homelessness in Midlothian. Details of the work undertaken, and the progress made is provided in Section 3.

It will not be possible to fully transform the way services are delivered without securing additional resources. Funding for 2025/26 was not confirmed until May 2025, this along with uncertainty of funding in future years makes it difficult to plan for the continuation of some RRTP projects. A copy of the 2024/25 RRTP Monitoring and Spend Report, to be submitted to the Scottish Government is included as Appendix 1.

Section 2 of this updated RRTP includes a summary of the progress made in 2023/24 and highlights the ongoing pressures relating to homelessness in Midlothian. Section 4 of the RRTP sets out how

Midlothian Council will continue the work undertaken to deliver these projects in 2025/26 within the resources available. Midlothian Council believes these projects are crucial to further reduce the time spent in temporary accommodation, improving the quality of temporary accommodation and continuing to deliver Housing First.

2. Homelessness in Midlothian

This section gives an update on homelessness trends in Midlothian during 2024/25. All data presented in this section is sourced from Midlothian Council's HL1, HL2 and HL3 returns to the Scottish Government.

The number of households who applied to Midlothian Council for homeless assistance during 2024/25 reduced by 2%. This remains a significant increase in applications in comparison to the period between April 2018 and March 2023. Table 2 shows that the proportion of applications from households with dependent children has remained relatively unchanged in each of the last three years.

It is thought the higher number of homeless presentations over the last two years is partially linked to the limited number of other affordable housing options in the area. Midlothian continues to have the fifth highest average house selling price in Scotland. Although the average selling price in Midlothian fell by around £4,000 in 2024 this remains 40% higher than the 2014 average (Source: [House price statistics - Registers of Scotland](#))

Table 2: Number of homeless applications by year.

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Total homeless applications	492	480	496	441	579	742	725
% of households with dependent children	42%	42%	40%	36%	47%	48%	47%
% of households with no children	58%	58%	60%	64%	53%	52%	53%

Table 3 shows the majority of this reduction in homeless presentations has been from people aged 25 and under, with presentations from 16 and 17 years olds being relatively unchanged.

Table 3: Homeless applications by age of main applicant.

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
16-17	29 (6%)	20 (4%)	14 (3%)	23 (5%)	29 (5%)	18 (2%)	19 (2.5%)
18-25	129 (26%)	111 (23%)	157 (32%)	124 (28%)	141 (25%)	206 (28%)	188 (26%)
26-59	309 (63%)	319 (67%)	303 (61%)	272 (62%)	374 (64%)	486 (65%)	489 (67.5%)
60+	25 (5%)	30 (6%)	22 (4%)	22 (5%)	35 (6%)	32 (5%)	29 (4%)

In previous RRTP's Midlothian Council highlighted a sizeable increase in the number of homeless applications from males who are single parents (a 143% increase in 2022/23 and a further 34% increase in 2023/24). During 2024/25 the number of presentations from this group reduced by 16% compared to 2023/24, although this remains a 167% increase since 2021/22. Meeting the temporary

accommodation needs of this group continues to be challenging, with 63 placements in unsuitable accommodation during 2024/25. The Unsuitable Accommodation Order (UAO) places a legal duty on the Council to move anyone placed in unsuitable accommodation within seven days. During 2024/25 Midlothian Council breached this order on six occasions. In addition to breaches of the UAO, Midlothian Council reported it failed to provide temporary accommodation on two occasions at the time of first request in 2024/25, on each occasion temporary accommodation was provided on the same day as the initial request.

Table 4 gives a breakdown of the reason given when requesting homeless assistance from Midlothian Council. People being asked to leave accommodation by the person they were staying with continues to be the most common reason for seeking assistance with an additional 34 presentations in 2024/25 compared to the previous year. The number of presentations due to a relationship breakdown reduced by 58% during 2024/25. In the last R RTP Midlothian Council reported a slight increase in the number of presentations resulting from action being taken by the landlord to end a tenancy, following the removal of the measures in place through the [Cost of Living \(Tenant Protection\) \(Scotland\) Act 2022](#). During 2024/25 the number of presentations due to action being taken by a landlord due to rent arrears or mortgage default doubled from 18 to 36, of those 21 were from a private rented tenancy, nine from a Scottish Secure Tenancy, three homeowners and three from another form of tenancy.

In September 2023/24 Midlothian Council introduced a new IT system which allows for more accurate recording of people who sleep rough prior to seeking assistance. In the last six months of 2023/24 16 people reported that they had slept rough the night before presenting for assistance, during 2024/25 29 people reported as doing this.

It is important to recognise that women and children are more likely to require assistance as a result of domestic violence. The number of people seeking homeless assistance as a result of domestic violence or other violence in the household increased from 79 on 2023/24 to 86 in 2024/25. 67 of those applications were from female households, 39 of which had children.

Table 4: Technical reason for homeless application.

