



Bridgend County Borough Council

Rapid Rehousing Transition Plan

April 2022 - March 2027

One Council working to together to improve lives

Table of Contents

Section 1	Introduction
Section 2	Homelessness Data and analysing need in the Bridgend County Borough
Section 3	Assessing support needs
Section 4	Temporary accommodation supply
Section 5	Temporary accommodation transformation
Section 6	Development of the RRTP

Section 1

Introduction

This is Bridgend County Borough Council's Rapid Rehousing Transition Plan ("RRTP") which should be read in conjunction with Welsh Government's national vision and principles for Rapid Rehousing, Bridgend County's [Homelessness Strategy 2022-2026](#) and housing development prospectus. These documents complement and support the overall aims and objectives of the Homelessness Strategy.

This Plan sets out how we will work with key stakeholders and sets out the intention to work in partnership to prevent homelessness and ensure that where prevention is not possible, homelessness is brief, and people have access to the support required to live as independently as possible. The plan will bring about a step change in addressing homelessness, by focusing on prevention and transitioning rapid rehousing for homeless households in Bridgend.

There has been a rise the number of households presenting themselves to the Council as being homeless. This has resulted in increased numbers of individuals in temporary accommodation. There is less available move-on accommodation in the Private Rented Sector resulting in increased pressures on Social Housing where already, supply does not meet the demand.

Over the next 5 years, we will work together with partner agencies including; Registered Social Landlords, Public Sector Statutory Services, Health, Private Sector Landlords, Criminal Justice and the Third Sector with the aim of reducing homelessness and ensuring people have access to the support required to live as independently as possible.

Where homelessness cannot be prevented Rapid Rehousing aims to:

- Provide a settled housing outcome as quickly as possible
- Reduce time spent in temporary accommodation with the fewer moves the better
- Ensure the most suitable form of temporary and supported accommodation is secured, when needed. The optimum type of accommodation is mainstream, furnished and within a community

Homeless prevention must start early before it reaches statutory homeless services. It is important to recognise that homelessness is not solely a housing need as households experiencing homelessness, or the risk of homelessness, often have additional support needs. It is therefore essential that this plan is co-produced with partner organisations to successfully reduce homelessness from occurring.

1.3 Governance: How the transition fits within the Housing Department, the wider local authority and local partners

This work and the wider Homeless Strategy and Housing Prospectus fits in with the Quarterly Bridgend Housing Partnership Strategic meeting with membership

comprising CEX and officers of all Registered Social Landlords (RSL) who develop in the borough, Cabinet Member, Chief Officers from Regeneration and Social Services and officers from Planning and Corporate Landlord. Relevant sub-groups or task and finish groups will be established. In addition to quarterly meetings with local RSL's delivering schemes via the Programme Development Plan.

The work to support the actions and identification of needs is further supplemented by a range of established partner arrangements who are active participants in the identification of needs and partnership solutions. These include:

- Fortnightly Homeless Cell meetings – multi agency approach to rough sleeping/homelessness;
- Complex case panels – multi agency approach to support those with multi agency complex needs;
- Self Neglect Panels- multi agency approach to support those at risk of self neglect/safeguarding;
- Reintegration and Resettlement Panel - multi agency approach to support individuals in the youth justice sector;
- MARAC – multi agency approach to high risk domestic abuse; and
- Daily MARAC Discussions– multi agency approach to domestic abuse

In addition, the following arrangements support the development and delivery of services regionally :

- Violence Against Women, Domestic Abuse and Sexual Violence (VAWDASV) Strategic Group
- Health Outreach Steering Group
- Regional Collaborative Group

The plan aligns itself with the BCBC Corporate Plan 2023 - 2028, the Wellbeing of Future Generations Act (Wales) 2015 and the Social Services & Well Being (Wales) Act 2014. It aligns with the Homelessness Strategy, the Housing Prospectus, Statement of Needs and is cognisant of other strategies such as the Older Persons Strategy.

1.4 Engagement

Engagement with services was completed as part of the work undertaken to develop the Homeless Strategy and included the following:

- Bridgend County Borough Council Housing Solutions & Housing Strategy Team
- Bridgend County Borough Council Senior Management & Cabinet Member for Well-being and Future Generations
- National Probation Service and members of Bridgend MAPPA planning group
- South Wales Police
- V2C Housing Association
- Linc Cymru Housing Association
- Wales & West Housing Association
- Hafod Housing Association
- Bridgend County Borough Council Social Services (both Adult and Children's Services Teams)

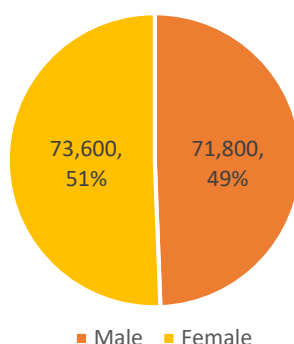
- Bridgend County Borough Council Prevention and Wellbeing Team
- Bridgend County Borough Council Education and Family Support Team
- Members of Bridgend Community Safety Partnership
- Bridgend VAWDASV Partnership and members of Bridgend MARAC
- Cwm Taf Morgannwg Health Board
- Individuals with lived experience
- The six service providers commissioned by Bridgend CBC through the Housing Support Grant funding programme
- Bridgend Association of Voluntary Organisations
- Bridgend Citizens Advice Bureau

Section 2 Homelessness Data and analysing need in the Bridgend County

2.1 Demographic/Population/Economic

Bridgend has had the third highest population growth in Wales. In terms of population size, Bridgend County was the fourth-fastest growing in Wales.

Bridgend ranked eighth for total population out of 22 local authority areas in Wales, and the 7th most densely populated area in Wales. In terms of gender, there is broadly, an even split.



Bridgend has a growing population, and an increasing older population. There has been an increase of 21.5% in people aged 65 years and over which is broadly the same as the Wales average. There was a decrease of 1% in children under 15, an increase of 0.5% in people aged 15 to 64 years and an increase of 2.6% in children aged under 15 years.

The largest tenure change has been the proportion of households living in the private rented sector, which increased from 6% in 2001 to 12.6% in 2020. As shown in the table below, areas with the lowest incomes tend to have the highest percentage spends on housing costs.

LHMA area	Income before housing costs	Income after housing costs	% of income spent on housing costs
Bridgend and Surrounding	£23,700 - £28,800	£21,200 - £23,900	5% - 11%

Garw Valley	£23,800	£19,900	16%
Llynfi Valley	£24,100 -£25,300	£18,700 - £22,600	11% - 22%
Ogmore Valley	£23,700	£19,200	19%
Pencoed and Heol Y Cyw	£25,900	£24,200	7%
Porthcawl	£25,100 - £27,000	£24,300 - £26,800	1% - 3%
Pyle, Kenfig and North Cornelly	£23,600 - £24,000	£20,300 - £21,200	12% - 14%
Valleys Gateway	£25,000 - £25,500	£22,400 - £22,500	10% - 12%

There are currently 2,547 households on the Bridgend Common Housing Register (CHR) and this number increases daily. Demand on social housing is expected to increase and the demand outweighs supply.

Number of applications to the Common Housing Register each year

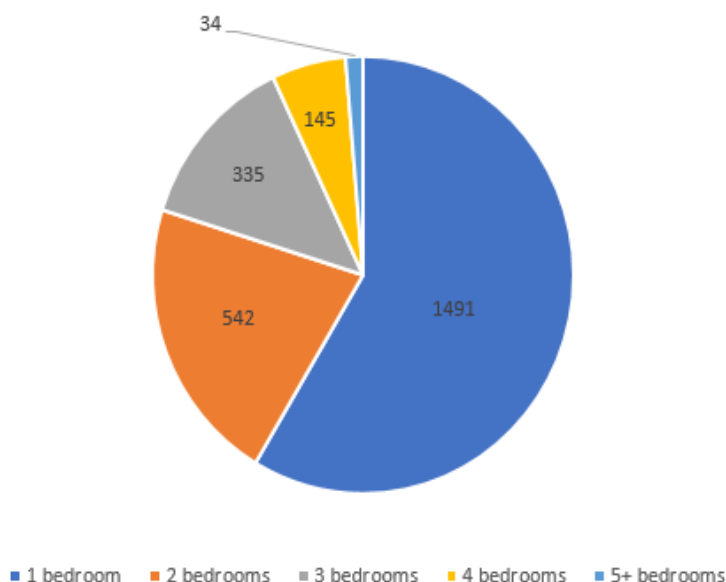
Year	Applicants added to the CHR during the year	% Increase
2019/20	147	N/A
2020/21	428	191%
2021/22	873	104%
2022/23	993 (as of 20 th February 2023)	14%

Number of applicants on the Common Housing Register at end of year

Year	Number of applicants on the CHR at the end of year	% Increase
2019/20	816	N/A
2020/21	1,477	81%
2021/22	2,143	45%
2022/23	2,547 (as of 20 th February 2023)	19%

This shows a pattern of increasing applications to the Common Housing Register each year.