Reason	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Asked to leave	133	102	147	135	180	319	353
Dispute within household / relationship breakdown: non-violent	101	141	151	130	188	154	64
Dispute within household: violent or abusive	77	78	68	54	64	79	86
Other reason for leaving accommodation / household	36	4	6	2	2	30	55
Fleeing non-domestic violence	2	9	9	4	15	28	35
Other reason for loss of accommodation	20	41	47	58	46	25	2
Other action by landlord resulting in the termination of the tenancy	64	37	10	15	20	24	20
Termination of tenancy / mortgage due to rent arrears / default on payments	10	13	5	4	5	18	36
Applicant terminated secure accommodation	5	9	2	2	10	14	11
Overcrowding	22	25	24	12	23	14	9

Reason	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Discharge from prison / hospital / care / other institution	17	13	14	13	12	13	22
Harassment	1	1	4	7	5	12	15
Loss of service / tied accommodation	1	2	0	2	4	6	11
Forced division and sale of matrimonial home	2	5	3	3	3	4	6
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	1	0	6	0	2	2	0

In November 2022 revised homeless legislation was introduced in relation to local connection. The changes removed the ability for a local authority to refer an unintentionally homeless person to another Scottish local authority. Analysis of homeless applications received in 2024/25 shows that for 661 cases the postcode of the last settled address was known and in Scotland. Of those cases 476 (72%) were from a postcode in the Midlothian area, Table 5 provides a breakdown of the postcodes of last settled address by area in Midlothian. Note: It cannot be assumed a person does not have a local connection to Midlothian based on the postcode of the last settled address. Midlothian will continue to monitor the impact of these changes and is working with IT providers to more accurately report information relating to local connection.

Table 5: Postcode of last settled address in Midlothian

Postcode area	Number of presentations
EH18	6
EH19	73
EH20	31
EH22	209
EH23	63
EH24	5
EH25	13
EH26	76

When the RRTP was first introduced there were 1082 open homeless cases on 31st March 2018. Due to the initial progress made in reducing the number of open cases Midlothian Council set an ambitious revised target to reduce the number of open cases to 500 by the end of 2023/24. Table 6 shows the number of open cases on 31st March 2025 was relatively unchanged after the significant increase in 2024. The number of cases closed during 2024/25 increased significantly. During 2024/25 485 homeless households secured a Scottish Secure Tenancy, an increase of 34 compared to the previous year. This has largely been achieved through changes to the Council's Housing Allocation Policy which increased the proportion of void properties let to homeless households to 60%. This target was retained following a review of the policy in 2024. In 2023/24 only six homeless cases were closed after securing a private residential tenancy this increased to 26 household during 2024/25.

Table 6: Number of closed and ongoing homeless cases in Midlothian

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Number of cases closed	669	529	536	598	611	611	701
Number of open cases on 31 st March	899	843	802	666	634	765	731

% closed to LA or RSL tenancy	47%	52%	54%	57%	66%	71%	69%
% Closed to Private rented accommodation	9%	7%	10%	5%	2%	1%	4%

One of the key objectives of the RRTP is to reduce the time taken to close a homeless case in Midlothian. It was acknowledged that this would increase during the early stages of implementing the RRTP as a number of actions focused on reducing the number of long-term legacy cases. Table 7 shows that this continued to reduce during 2024/25, this was only a slight reduction due to one longstanding homeless case being closed during the year. The average time spent in temporary accommodation by homeless applicants (Table 8) remained the same as the previous year.

Table 7: Average case duration (weeks)

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Average case duration	106	108	115	97	80	63	61

Table 8: Length of stay (weeks) in temporary accommodation.

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Average total time in temporary accommodation	-	72	104	75	67	45	45

3. Midlothian Council's RRTP progress

This section provides an update on activities undertaken by Midlothian Council as part of its RRTP during 2024/25.

3.1. Revised housing allocation policy

In Spring 2020 Midlothian Council introduced a revised housing allocation policy as one of the first actions intended to contribute to the objectives of the RRTP. As reported in previous years this made a significant contribution to improving outcomes for homeless households in Midlothian. Following a consultation exercise with stakeholders an updated Housing Allocation Policy was approved in March 2024 and implemented on 1st June 2025.

The revised policy retains the target of allocating 60% of void council tenancies to applicants who are on the homeless list. During 2024/25 Midlothian Council met this target allocating 60.5% of void properties to homeless households.

Other measures that have been incorporated in the updated policy aim to take a more preventative approach to allocating housing and reducing the need for homelessness assistance including:

- Additional points for people in private rented accommodation in receipt of a valid Notice to Leave, where no decree for eviction has been granted by the First Tier Tribunal.
- Additional safety points to support those experiencing domestic abuse and other forms of harassment.
- Revising the approach taken to waiting time for those on the homeless list to ensure households registered as homeless the longest are offered housing more quickly.
- Integrating initiatives for specific groups such as the National House Project and Housing First into the allocations policy.

The effectiveness of these changes will be monitored over the coming years. Some of the changes such as the change to waiting time for homeless applicants may impact in the average time to close a case in the short term as the number of legacy cases continues to reduce.

3.2. Updated housing support services contract

On 1st July 2025 Midlothian Council completed a tender exercise to procure a provider to deliver the following services:

- Temporary Homeless Accommodation Management and Support
- Tenancy Support
- Housing First support.