Breakdown of applicants on the CHR by bedroom need



The above shows a breakdown of the bedroom need of the 2,547 households on the CHR on 20th February 2023. In July 2023 this number had grown to 2629. The majority of households on the CHR are waiting for a 1-bedroom property, with this need accounting for 59%.

Social housing stock in Bridgend

	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
General needs	1,497	3,359	3,246	134	6	8,242

There is a particular need for larger properties, with there being more households on the CHR for 4- and 5-bedroom properties than there is total stock of this nature in the Borough.

Number of successful allocations from the CHR each year

Year	Number of allocations
2020/21	303
2021/22	465
2022/23	412 (as of 20 th February 2023)

Looking at these figures in conjunction with the number of applications to the CHR, detailed in Table 21, we can see that in 2021/22 there were nearly twice as many applicants to the CHR than there were successful allocations.

2.2 Homelessness Data

The tables below show the numbers of homeless applications made to the Council, the reason for homelessness and whether there was a successful or unsuccessful outcome

	2020/21	2021/22	2022/23
Total applications	1,534	1,600	1,556
Homeless or threatened with homelessness	837	876	795
Not homeless or threatened with homelessness	291	393	441
No material change in circumstances	25	39	25
Application withdrawn by applicant	157	204	76

Triage incomplete	224	88	219
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Prevention duty outcomes	2020/21	2021/22	2022/23
Debt & financial advice	2	1	
Financial payments & advice		1	1
Helped to secure accommodation with friends or family	4	5	1
Helped to secure supported housing	6	5	9
Helped to secure other accommodation	5	2	12
Private rented with landlord incentive scheme	20	22	5
Private rented without landlord incentive scheme	50	34	10
Helped to secure accommodation (social housing)	73	64	20
Measures to prevent domestic abuse			
Mediation and conciliation	2	5	2
Negotiation or advocacy to remain in private rented	3	7	1
Other assistance or specialist support	13	8	6
Resolving housing or welfare benefit problems	7	6	11
Resolving rent or service charge arrears	2		3
Relief duty outcomes	2020/21	2021/22	2022/23
Reasonable steps have been taken	4	1	2
Suitable accommodation available for 6 months or more	264	248	128
Customer refused suitable accommodation	12	4	2
No longer eligible for help		1	2
Mistake of fact	2	1	
Application withdrawn by customer	40	41	16
Loss of contact	41	28	7
Unreasonable refusal to cooperate	32	21	12
Unsuccessful relief	257	252	186

Main housing duty outcomes	2020/21	2021/22	2022/23
Accepted suitable accommodation under Part 6	101	79	21
Accepted a private sector offer	15	5	10
Refused a suitable offer of temporary accommodation	5	2	1
Refused an offer of accommodation under Part 6	10	4	
Intentionally homeless from temporary accommodation	31	22	5
Voluntarily ceased to occupy temporary accommodation	18	17	2
Application withdrawn by customer	4	10	1
Loss of contact			
Unreasonable refusal to cooperate	2		

Reason for homelessness	2020/21	2021/22	2022/23
Asked to leave by family	305	337	283
Leaving prison	67	58	49
Leaving HM Forces	2	5	7
Breach of court order		2	
Loss of private rented – other reason	6	79	60
Rent arrears	16	9	6
Bereavement	9	7	6
Abandoned accommodation	6	9	5
Leaving bail hostel	6	8	7
Notice requiring possession (s8 or s21)	123	152	240
Evicted (not s21 or s8 notice)	37	51	81
Sofa surfing	159	113	122
Emergency	5	2	4
Requires adaptations	14	2	2
Hospital discharge	15	18	28
Advice on landlord/tenant responsibilities	1	7	8
Affordability	4	24	33
Care leaver	6	8	8
Domestic abuse	106	131	87
Bail condition	9	11	9
Loss of employment	9	2	4
Threatened with eviction – not within 56 days	2	19	6
Requires financial assistance		2	2
Supported housing – ready for move on	1	6	6
Property not fit for habitation	42	16	12
Current accommodation is detrimental to health	4	48	38
Landlord harassment/unlawful eviction		2	4
Relationship breakdown	217	156	132
Downsizing	6		1
Asylum seeker	2		
Application abandoned or not completed	37	13	25
Harassment	48	34	20
Rough sleeping (or might without intervention)	119	95	92
Rehousing options	4	7	11
Loss of tied accommodation	29	11	22
Removed from home by police	6	7	8
Mortgage repossession	4	7	6
Loss of benefits	4	1	
Housing register enquiry	1	13	11
Overcrowding	8	27	29
Eviction from supported housing	18	16	11
Friend unwilling to accommodate	78	85	56
End of Ukraine resettlement schemes			15
Total	1,534	1600	1,556

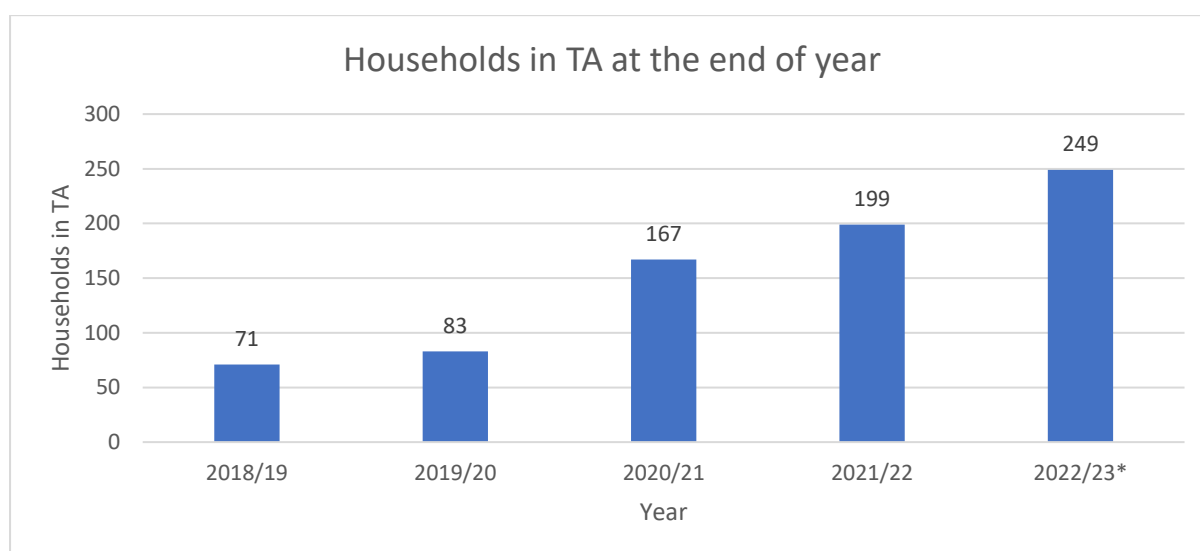
Rough sleeping includes those who were at risk of rough sleeping, if temporary accommodation was not provided. The number of people actually sleeping rough has remained largely unchanged for the last few years: 5 in 2018, 2020 and 2021

and 7 in 2019, counted on a specific day in-line with Welsh Government requirements.