As part of this exercise the specification of each area of the contract was reviewed to ensure the support provided is delivered from a trauma informed perspective, and person centred to meet the needs of the household. Including provision for a female only supported accommodation unit. The review also included revised minimum staffing levels in supported accommodation to ensure the accommodation provides a safe environment where residents are able to access effective support at the earliest opportunity.

3.3. Housing First

During 2024/25 a further 20 Housing First tenancies were created, bringing the total number of tenancies created to 92. While 28 tenancies have ended for a range of reasons there have been no evictions from a Housing First tenancy in Midlothian. Of the ongoing tenancies 23 people are currently receiving either a lower level of support or are no longer in need of ongoing support. 22 females have been accepted for Housing First since launch.

Midlothian Council has ensured a multi-agency approach is taken to the delivery of Housing First. This is demonstrated through the agencies referring people to available Housing First properties summarised in table 9.

Table 9: Number of referrals accepted for Housing First by service

	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Alcohol/drug services	5	2	5	6	2	20
Homeless services	3	11	5	6	5	30
Justice services	1	5	7	2	4	19
Joint Mental Health Team	-	1	1	2	-	4
Through-care/After-care	-	1	-	2	2	5
Third Sector	-	-	-	-	1	1

3.4. Youth Homelessness

Midlothian Council launched a Youth Homeless Prevention and Support service in partnership with the Rock Trust on 1st February 2024. The service is available to young people aged 16 to 25 who are homeless or at risk of becoming homeless in Midlothian. The service is delivered from a person centred and trauma informed perspective by a team of project workers who have a background in youth work.

During 2024/25 the service supported 89 young people, with 1,202 individual contacts. Notable success include:

- 28 young people were provided with support to prevent homelessness.
- 41 individuals were supported in accessing and settling in their own accommodation.
- 59 young people have been supported in moving into employment, education, or training.

Rock Trust have developed positive relationships with 30 other agencies in the Midlothian area to further enhance the support provided to young people. A series of drop-in sessions are also delivered in the area with the aim of further preventing homelessness through early intervention.

3.5. Reducing time in temporary accommodation

Since 2019 Midlothian Council has offered households in temporary accommodation the opportunity to have their temporary accommodation converted to a permanent tenancy, where the property is suitable to be converted in this way. This contributes to several positive outcomes including, reducing

the time spent in temporary accommodation, reducing the number of moves needed before securing settled permanent housing, and enabling for supportive networks within the community to be maintained on a longer-term basis. 655 households have had their accommodation converted in this way since 2019 including 171 in 2024/25. All households who have been in their current temporary accommodation for nine months or longer have been given the opportunity to convert their tenancy in this way or are in accommodation not suitable to be converted.

3.6. Maximising housing options

Following the introduction of the Private Residential Tenancy in 2018 local authorities have been able to discharge their homeless duties to this type of accommodation in the same way they can to a Scottish Secure Tenancy. During the early stages of the RRTP Midlothian Council was successful in supporting an increased number of households to secure private rented accommodation and included measures to assist more households including increasing the funding available to secure deposits.

In recent years it became proved difficult for households to access the private rented sector due to limited availability of properties that were affordable, with just six homeless cases being closed after securing a Private Residential tenancy in 2023/24. During 2024/25 this number increased to 26 households.

During 2024 Midlothian Council recruited a part time Housing Officer to support households in larger properties who were looking to downsize. Since being in post one household has successfully moved to a smaller property that was is more affordable and has an easier to manage garden. The Housing Officer ensured additional support was in place to support the household with practical arrangements for moving etc. This enabled the four-bedroom property to be allocated to a family in need from the waiting list. At present a further five households are being supported in this way.

On 26th March 2024 Midlothian Council approved the adaptation of its [Mixed Tenure Strategy](#). The strategy aims to provide more choices to those in housing need through the promotion of a range of mixed tenures to meet the need for affordable homes, actions identified include:

- To deliver a range of affordable ownership tenures in partnership with Registered Social Landlords (RSLs).
- To support more homes being made available for discounted sale through Golden Share Schemes
- To approve the delivery of Mid-Market Rent in partnership with RSLs ensuring preference is given to Midlothian residents in housing need and give further consideration to Midlothian Council directly delivering Mid-Market Rented accommodation.

4. Midlothian Council Rapid Rehousing Transition Plan

4.1. Key objectives

Midlothian Council's original RRTP set out four 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 to complete its homeless duty will have halved from 105 weeks to 52 weeks”

It is recommended that Midlothian continues to publish an annually updated RRTP with a revised vision which reflects the achievements made while recognising the challenges currently facing homelessness services. The revised vision for the RRTP is:

An increased number of homeless households will obtain permanent accommodation; households will be able to access support to prevent homelessness and sustain their accommodation. Households will spend a reduced amount of time in temporary accommodation, and the average time to complete its homeless duty will reduce to 52 weeks.

The outcomes identified to achieve this vision are detailed below, it will only be possible to achieve these outcomes if the Council and key stakeholders work in partnership. More details on the proposed actions are provided in Section 4.2. The outcomes and activities will be revised periodically 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 length of time taken to close a homeless case and lengthy periods spent in temporary accommodation. It is thought the limited number of available and affordable housing options out with social housing in recent years has further contributed to the rise in homeless applications received since 2022.

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 2025/26 - 2029/30](#).

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 a good standard with access to effective support.

While Bed and Breakfast type accommodation has not been used by Midlothian Council since 2020 it is important for measures to be in place that ensure there is no risk of using accommodation of this type in the future.

Good progress continues to be 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, access to permanent accommodation for homeless households will need to continue to increase. To reduce the number of households entering temporary accommodation households must be able to access support to prevent homelessness from occurring.

To ensure accommodation meets the needs of homeless households in Midlothian a review of council owned supported accommodation will 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 are 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 to work with the Health and Homeless Steering Group to review and improve service provision to maximise opportunities to prevent homelessness and improve outcomes across all services.

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

Midlothian Council will develop services to meet the needs of young people who are homeless or at risk of becoming homeless. Including delivering a bespoke youth prevention and support service, housing education within schools, and the Midlothian House Project for young people leaving care.

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. To achieve the aims of the RRTP it is important for people to have access to 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 services effectively it is important that staff delivering the Housing Options service are well trained and provide a person-centred response.

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.

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.

As the [Housing \(Scotland\) Bill](#) 2024 is progressed through the Scottish parliament Midlothian Council will work with partners to implement the forthcoming duty to prevent homelessness and wider duties on relevant organisations to 'ask and act' and take reasonable steps to prevent homelessness from occurring.

4.2. Action Plan

Midlothian Council Rapid Rehousing Transition Plan: Action Plan (Updated August 2024)

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

What Actions are planned		Lead Partners	Timescale	Current indicator 2024/25	Target indicator 2025/26	Resource requirement	Comments
1.1	Increase number of Scottish Secure Tenancies allocated to homeless households in Midlothian	Midlothian Council, RSLs	Ongoing	485 let to homeless households by Council and RSLs	350 let to homeless households by Council and RSLs	Existing resources	2021/22 – 343 2022/23 – 405 2023/24 - 430
1.2	Fully implement updated Housing Allocations Policy	Midlothian Council, RSLs	Ongoing	60.5%	60% lets to homeless households	Existing resources	Further review due to be completed 2026/27
1.3	Review & Update Housing Allocations Policy	Midlothian Council	Complete	Revised policy in place	-	Existing resources	Review no later than April 2029
1.4	Review nominations agreement with RSLs to ensure homeless households are housed more quickly	Midlothian Council RSLs	Ongoing	-	-	Existing resources	Review completed in 2023/24. Will be kept under ongoing review, as required and when RSL new sites are developed.
1.5	Provide settled accommodation to homeless households in the private rented sector	Midlothian Council, Private landlords	Ongoing	26 Homeless cases closed after securing private rented accommodation	35 Homeless cases closed to private let.	Yes – see page 22	55 in 2022/21, 31 in 2021/22 15 in 2022/23 6 in 2023/24
1.6	Target open market purchases for council housing to areas and property types in demand from homeless households	Midlothian Council	Ongoing	6	10 purchases	SHIP development plan funding	Original RRTP target of 80 properties by 2023/24 has been achieved: 2018/19 – 39 2019/20 – 44 2020/21 – 14 2021/22 – 15 2022/23 – 28 2023/24 – 27 2024/25 – 6* Total – 173 *Reflective of reduced funding from the Affordable Housing

							Supply Programme funding for 2024/25
1.7	Reduce the average number of weeks taken to close a homeless case	Midlothian Council RSLs	Ongoing	61 weeks	Average 52 weeks to close a homeless case	Existing resources	Reducing from 118.1 in 2020/21 2021/22 – 98.7 2022/23 – 78.4 2023/24 – 64
1.8	No homeless household will spend longer than 2 years in Temporary Accommodation	Midlothian Council, RSLs	Ongoing	171 households had their temporary accommodation converted to a permanent tenancy in 2024/25 All households who have been in their current temporary accommodation for nine months or more have been offered this opportunity, where the property is suitable.	All households in temporary accommodation for over 9 months will have been offered the opportunity to have the property converted to permanent housing, where the property type is suitable for this to happen.	Existing resources	2019/20 – 189 2020/21 – 52 2021/22 – 51 2022/23 – 53 2023/24 - 139

Outcome2: Where temporary accommodation is required, it is of a good standard with access to effective support.

What Actions are planned		Lead Partners	Timescale	Current indicator 2024/25	Target indicator 2025/26	Resource requirement	Comments
2.1	Ensure no breaches of the Unsuitable Accommodation Order	Midlothian Council	Ongoing	6 during 2024/25	0	Existing resources	
2.2	Reduce the average time spent in emergency family accommodation.	Midlothian Council	Ongoing	79 days	Families will spend no longer than 28 days in emergency accommodation	-	2020/21 – 36 days 2021/22 – 34.9 days 2022/23 – 60 days 2023/24 – 65 days The increase since 2022 reflects the increased demand for temporary accommodation from single people with access to children, and the need to prioritise temporary accommodation for that group to prevent breaches of the Unsuitable Accommodation Order. All emergency family accommodation is considered suitable in terms of the Unsuitable Accommodation Order
2.3	Following completion of Jarnac Court complete a review of all supported accommodation to make sure it provides the services and support required	Midlothian Council, H+SC Partnership	2024/25	Work undertaken to use an existing supported accommodation facility for women only.	N/A	Existing resources	
2.4	Ensure full compliance with the Temporary Accommodation Standards Framework published in April 2023	Midlothian Council, Third Sector, H+SC Partnership	Complete	N/A	All temporary accommodation, and associated services provided meet the published standards	Existing Resources	Review currently on going to ensure full compliance as per 2.3