In 2020/21 a total of 484 households (25.2%) had experienced homelessness previously - although not everyone had made a homelessness application. Of those 148 (7.7%) had been homeless more than once before. Further investigation will need to be had to establish the cause of repeat homelessness and how this can be prevented.

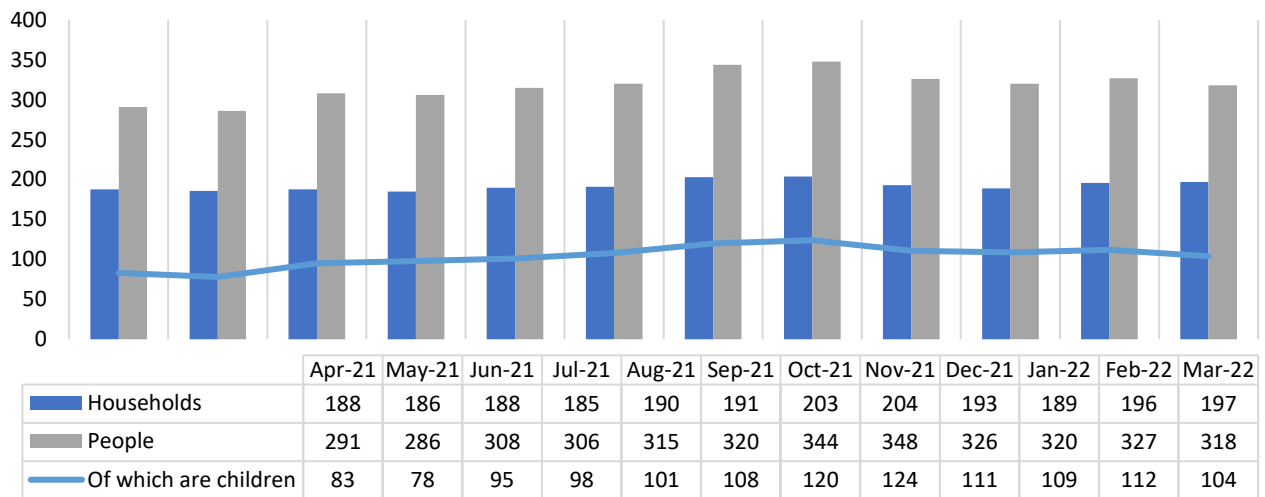
In 2021/22 the total reduced to 455 households, but as a percentage of applications, increased by nearly 3% to 28.5%. Of those, 117 (7.3%) had been homeless more than once before.

The number of households accessing temporary accommodation has increased by 111% between 2018/19 and 2022/23.

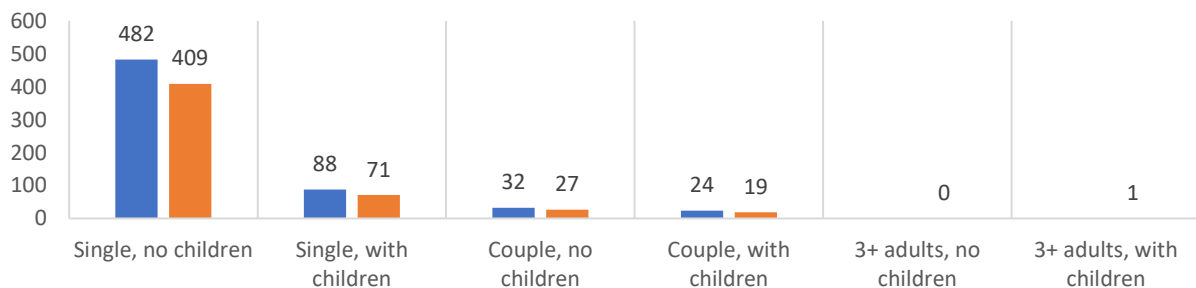


**2022/23 figure is as of the end of January 2023, as end of March figure not available at the time of drafting*

The table below shows the total number of people in temporary accommodation between April 2021 and the end of March 2022. There is a gradual increase from 291 people in April 2021 to 318 people in March 2022. That represents an increase of 9.2% over 12 months.



The number of children being accommodated increased by 25.3% from 83 in April 2021 to 104 in March 2022. As of the end January 2023 (data not available to March 23) there were 175 children in temporary accommodation, an increase of 51%. The majority of households placed in temporary accommodation in 2020 and 2021 were single person households. In 2021, such households make up 54% of the overall totals.



In 2021/22, a total of 208 households left temporary accommodation after accepting a suitable offer of accommodation, down 12.2% on a year earlier. 679 individuals from 444 households left temporary accommodation. Of those, the average number of days in occupation was 74 days, with a range of 1 day to 400 days. A total of 1132 people from 774 households left temporary accommodation. Of those, the average number of days in occupation was 90 days, with a range of 1 day to 504 days.

There continues to be year-on-year increases in demand for temporary accommodation, although since 2020 the annual increases have been greater. This coincides with the introduction of the and the 'no-one left out' policy.

It is envisaged that the demand on housing services will not decrease further due to Welsh Government changing the categories of those deemed priority need in the Housing (Wales) Act 2014 to include those who are street homeless. Street homeless is when a person has no accommodation they can occupy in the UK or elsewhere which they are entitled to occupy, which they have a license to occupy or which there is a rule of law enabling occupation. It is therefore difficult to foresee when a person will not be priority need for accommodation, on an ongoing basis.

The need for temporary accommodation is driven by demand at one end, and the 'throughput' or flow of cases through the housing solutions service to settled accommodation at the other. The number of people living in temporary accommodation represents a large part of the backlog of housing for households

accepted as homeless and yet to move into settled accommodation. The vast majority of homeless households find settled accommodation in social housing. Only a small minority are rehoused in the private rented sector due to the rising costs in rent and availability of accommodation in that sector which appears to be decreasing.

Even though there are approximately 2,547 households on the waiting list for housing, only 412 properties were let in 2021/22. The proportions vary by landlord. The turnover of social lets also varies across property sizes, which can significantly affect the ability to rehouse homeless households, with low turnovers of 1-bedroom properties and larger houses. An increased focus on early intervention and prevention to manage demand will reduce the level of lets required.

Section 3

3.1 Assessing Support Needs

In developing a Rapid Rehousing Plan, a review of support needs was completed, and households were categorised into four levels of need

Low - can be supported into settled accommodation with either a low level of support or potentially just signposting

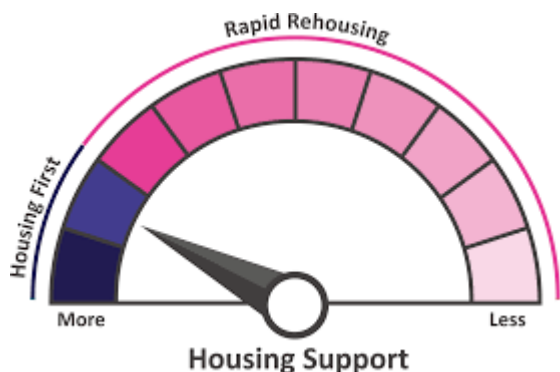
Medium - likely to require a Rapid Rehousing service with temporary floating support. May also require support from other professional services in order to live independently in settled accommodation

High - persistent complex needs and/or a history of repeat rough sleeping and who are likely to require a form of intensive housing-led support such as Housing First

Intensive - unable to live independently and potentially require 24/7 support due to, for example, concerns around risk to self or others or perhaps even choice. Professionals would be engaged from health and social care sectors in order to ensure care and support is fit for purpose.

Support analysis undertaken from a sample of 190 households in temporary accommodation on 1st of April 2022 indicates that over half of the homeless cases, 53.1%, required no or low levels of support, 29.4% of homeless cases were estimated to have medium support needs to enable independent living and 14.2% had high support needs. Around 3.3% of households were estimated to require more intensive wrap around support and would benefit from a Housing First approach.

Housing First is for people with complex needs which are beyond housing alone. Specialist provision within small or shared, supported and trauma informed environments is preferred if mainstream housing is not possible or preferable. This model of support centres on accommodation being quickly provided without the requirement that someone is tenancy ready and a coordinated intensive support package is provided.