2.5	Improve tenant satisfaction with the quality of temporary accommodation	Midlothian Council	Ongoing	87.6% 154 Surveys were completed, 134 were either very satisfied or fairly satisfied.	85%	Existing resources	2022/23 – 72 surveys completed, 49 (68%) responded as very satisfied or fairly satisfied. 2023/24 – 226 Surveys completed, 209 (92.5%) were either very satisfied or fairly satisfied.
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Outcome 3: Homeless households with support needs are supported to access and sustain permanent accommodation

What Actions are planned		Lead Partners	Timescale	Current indicator 2024/25	Target indicator 2025/26	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 4%	% of applicants who slept rough the night before applying 0%	Existing resources	2% 2023/24 (Oct to Mar) The increase in 2023/24 results from the introduction of a new IT system which allows for more accurate reporting of this measure.
3.2	Support people with a history of long-term homelessness with multiple/high support needs to access and sustain permanent housing.	Midlothian Council, H+SC Partnership	Ongoing	20 People supported into accommodation during 2024/25	Up to 20 new housing first tenancies established a year*	Yes – see page 22	
3.3	Develop an Equally Safe Housing and Homeless policy	Midlothian Council	Complete	-	-	-	Review completed 01/07/2025
3.4	Continue to support improved health and wellbeing outcomes for homeless households through the Health and Homelessness Steering Group	Midlothian Council; H+SC Partnership, NHS Lothian	Ongoing	-	-	Existing resources	The group will continue to review the forthcoming “ask and Act” duties as more details are confirmed following the introduction of the Housing (Scotland) Bill 2024
3.5	Ensure compliance with SHORE standards is maintained.	Midlothian Council, H+SC Partnership, SPS	Ongoing	Percentage of people identified as having no accommodation available on release are	Percentage of people identified as having no accommodation available on release are	Existing resources	A review of procedures for Homelessness Services will be completed in Autumn 2024, to ensure they are fit for purpose and the Council is meeting all statutory duties.

				provided with accommodation on release from prison 100%	provided with accommodation on release from prison 100%		
3.6	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	Ongoing	-	100% of individuals seeking Housing Options Advice/Homelessness Assistance are provided with a Personal Housing Plan	Existing resources	Procedures will be fully revised to reflect changes enacted following the recommendations of the Prevention Review Group and incorporate forthcoming duties through 'Ask and Act'.

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

What Actions are planned		Lead Partners	Timescale	Current indicator 2024/25	Target indicator 2025/26	Resource requirement	Comments
4.1	Reduce the number of open homeless cases	Midlothian Council, RSLs	By 2023/24	715	500	Existing resources	*Exceeds original RRTP target of 860 by 2023/24, but an increase from 587 at end of 2022/23
4.2	Ensure people effected by cost-of-living crisis and/or rising energy costs are supported to maximise income and remain in their current accommodation	Midlothian Council Third Sector	Ongoing	-	-		Cost of Living Task Force Established in June 2022. Council to set up cost of living taskforce Midlothian Council
4.3	Make better use of the private rented sector by increasing the number of households given assistance to access a deposit.	Midlothian Council, Private Landlords	Ongoing	6 households provided with deposit assistance	45 Households provided with deposit assistance	Yes – see page 22	Reduced from 18 in 2022/23 and 13 in 2023/24 reflective of the challenges accessing the private rented sector described in Section 3. Although demonstrates the preventative approach taken to provide assistance.
4.5	Ensure a person-centred approach is taken to the delivery of all housing options,	Midlothian Council, H+SC	Ongoing	Continued roll out of training.	100% of Homelessness, Housing and	Existing resources	

	homelessness and tenancy management functions by having a trauma informed workforce.	Partnership, NHS Lothian			Temporary accommodation officers have received trauma informed training.		
4.6	Roll out of the Housing Options Training tool kit to all appropriate staff teams	Midlothian Council	Ongoing	Monitoring of progress embedded in MPM framework for staff from Housing Services	All housing staff have completed HO tool kit training	Yes – see page 22	All Housing and Homeless staff were provided with access to the tool kit at launch in January 2022. Modules 4, 5 and 6 launched in March 2024. Regular reviews in place to ensure all new staff are given access to the training. The training has also been made available to a number of staff within Communities and Lifelong Learning, and Support Assistants who support Housing Services.
4.7	Continue work with the Edinburgh, Lothians and Borders Housing Options HUB to identify and share best practice across the region, and to ensure joint working on homeless prevention activates.	Housing Hub membership areas. Scottish Government	Ongoing	N/A	N/A	Existing resources	
4.8	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	2026/27	Monitoring framework to be developed.	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resources	