3.2 Result of the Needs Assessment

Information provided from support providers has been used to determine the proportion of low-level support services required to resettle households through a rapid rehousing route. It also provided the information required to determine the proportions requiring medium, high and intensive needs as detailed in the table below.

Support group	Recommended housing	Recommended support	Current case volumes	Anticipated trend
Low/None	Mainstream housing	Individualised support	101 53.1%	127 56.5%
Medium	Mainstream housing	Individualised, likely to include multi-agency support	56 29.4%	62 27.6%
High	Mainstream housing	Housing First/intensive floating support, including multiagency support	27 14.2%	29 12.9%
Intensive needs 24/7	Supported housing	Residential support	6 3.3%	6 3%

The lower the support needs, the less time households spent in temporary accommodation with the average being as follows: low 63 days, medium 93 days, high 183 days. Those with intensive support needs were a small group (6 households) but still had 81 days in temporary accommodation, on average.

In assessing needs, support providers were asked to consider both the intensity of support needs and whether overall, multiple needs meant households required considerable intervention. Support needs considered include:

- Financial problems
- Education or employment needs
- Alcohol dependency
- Harassment
- Domestic abuse
- Sexual exploitation
- Care leaver aged 18-20
- Care leaver aged 20+
- Drug dependency
- Former asylum seeker
- Mental health

- Repeat homelessness
- Rough sleeping
- Learning disability
- Offending history
- Old age
- Physical ill health
- Former HM Forces
- Young parent
- Aged 16 or 17
- Aged 18-25 requiring support
- Pregnant

Support providers were also asked to consider whether the household received support from another agency, such as probation or mental health services, and if anyone had caring responsibilities for someone else in their household.

The data shows that financial problems accounted for 65.2% of homeless households, 49% of whom have no other support needs. For those households who have another support need, mental health issues are the most prevalent need (28.4%), followed by physical ill health and offending history (both 14.7%), drug dependency (8.9%) and domestic abuse (7.8%).

Households with a young lead applicant (aged under 25) accounted for 17.8% of support needs.

Many households had multiple support needs, with alcohol dependency and mental health being the most common (30.1%). Everyone with a history of rough sleeping also experienced repeat homelessness - although not everyone had made a homelessness application previously. Not all rough sleepers were from the area.

12 households (6.3%) had support needs of their own in addition to caring for someone else in their household.

Of those experiencing homelessness, 9.7% of households disclosed a mental health condition, a drug-related condition and an alcohol-related condition at the same time. This was much higher percentage than in the general population according to The Office of National Statistics. The figure was higher for those experiencing repeat homelessness (11.4%).

When the number of households requiring support in 2021/22 is compared to 2020/21, there is a slight drop in the overall number of cases assessed as needing support, but a significant increase on the number of households with support needs in 2019/20. Future reviews of the RRTP will need to focus on whether the trend continues to lessen after the Covid-19 pandemic, or whether support needs remain high, compared to pre-pandemic levels.

Monitoring information from support providers suggests that the level and complexity of support required has also increased since 2019/20.

However, although many households require some level of support or assistance from specialist organisations, such as alcohol or drug agencies, most are able to manage a tenancy and do not require supported housing. Around 12 households

with intensive support needs or multiple high needs, would benefit from some time in supported housing.

A priority in our homelessness strategy is to develop joint working protocols, resources and funding for those with co-occurring substance misuse and mental health problems.

This work has been taken forward as a Housing Support Grant (“HSG”) priority, as we recognise the importance of treatment for mental health and substance misuse and continue to work with local and regional stakeholders to consider progress and the challenges that remain.

This will involve looking at the barriers and good practice on work in this area in particular, to unblock any issues that may remain or gaps in service provision. In addition, there are commitments in the action plan to ensure services commissioned support co-occurring cases and are aligned and working in partnership with housing and homelessness services, ensuring barriers to joint working are reduced. The continuation of a regional health outreach team, initially developed as part of the Cwm Taf Morgannwg ‘Phase 2’ response to the Covid-19 pandemic, will form part of the response to this priority.

Tackling substance misuse continues to be a priority for HSG funded services. Our approach is mostly rooted in a harm reduction approach which recognises addiction as a housing and social care issue as opposed to one that is solely related to criminal justice. A growing area of concern is the latest data showing a rise in drug related deaths across Wales. We are working closely with stakeholders to evaluate the reasons behind the increase and support local initiatives to address this, including support for homeless people.

Personal choice is important in both Housing First and Rapid Rehousing and if a household requests to be placed in a shared setting, be it a shared tenancy, HMO or supported housing, then that will be considered and potentially supported.

3.4 Support Requirements

There are four broad areas of support that can be used to inform assessments and focus advice and assistance for people to help them move on and sustain their accommodation in the longer term, although some overlap into each other, such as practical and progression:

- Practical – includes support to set up utilities, source furniture and white goods packs, make benefit claims, budgeting as well as general tenancy sustainment support.
- Specific/specialists – includes addressing physical health needs (including registering with a GP), emotional and mental health needs, drug and alcohol needs as well as supporting someone to cope with issues of isolation and where they have learning or language difficulties.
- Engagement– support required to engage with people, including assertive outreach requirements.
- Stabilising – support required to maintain existing accommodation, including temporary accommodation.

- Progression – includes supporting people to develop additional learning and skills, possibly employment or volunteering.

The table below shows support need self-identified from homelessness applications

Self-identified support needs	2020/21	2021/22	2022/23
Education, training, or employment	11	16	4
Alcohol dependency	57	41	40
Harassment	5	12	9
Domestic abuse	82	129	80
Sexual abuse or exploitation	6	10	10
Care leaver aged 18 – 20	18	16	22
Care leaver aged 21 or over	13	20	17
Drug dependency	71	67	49
Former asylum seeker		1	3
Mental health	218	309	204
History of repeat homelessness	56	34	17
History of rough sleeping	25	15	9
Learning disability	14	24	30
Criminal offending	96	94	63
Old age	11	15	3
Physical ill health or disability	91	160	116
Former HM Forces	2	8	4
Young parent	11	16	7
Aged 16 or 17	15	36	30
Aged 18 – 25 with support needs	68	81	47
No support needs	72	112	89
Total support needs**	870	1104	853
Multiple support needs	163	373	168
Total homelessness applications	837	876	795
Support needs as % of homelessness applications	84.4%	83.4%	78.8%

4.4 Accommodation Requirements

Of those households on the waiting list for housing, 103 have indicated they wish to live in sheltered accommodation. The age of people seeking to live in sheltered accommodation ranged from 53 to 92 with the median age being 75. Health, rather than age, is the driving factor for people seeking a move into sheltered accommodation.

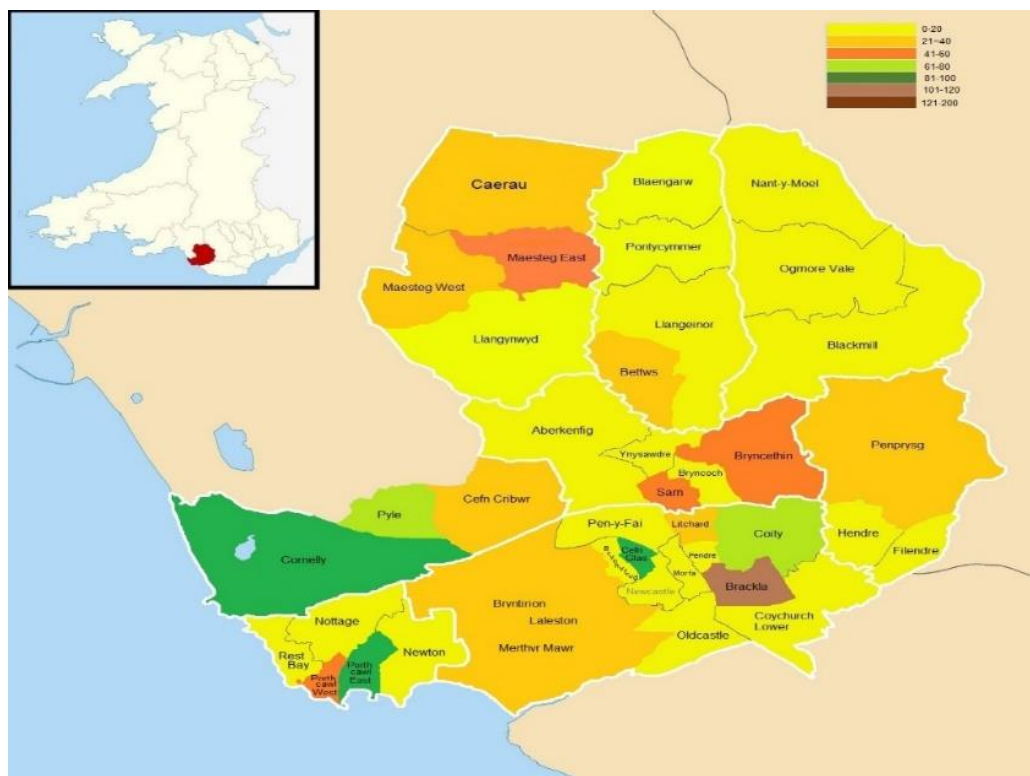
An additional 86 people aged 60 or over were seeking rehousing but not solely in a sheltered scheme. None require a larger property.

Since 2015, the County Borough has procured three specialist supported living services for people with learning disabilities, based in Clos Penglyn, Condors Rest and Viesther. In addition to these three specialist services, the County Borough has procured a number of more generic supported living schemes across the borough for individuals with a learning disability.

There are 84 units of extra care housing and assisted living at Llys Ton in Kenfig Hill, Ty Llwynderw in Maesteg and Ty Ynysawdre in Tondy. A review of accommodation needs for older people is currently taking place and the findings of that review will feed into future development programme needs

Move-on accommodation for people currently receiving specialist support is a key priority.

In terms of choice, the south of Bridgend is much more in demand than Ogmore Valley and other northern areas. The map below indicates demand, by LHMA.



There are eight housing associations operating in the County Borough: Coastal Housing, First Choice, Hafod, Linc Cymru, POBL, United Welsh, V2C, and Wales & West. The County Borough has an allocations partnership with four of those: Wales & West, Hafod, Linc-Cymru and V2C

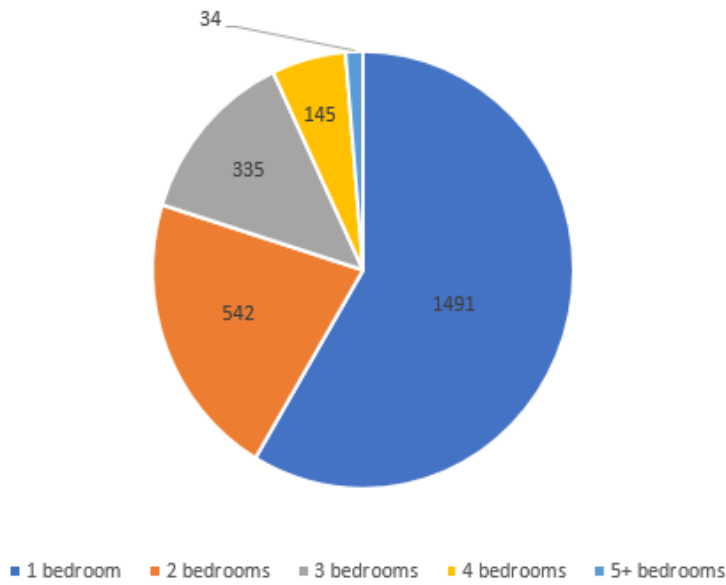
The purpose of the partnership is to maintain a Common Housing Register and common housing allocation policy, supported by the provision of housing advice and information about homelessness and the prevention of homelessness, free of charge, to everyone who needs it.

As of 31 March 2020, there were an estimated 64,789 dwellings in the County Borough. Approximately 63% of these were owner occupied, 12.6% privately rented, and 13.7% owned by a housing association. The private rented sector has decreased by 1.4% from 8,300 to 8,179.

There are 9,385 social housing properties in the County Borough. This includes 1497 one-bedroom flats.

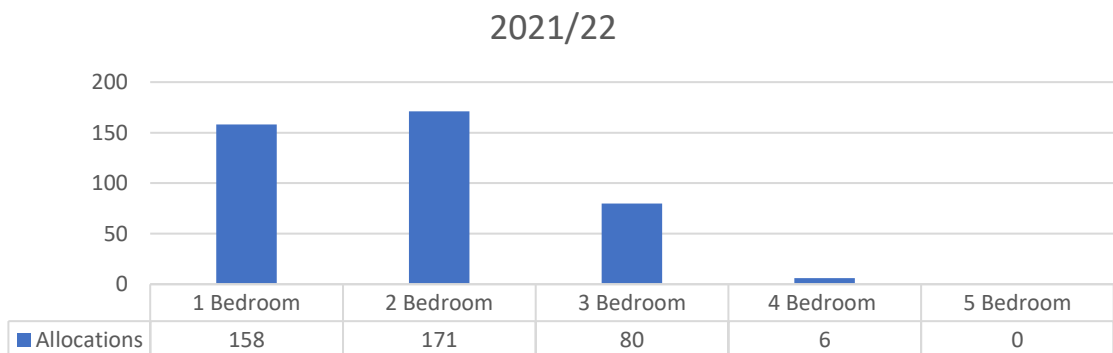
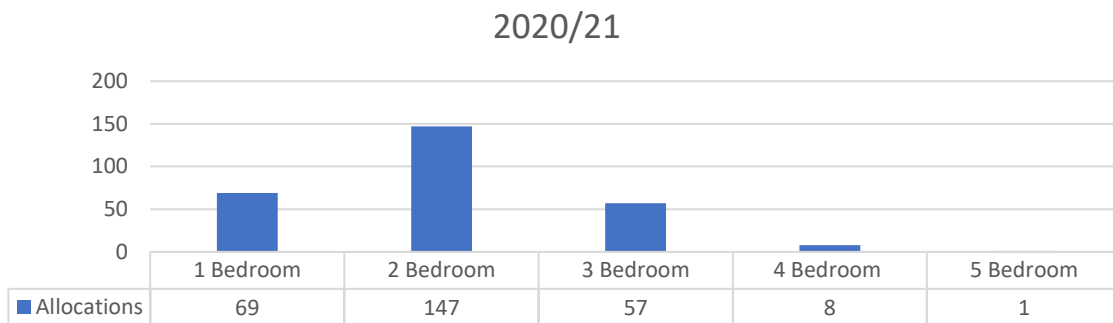
	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
<i>General needs</i>	1497	3359	3246	134	6	8242
<i>Supported housing (inc. sheltered)</i>	212	197	55	9		561
<i>Other supported housing</i>	100	136	4			291
<i>Extra Care</i>	49	31				84
<i>Intermediate rent</i>	48	139				187
<i>Shared ownership</i>	4	15				19
<i>Market rent</i>		1				1
Total	1910	3878	3448	143	6	9385

The graph below shows housing need by bedroom need



Out of all “Live” applications waiting for housing, over half (54.2%) are a 1-bedroom need.

The table below shows allocations in 2020/21 and 2021/22 by bedroom size.



It is important to continue to diversify the housing market, through the provision of bungalows, level access flats, etc. Increasing numbers of people are living into their 70s, 80s, 90s and beyond. By 2040, one in four of people will be over 65. Building accessible and adaptable homes helps people to increase their independence at home, keeps them safer, and delays or completely avoids unwanted moves to more specialist housing – all of which also create enormous social and public savings benefits

RSL's have access to Bridgend's on-line housing needs case management system, to enable them to interrogate support needs and housing area waiting lists. Operational meetings take place with RSL's on a monthly basis

Internal discussions take place with Corporate Landlord, Planning for LDP (Local development plans) purposes, Local Housing Market Assessment (LHMA), Gypsy and Traveller assessment and Social Services in relation to specialist provision.

A regional perspective is expected to be enhanced by the recently established Health and Housing Working Together Group.

Section 4

Understanding local temporary accommodation supply

To understand the needs as we move through the transitional phase, a review of pre covid temporary provision and existing provision was undertaken.