4.9	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	2025/26	Monitoring framework to be developed	Reducing percentage of section 11 notices that result in a homeless presentation.	Existing resources	
4.10	Develop processes to improve the response to those at risk of being evicted from Council tenancies in Midlothian	Midlothian Council H+CP Children and Families	Ongoing	7 Households discussed at the forum have been evicted for arrears during 2024/25	Reducing number of evictions that result in a homeless presentation.	Existing resources	2 evictions in 2023/24 Review of processes including monitoring of outcomes commenced May 2025.
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: • 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 • Individuals discharged from hospital or other institutions	Midlothian Council	2024/25	Equally Safe Housing and Homeless Policy in place.	-	1 FTE Grade 6 officer. See page 22	
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	Ongoing	-	-	Existing resources	Working practices will be kept under continued review to ensure the needs of service users are met.

4.13	Monitor the effectiveness of prevention activities as set out in Single Midlothian Plan.	Midlothian Council	Ongoing	20%	55%	Existing resources	30% - 2023/24
4.14	Review Housing Advice availability in the Midlothian Council area including: - 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	Ongoing	-	-	Existing resources	
4.15	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	Ongoing	Four information sessions have been provided to a variety of third sector organisations.	Number of Housing/Homeless Sessions delivered per year: 4	Existing resources	H&SCP Sessions no longer take place.
4.16	Introduce a revised framework to monitor quality/consistency of decision making and housing options work undertaken to prevent homelessness	Midlothian Council	Complete	-	Monitoring framework is in place	Existing resources	Framework in place new measure to track implementation see 4.17
4.17	Audit 10% of cases to ensure consistency of decision making and provision of housing options advice.	Midlothian Council	Ongoing	NEW	10% of advice cases, homeless decisions & closed homeless cases are audited each month	Existing resources	Framework in place monitoring to commence Summer 2025.
4.18	Review Mutual Exchange process to improve customer	Midlothian	2024/25	-	-	Existing resources	

	journey, reduce staff time processing applications and reduce number of unsuitable applications received.						
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5. Resource plan

Table 9 provides an estimate of the resources required to deliver the RRTP in 2024/25. Midlothian Council is confident it will deliver the projects within these costs. However additional resource will be required to deliver projects beyond 2024/25. For this reason, Midlothian Council's RRTP will be subject to continual review and therefore possible amendment.

Table 9: Projected resources required by activity.	
Activity	Resources required 2025/26
RRTP – Coordinator 0.5 FTE (grade 7)	£25,315
Crisis Intervention Fund	£30,000
Private Rented Deposit Scheme	£32,000
1 FTE grade 6 officer	£44,174
0.5 FTE Grade 5 officer	£19,715
Housing Options Training Toolkit	£1,244
Youth Prevention and Housing Support Service	£78,037
Total	£228,485

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.

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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 2025. 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.

Appendix 1: Rapid rehousing transition plans monitoring report.

2024/25 Monitoring Report

Scottish Government Ending Homelessness Together Fund



Rapid Rehousing Transition Plans Monitoring Report

Last year we asked all local authorities to provide a written report detailing the outcomes of their rapid rehousing transition plan including how RRTP funding is improving efficiency and achieving value for money. For the 2024-25 return there is an additional question which seeks to understand the mainstreaming of RRTP activity.

These questions are designed to identify where RRTP funding has improved outcomes for people experiencing homelessness, to identify best practice and highlight where more support is needed. It is a free text return designed to allow local authorities to capture successes and challenges. We are also seeking anonymised case studies of people who have directly benefitted from the implementation of RRTPs in local authority areas.

This information will be used in the consideration of future funding.

Please complete this report and include it with the latest version of your RRTP for 2024-2025 and updated EQIA by Friday 3 October 2025 to: RapidRehousingTransitionPlansMailbox@gov.scot.

Please provide an overview of progress/outcomes since the implementation of your RRTP including anonymised case studies where helpful to demonstrate outcomes.

Word guide: approximately 250 words per question.

Can you describe how implementation of your RRTP has helped prevent homelessness?

Midlothian Council has included several measures within its RRTP which aim to prevent homelessness including:

- Establishing a homeless prevention forum – This multi-agency forum discusses households who are at most risk of court action being taken as a result of rent arrears. Organisations who attend the meeting identify opportunities where their service may be able to support people to resolve any issues contributing to the arrears and prevent people being evicted from their Council tenancy.
- Homeless Prevention Fund – This is a small discretionary fund staff are able to utilise to prevent homelessness. A small number of people have been provided with assistance through provision of the first months' rent to secure private rented accommodation and removing the need for temporary accommodation. Others have had some low-level rent arrears paid through the fund enabling them to remain in their current accommodation. Others have had flooring provided to prevent the risk of action being taken as a result of noise complaints.
- Housing First – People who have experience of long-term or repeated homelessness with multiple/complex support needs are provided with support to help establish and sustain their tenancy reducing the risk of recurring homelessness.
- Expanding the assistance given to help people access the Private Rented Sector. – The budget to assist people to access private rented accommodation through the provision of a deposit was increased in April 2021. At the same time the scheme was expanded to people seeking housing options advice before they were at risk of homelessness.
- Midlothian House Project – The project is part of the National House Project and designed to meet the needs of young people leaving care. Providing them with support to prepare for independent living and getting their property ready to become their home. The Midlothian House Project was designed in consultation with the Care Leavers Group and also incorporates activities relating to health and wellbeing, transport and safety, and the involvement of family and friends.