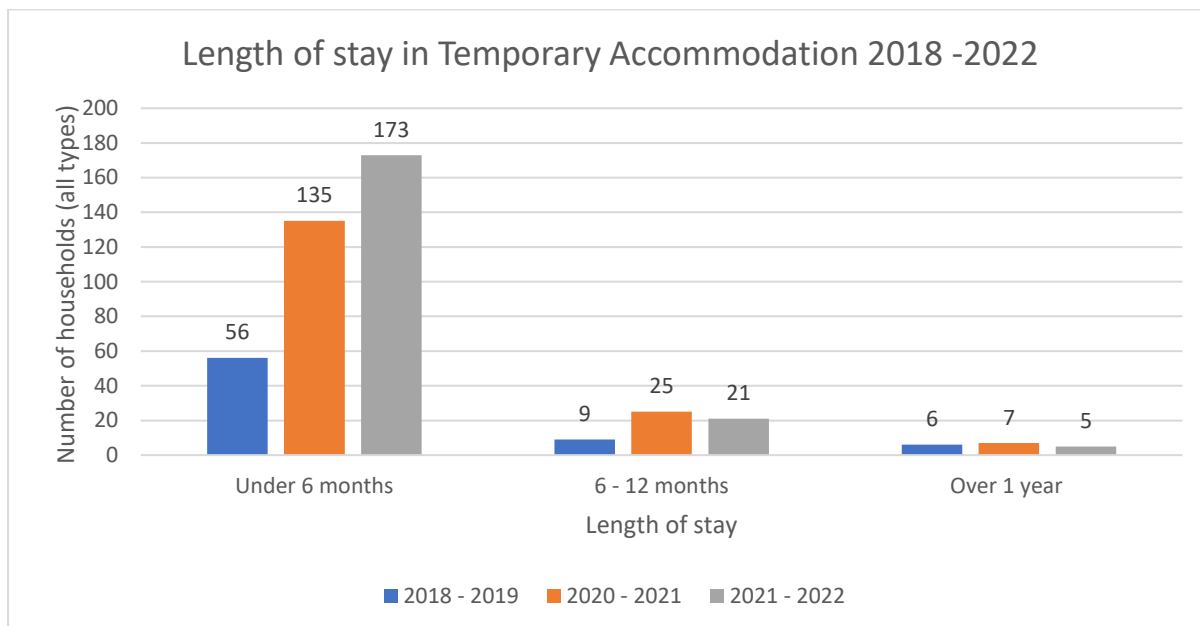
4.1 Overview of supply

The local temporary accommodation types in Bridgend (excluding refuges) are in the tables below.

Pre-Covid19 Temporary Accommodation stock breakdown (February 2020)				
Type of accommodation	Units	Exclusions	Services	Service charge
ABBA (Alternative to B&B accommodation)	20	Under 18	Professional support on site or peripatetic	Yes £15 p/w single unit shared house £20 p/w family unit
Hostels (including emergency beds and Pods)	41	Brynmenyn – singles Ty Ogwr – under 18 Cornerstone – under 18 Pods – under 18 YP emergency bed – over 25	Professional support on site 24/7 or peripatetic	Yes (except Pods) Brynmenyn £13.95 p/w over 18/£5 p/w under 18 Cornerstone £20p/w Ty Ogwr £19.93 p/w
Leased / other RSL	19	Under 18	Floating support	Yes if RSL owned £15 p/w 1 bed, £20 p/w 2 bed
B&B (NCA and Alex)	2	Under 18	None	Yes £13.95 p/w
Holiday Let / AirBnB / PRS directly with LL	0			
Hotels (units currently in use)	0			
Total				87

Post-Covid19 Temporary Accommodation stock breakdown				
Type of accommodation	Units	Exclusions	Services	Service charge
ABBA (Alternative to B&B accommodation)	29	Under 18	Professional support on site or peripatetic	Yes (not all) £15 p/w single unit shared house £20 p/w family unit
Hostels (including emergency beds and Pods)	45	Under 18 (exception of YP emergency bed)	Professional support on site 24/7 or peripatetic	Yes (except Pods) Brynmenyn £13.95 p/w Cornerstone £20p/w Ty Ogwr £21.93 (as at May 2023)
Leased / other RSL	21	Under 18	Floating support	Yes if RSL owned £15 p/w 1 bed, £20 p/w 2 bed
B&B (NCA and Alex)	15	Under 18	None	Yes £13.95 p/w
Holiday Let / AirBnB / PRS directly with LL	95	None	None	Yes £13.95 p/w
Hotels (units currently in use)	19	None		Yes £13.95 p/w
Total				224

The data reviewed illustrates an increase in the use of hotels, B&B's and other holiday let accommodation to meet the demands for temporary accommodation. This is an increase of 157% since the covid pandemic in early 2020.



4.2 Inclusivity

Service Charges

Services charges apply in all temporary accommodation with the exception of Pods. The rationale for this is to promote independent living skills, service charges are viewed as a form of budgeting in preparation for an individual's/households own permanent accommodation.

Exclusions

There is no blanket exclusion of any client group however all placements have to be assessed in terms of suitability and risks. These are; risks to the individual/household themselves and risk to those around them. Where an eviction has taken place, the individual is still not excluded but must go through a period of review. Whilst there are no exclusions, some client groups are more difficult to secure accommodation for. Those with challenging anti-social behaviour for example are more difficult to accommodate due to the risks posed to others. There may be reluctance of some accommodation providers to accept those who have current or previous offending histories such as arson or those that are a Registered Sex Offender. Some accommodation settings are not suitable for pets, as some landlords will not accept pets. Whilst the Council can offer short term kennelling this is not a long term or sustainable action. Whilst this does not exclude an individual or household being accepted into accommodation, it could indirectly exclude them.

Section 5 Plan the Temporary Accommodation transformation

5.1 The Vision

Planning for transformation cannot take place in isolation, partnership working will be key to achieving our vision

Bridgend vision for rapid rehousing: To ensuring homelessness is prevented and where it cannot be prevented, to reduce time spent in temporary accommodation. To ensure people access permanent suitable accommodation quickly and with support to live independently.

We will do this by committing to the following objectives

- Reduce the use of B&B, hotel and holiday let accommodation
- Reduce time spend in temporary accommodation
- Review homeless prevention services
- Enhance the Housing First provision
- Develop specialist supported accommodation for those with complex needs e.g. Wet House;
- Review and repurpose current temporary accommodation
- Review the Social Housing Allocation Policy
- Review the Social Leasing Scheme and current leased accommodation
- Increase suitable permanent accommodation options through the private rented sector and social housing sector
- Enhance the Health Outreach Service

5.2 Key Challenges to delivering the transformation

There will be a number of challenges to delivering the transformation of temporary accommodation

- Backlog of those in temporary accommodation

During the transition phase there will also be newly arising needs for accommodation as a result of homeless presentations in addition to those already in temporary accommodation requiring move on the suitable permanent accommodation.

- Development of new accommodation

The development of new schemes is a lengthy process and will provide options in the future and therefore is not an immediate resolution. The Housing Prospectus outlines the needs for new build, refurbishment where possible, acquisitions from within the private sector and highlights the need to provide units to support the projects funded through Housing Support Grant.

- Lack of affordable housing option

The demand for affordable housing far outweighs supply. Developments take time to build, there is sometimes reluctance of landlords to consider alternative accommodation models e.g. shared accommodation.

The full impact of the Rent Homes (Wales) Act 2016 has not yet been evaluated but, anecdotally, landlords are leaving the sector shortly prior to its implementation. Since the covid pandemic, rents in the private sector have increased considerably.

The table below details the difference in the average rent and Local Housing Allowance rates in Bridgend, giving an insight into the challenges households reliant on welfare benefits have when trying to find suitable and affordable accommodation in the private rent sector. These challenges are particularly acute for larger properties with the average rent for both 3 and 4 bedroom properties over double the Local Housing Allowance rate.