Can you describe how implementation of your RRTP has helped speed up the process of rehousing homeless households?

Since introducing the initial RRTP Midlothian Council has been able to reduce the average time taken to rehouse homeless households from 106 weeks in 2018/19 to 61 weeks in 2024/25. A variety of RRTP activities have contributed to achieving this including:

- A revised Housing Allocation Policy which increased the proportion of lets to those on the homeless list to 60%, encourages homeless applicants to consider an increased number of areas where council housing is more readily available and more property types. Those measures were retained following the most recent review of the policy and approved by Council in March 2024.
- Introducing a model of Housing First which provides permanent housing for homeless people with long term or recurring instances of homelessness, whose experience of homelessness is compounded by multiple or complex support needs.
- Increasing the supply of council housing in areas where there is the greatest shortfall in meeting demand through the purchasing of properties through the open market, with the support of funding from the Scottish Government More Homes Division.
- Trialling a project to work closely with tenants in larger properties who may be looking to downsize for a variety of reasons, with a view to ensuring they are maximising their options and ready to move when alternative accommodation is secured. It is hoped this will make those larger properties available for families on the waiting list in need of this accommodation.
- Midlothian Council was able to make good use of the private rented sector during the early stages of the RRTP, with an increased number of homeless households securing this type of accommodation. Due to the lack of available and affordable accommodation in the sector this

number reduced in 2022/23 and 2023/24. During 2024/25 Midlothian has seen this number increase slightly again.

Number of homeless households securing private rented accommodation by year

2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
58	39	56	31	15	6	26

How has implementation of your RRTP affected the numbers of households in temporary accommodation and the time spent there?

Due to the measures introduced in the RRTP Midlothian Council has successfully reduced the average time spent in temporary accommodation from a peak of 104 weeks in 2020/21 to 45 weeks in 2024/25. Many of the activities referenced as helping to speed up the process of rehousing homeless households also contribute to this. The activities described below provided additional support to reduce the time spent in temporary accommodation.

- Since 2019, 539 households have had their temporary accommodation converted to a permanent Scottish Secure Tenancy, included 171 in 2024/25. Reducing the number of moves households need to make before being permanently housed and enabling supportive connections to be maintained in the local community. All those in their current temporary accommodation for nine months or longer have either had their accommodation converted in this way or are in accommodation that is not suitable to be converted.
- As part of the RRTP Midlothian Council developed projects to be used as emergency temporary accommodation for families with children and/or a pregnant person in the household. The RRTP set an objective that "families will spend no longer than 28 days in emergency accommodation" due to the increased pressures on temporary accommodation since the introduction of the revised Unsuitable Accommodation Order it has not yet been possible to achieve this target.

How has the implementation of your RRTP improved efficiency in the provision of homelessness services? Do you have any examples of demonstrated cost-savings or improved value for money achieved through RRTP implementation e.g. through successful prevention or reducing use of expensive forms of temporary accommodation?

As part of its RRTP Midlothian Council committed to improving the quality of temporary accommodation provided to homeless people, including ending the use of bed and breakfast type accommodation. This has been achieved with the last person moving out of B&B in November 2020, the cost of using this type of accommodation in 2019/20 was £526,930. As part of the plan to improve temporary accommodation a new supported accommodation project has been completed with the redevelopment of Jarnac Court in Dalkeith. The project opened in 2022 and provides supported accommodation for 22 households that is of good quality with access to support appropriate to the needs of the individual, including 14 double bedrooms. Residents are able to access two fully fitted kitchens, two communal living areas, and laundry facilities, a number of bedrooms have en-suite facilities. After opening Jarnac Court older buildings used as temporary accommodation were closed with a combined total of nine rooms. While there is still a considerable cost to providing supported accommodation of this nature, it is far more cost effective than providing accommodation through third party contractors.

Delivering Housing First has also provided many efficiencies including, reducing the time spent in temporary accommodation, relatively low levels of rent arrears, reduced levels of re-offending, tenants securing employment. While difficult to evidence the full extent of the cost savings the benefits have been realised across a wide range of partner organisations.

Is your local authority on track for making the planned transition to rapid rehousing? If not, what major factors are hindering progress?

During the first stages of delivering, it's RRTP Midlothian Council made significant progress towards achieving many of the key objectives including:

- Ending bed and breakfast type accommodation.
- Delivering a model of Housing First.
- Improving the quality of temporary accommodation provided.
- Reducing the number of open homeless cases.

- Reducing the average time taken to close a homeless case.
- Reducing the average time spent in temporary accommodation.
- Making sure those facing homelessness are able to access the widest range of housing options available.

While much of this progress has continued, it is proving increasingly difficult to sustain for a variety of reasons including:

- Continued high demand for homeless assistance in each of the last three years, with 579 applications in 2022/23, 742 in 2023/24 and 725 in 2024/25 in comparison to 441 in 2021/22. 742 Increased demand for homelessness assistance in 2022/23 and 2023/24.
- The total number of households in temporary accommodation at the end of each period remaining relatively unchanged.
- Reduced availability of affordable housing options such as low-cost homeownership and private rented accommodation. Resulting in many households who would have previously sought those options resorting to social housing.
- The cost of delivering existing services at the current levels continues to increase, resulting in many of the savings from initiatives such as ending B&B accommodation being used to maintain existing services at their current level.
- While some projects such as Housing First have been mainstreamed the continuation of other projects such as the Youth Homelessness Service cannot be committed to beyond the current contracts. Due to increasing costs of delivering services and pressure on other budgets, it will not be possible to commit to the future of RRTP projects without the continuation funding to support RRTP work.

Changes to legislation such as the revised Unsuitable Accommodation Order and changes to local connection continue to place additional pressures on homeless services. Including additional properties having to be repurposed as temporary accommodation to avoid breaches and people not happy with the accommodation offered (or not being offered) temporary accommodation by neighbouring Councils.

Is your local authority mainstreaming rapid rehousing activity, or does it plan to do so? Is your local authority maintaining a live rapid rehousing transition plan, or is RRTP activity being integrated into another plan, e.g. Homelessness Strategy or Local Housing Strategy?

Midlothian Council intends to develop rapid rehousing activities that, wherever possible, can be mainstreamed at the earliest opportunity. The current intention is to deliver these activities through a Rapid Rehousing Transition Plan that is reviewed on a regular basis. This will be reviewed after a review of Customer and Housing Services with a Homelessness Strategy being developed after this review has concluded.

Details of funding recipient

Local authority	Midlothian Council		
Reporting period	01/04/2024	to	31/03/2025
Reporting officer	Matthew McGlone		
Position	Housing Options Development Officer		
Date completed	04/08/2025		
Total RRTP funding carried over from 2023-24	£272,107.86		
RRTP funding received for 2024-25	£120,000		
RRTP spend 2024-25	£149,307		
Total RRTP funding carried over to 2025-26	£248,534		

Housing First	
Housing First tenancies Provide a short brief overview of your progress and any obstacles to progression of Housing First in your area.	During 2024/25 a further 20 new Housing First Tenancies were created in Midlothian. Of those 13 were people newly accepted into the project and 7 for existing Housing First tenants who were moved to an alternative property. In total 81 people have been accepted for Housing First since its launch in June 2020. While 28 tenancies have ended for a range of reasons there have been no evictions from a Housing First tenancy in Midlothian. There are 5 people who remain in their Housing First tenancy who are no longer actively receiving support from the support provider, and a further 18 in the 'step-down' stage receiving a reduced level of support. Of the 81 people accepted for Housing First 21 are female. Midlothian Council has ensured a multi-agency approach is taken to the delivery of Housing First with a range of partners being able to make referrals to properties which become available.
Housing First partners Provide detail of all Housing First partners who are supporting the delivery of Housing First.	Midlothian Council - Housing Services - Rents/arrears - Revenues (processing Scottish Welfare Fund applications)

	- Justice - Children and Families - Joint Mental Health Team Care Support Scotland Change Grow Live Health in Mind Health and Social Care Partnership Mid & East Lothian Drug and Alcohol Partnership East and Midlothian Women's Aid			
Allocation spent on Housing First 2024/25:		SG RRTP funding	Local authority funding	Other
	£	-	£81,638	-
Impact of Housing First: Any evidence of the impact of Housing First including anonymised case studies where appropriate	Some examples of the positive impact of Housing First are summarised below: • A male residing in supported temporary accommodation was accepted for housing prior to entering a 12-week residential rehab programme. We were able to ensure the rent for their Housing First tenancy was paid for the period he was in rehab using the Homeless Prevention Fund. Support workers were able to apply to the Scottish Welfare Fund and make arrangements for the property to be furnished prior to leaving rehab, enabling the person to move directly into their tenancy removing the need for a further placement in temporary accommodation. • Several people accepted for housing first have been supported to set up a tenancy and engage with a range of services including Social Work and are now able to have overnight access to their children which would not have been possible before. • A number of people accepted for housing first have engaged with the support provided to access and sustain either full or part time employment. With ongoing support provided to ensure rent and other accounts are managed successfully.			
Future spend planned on this activity in 2025/26:		SG RRTP Funding	Local Authority funding	Other
	£	-	£80,000	-

Future plans for Housing**First :**

Provide detail of the future of Housing First delivery in your local area, including timescales and progress towards Housing First being the default option for people with multiple and complex needs experiencing homelessness.

Midlothian Council has taken steps to fund the delivery of the Housing First support service from the Homelessness Budget for the duration of the current contract.

While this means Housing First is not dependant on external funding for the duration of the contract it has only been possible to fund the service at the pre-existing level. This means the capacity of the service to accept new referrals is limited and dependant on existing tenants exiting or reducing the level of support required.