No. of bedrooms	Average monthly rent	22/23 LHA rate	Difference	No. available properties	No. available properties at LHA
Shared room rate	£487.50	£254.28	-£233.22	2	0
1 bedroom	£625.00	£388.92	-£236.08	9	0
2 bedrooms	£728.94	£473.72	-£255.22	20	0
3 bedrooms	£952.92	£498.64	-£454.28	24	0
4 bedrooms	£1366.67	£673.14	-£693.53	3	0
5 bedrooms	£N/A	£673.14	-£	0	0

- Location of supported accommodation

The right accommodation in the right area must be identified. This is also subject to scrutiny. There is also a need to go through the procurement process which is timely.

- Moving away from the misconception that homelessness is only housing issue

Homeless is a multi-faceted issue that needs to initially be addressed via physical housing but alongside this there is a need to build resilience to ensure that the tenancy is maintain through a multi-agency approach.

5.3 Transformation Plan

Having reviewed the current supply of accommodation and the needs, below are options of how we could address remodelling to transition to rapid rehousing and available funding.

<i>Name of Accommodation</i>	<i>Current single night capacity</i>	<i>Target capacity by 2027</i>	<i>Brief description of work required</i>	<i>Approx cost</i>	<i>Funding source</i>
Brynmenyn	16	TBC	To seek an alternative	TBC	TBC
RSL Voids/abba	TBC	TBC	RSL to bring back into use long term voids	TBC	WG and BCBC
Various developments	TBC	TBC	Increase number of WC accessible/bespoke premises on new developments	SHG To be confirmed	WG RSL
Renovation and refurbishment of empty property in Maesteg in partnership with RSL	0	7 general needs 1 bed flats 2 accessible needs 1 bed flats	Make use of a disused commercial building. Increase self-contained temporary accommodation and accessible temporary accommodation	SHG to be confirmed	SHG

PRS small HMOs		10 by the end of 2023 to be reviewed	Increase temporary accommodation options as an alternative to B&Bs	No set up costs to the LA	PRS Landlord D2
Supported Accommodation	5	TBC	Investigate remodelling to support complex cases	TBC	To be determined
Abstinence/recovery	5	TBC	Purchase a building to support complex cases	TBC	To be determined
Dispersed Refuge	TBC	3 by the end of 2024 to be reviewed	To provide a step down approach for those not yet ready to move on into complete independence	TBC Step down	LA
Young Person Step Down	TBC	4	To provide a step down approach for those not yet ready to move on into complete independence	TBC	To be determined
Complex needs accommodation	TBC	5	To provide suitable 24/7 supported accommodation to those with high/multiple/complex needs	To be discussed with RSL's	HSG
Static housing first	0	5	Self contained accommodation for those who have experienced multiple episodes of homelessness and have varying support needs	To be discussed with RSL's	HSG

Section 6

Development of the RRTP and Challenges

Rapid rehousing is a central pillar in the wider strategy for ending homelessness in Bridgend. Homelessness in Bridgend is both significant in scale and impact and complex in its nature

In responding to these challenges Bridgend County Brough Council has developed a culture of partnership and collaboration with internal colleagues, regional colleagues and 3rd sector partners which are instrumental in the delivery of services to meet the needs identified.

Homelessness Services are required to meet the social housing needs of the population of Bridgend. Increasingly it is faced with challenges outside of this remit as applicants have additional needs which can only be met through collaborative responses and services. In particular ill-health and homelessness and the service

challenges in relation to mental health and substance misuse that can occur in all ages of the population.

A key aspect of enabling homeless people to successfully sustain settled housing must focus on flexible, tailored support services to meet their health, care and housing needs.

It is predicted that there will be an increase in the numbers of households seeking accommodation from Bridgend Council over the coming years. This will place additional pressures on the supply of accommodation, support and health services, as we continue to support people seeking asylum, refuge from war and persecution. It is therefore imperative that homelessness prevention services are reviewed

Priority 1 Review Homeless Prevention Services

Homelessness prevention and early intervention is vitally important to this plan. It must be recognised that this is not solely the responsibility of statutory housing services.

There is a need to maximise opportunities for homelessness prevention services through collaboration with partner organisations and housing support projects and implement specific initiatives and funding opportunities that may occur.

Key to the prevention agenda is to improve and increase the capacity for households to be self-sufficient, live as independently as possible and remain in their own homes by expanding accessible housing related support services, and providing housing support to households to encourage self-sufficiency and independence through commissioned services.

A review of HSG funded services indicated that there is a group of service users with particularly complex needs whose lives are marked by transience, involvement in the criminal justice system, poor physical and mental health, substance misuse and repeat homelessness. An early priority is to work with our partners to develop a different and sustainable approach to meeting the needs of these households.

A large number of households have support needs beyond access to settled housing. Local support services are recognised as providing valuable help to those at risk of losing their home or to households who are aiming to transition to settled housing. The commissioning of support services through the Housing Support Grant will continue to target these areas of need and new collaborative services that respond to the needs of complex cases will be researched and developed.

We will enhance our Housing First services to support to address the needs for those who present with complex support needs.

The Housing Solutions service is focused on the delivery of a comprehensive front-line advice and support for any person who makes a housing enquiry. The service offers a range of interventions, tailored to the individual, which aim either to prevent homelessness or promote successful tenancy sustainment including:

- Intervention or referral to secure alternative accommodation
- Intervention to keep the household in their current home
- Intervention or referral to delay the urgent need to move home

- Consistent advice and information with solutions tailored to the customer and his or her household.

The Housing Solutions model has been designed to promote independence, choice and increased opportunity by offering personalised housing advice to anyone in housing need. Advice is provided on all housing tenures, suitable to their circumstances and can include owner-occupation and private renting. The provision of housing advice is linked to advice on health, social care and employment with the aim of sustaining people in their tenancies or helping them secure alternative accommodation as their circumstances change.

As part of our response to welfare reform, we also work in partnership with Shelter Cymru, which provides money and debt advice services. This has led to us being able to offer a comprehensive range of options for people at risk of homelessness in order that they can sustain their tenancies where possible.

As rapid rehousing is delivered, we recognise the need to ensure that a culture of homelessness prevention continues to be embedded within our Housing Solutions service and the network of social landlords offering settled housing across the county borough. In doing so, we will continue to fund money, debt, advice and support services. We will also ensure that our front-line homelessness staff are focused upon preventing homelessness through a housing options approach and have the skills and abilities to offer high quality advice and assistance and ensure that people have access to the right support at the right time.

Priority 2 Reduce the use of B&B, Hotels and holiday accommodation

The use of Bed and Breakfast accommodation is recognised as being unsuitable to accommodate homeless households, particularly families with children and pregnant women. Whilst we have set a target to reduce the use of B&B in the short-term, a key ambition of the RRTP over the next 5 years is to bring its use to pre pandemic levels of 7 units used only as a last resort.

We aim to reduce the need for, and time spent in, temporary accommodation by developing the right accommodation that meets the needs of all.

A Rapid Rehousing Toolkit has been prepared providing a useful snapshot of the baseline temporary accommodation model and the proposed year 5 position. Our objective is to build a 5-year projections model that will allow us to test data inputs and assumptions, year-on-year, and in relation to changes in demand following the Covid-19 pandemic.

Backlog = 213 households in temporary accommodation (as at June 2022)

	↓ Low/no needs 54%	↓ Medium needs 29%	↓ High needs 14%	↓ Intensive needs 3%
Year 1	11%	6%	5%	2%
Year 2	11%	6%	5%	1%
Year 3	11%	6%	4%	--
Year 4	11%	6%	--	--
Year 5	11%	5%	--	--

The model projects a reduction in the population of households in each category until the backlog is eliminated over the 5-year period. All components of the backlog start to be addressed in Year 1. It is projected that the backlog of homeless households with high or intensive support needs, will be met by year 3 of the model by reducing by a small percent per annum for three years. This reflects our ambitious plans to manage the homelessness application and allocations process more effectively.

The backlog of no/low support needs will be met by year 5 of the RRTP at a reduction of 11% per annum for 5 years. Using these assumptions, the model projects the number of backlog households to be added to the annual population of households who will require settled housing. This can be aided by reducing the number of lost contacts and refusals.

From year 3 it has been assumed that projected increases in demand (arising as a result of the perceived benefits of the rapid rehousing approach) will be offset by reductions as a result of a more proactive approach to preventing homelessness locally.

The model also assumes support needs will start to shift over time as Housing First meets the backlog of complex housing needs and reduces repeat homelessness.

Through the implementation of the Housing Strategy 2022-2026 it is hoped that the temporary accommodation journey speeds up, temporary tenancies will increase in turnover offering more capacity to meet the needs of homeless households who require emergency assistance.

Priority 3 Review and implement changes to the Social Housing Allocation Policy

Where it is not possible for us to prevent homelessness, our priority is to ensure that homeless households in Bridgend experience the fastest, most effective journey to settled accommodation possible. A key action is to review the Social Housing Allocations Policy.

There is a clear disparity between the timescales for housing outcomes between single/smaller households and larger households. For families requiring a larger property there is a substantial wait for an offer of settled housing. Our analysis of recent trends concludes that this is for 2 specific reasons. Firstly, as a result of the Universal Credit benefit cap, the private rental sector is less of an option for larger families. Secondly, the size profile of local housing stock has not kept pace with demand for larger properties.

The step change in both the speed and volume of lettings activity to enable access to settled housing for all homeless people in Bridgend, will be significant and challenging. It will require a noticeable shift in the balance of allocations from waiting list applicants to homeless applicants across the area in-line with an increase in building activity. Finding the right balance between allocations to households in housing need and others on the waiting list for housing, will form the core of rapid rehousing in Bridgend.

Priority 4 Increase access to suitable accommodation

There are a number of actions that sit within this priority.

Increasing RSL accommodation

We need to work with our RSL partners at both the operational and strategic level to understand our housing needs. We need to ensure the SHG allocation is maximised and the Programme Development Plan delivers new schemes and ensures an on-going programme of pipeline schemes for future delivery.

There is a clear disparity between housing supply/stock and demand, therefore closing this gap is imperative to aid in the reduction in time spent in, and use of, temporary accommodation.

Quarterly Bridgend Housing Partnership Strategic meeting with membership comprising senior staff of all developing RSL's, Cabinet Member, Chief Officers from Regeneration and Social Services and officers from planning and Corporate Landlord will be established. Relevant sub-groups or task and finish groups will be established.

Increasing access to private rented accommodation

We will review the usage and purpose of the current leased scheme and consider utilisation of WG funding to develop a Social Letting Scheme. This will include evaluating the need for a specific Private Sector strategic officer to develop the scheme and thereafter operational staff to undertake ongoing management/operation.

New Supported Accommodation

We commit to developing additional units of accommodation to meet the needs of those with complex needs who are unable to live independently and for those with low level support needs requiring short term supported accommodation to develop independent living skills.

Priority 5 Remodel Temporary accommodation

Review our temporary accommodation with a focus of remodelling the use of Brynmenyn House and develop a long term plan to replace the current building. The challenges in meeting these priorities are the same as those detailed in section 5.

Section 7 Resource Planning

7.1 Existing resources

The following resources have been used in the last 3 financial years

Revenue funding streams:

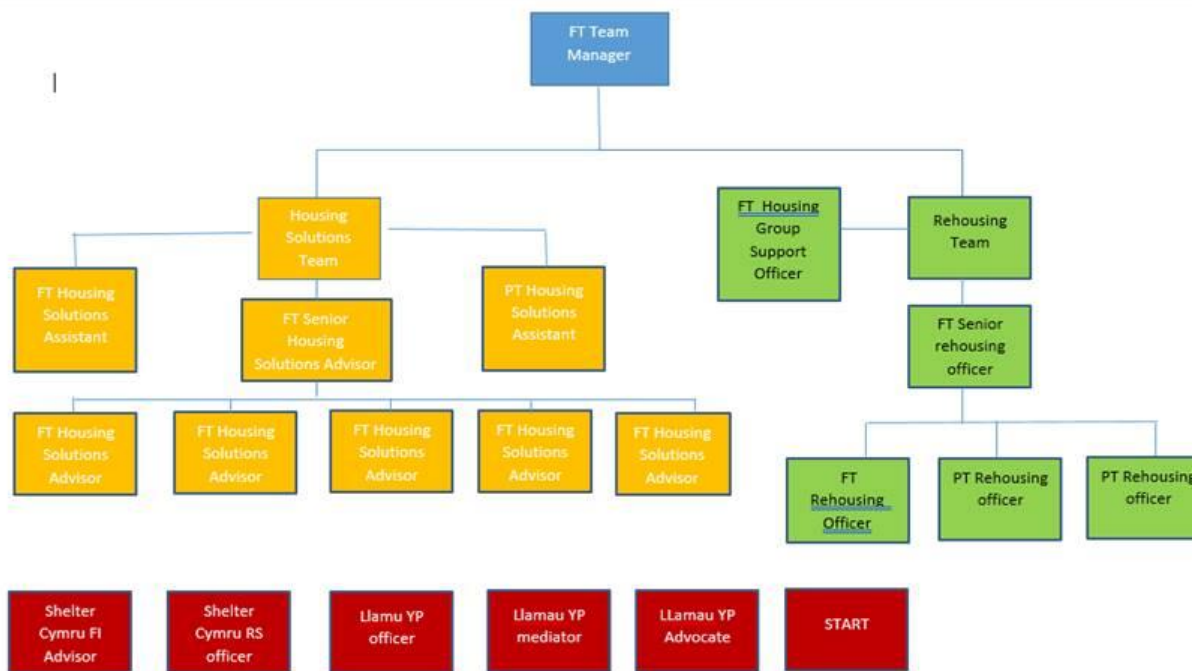
- Housing Support Grant
- Covid-19 Homelessness and Housing Related Support Services Phase 2
- No One Left Out Grant
- BCBC Core Budget

Capital funding streams:

- Social Housing Grant
- Phase 2
- VAWDASV Capital Grant
- RSLs bids into WG (Transitional Accommodation Capital Programme)

7.2 Staffing

The Housing solutions team consists of the following staff included embedded 3rd sector prevention services. Housing Solutions advisors all deal with homeless prevention, homeless relief and Common Housing Register applications.



As a result of the ongoing demands on the service since early 2020, the team has undergone a change in that there is now a dedicated homelessness triage team dealing with emergency homeless presentations consisting of :

- Senior Housing Solution Advisor
- 2 x FT Housing Solution Advisor
- Temporary accommodation coordinator
- Housing Group support

In addition, a further 2 full time rehousing officers and full time housing solution assistant are in post.

Through the transition phase, it is envisaged that in order to develop our Private Rental Sector (PRS) work additional staff will be required including a strategic officer to develop the work and operational staff thereafter.

7.3 Priorities and Resource Plan

The table below sets out BCBC's priorities, with estimated timescale and cost.

Priority	Task	Timescale	Cost	Comments/costs
1 – Review Prevention Services	<p>Set up a task and finish group with HSG funded services to review current services and identify gaps</p> <p>In conjunction with key stakeholders review all prevention and early intervention services. Identify funding opportunities for collaborative services</p> <p>Develop contract to fill gaps in service provision</p>	<p>2023/2024</p> <p>ongoing</p> <p>Ongoing</p>	0	
1 – Review Prevention Services	Enhance the housing first services	Ongoing	To be determined	The service underwent a recent review and uplift to include Housing First for Youth. The current service is targeted to those that are chronic rough sleepers. It is already noted that the service needs to be opened up to further client groups.
1 – Review Prevention Services	Enhance the Homeless Health Outreach Services in conjunction with regional HSG teams	Ongoing	To be determined	Determining the need for further professions to be included e.g. social workers
2 – Reduce the use of B&B, hotels and Holiday lets	Develop accommodations as detailed in point 5	2022- 2025	To be determined	
3- Review and implement changes to the social housing allocation policy	Housing Solutions Manager/RSL's working group to determine necessary changes in consultation with key stakeholders. Thereafter public consultation if required. Political input also.	2023/2024		
4 – Increase access to suitable accommodation	Bridgend Housing Partnership Strategic meeting with membership comprising CEX and officers	Quarterly		

	<p>of all developing RSL's, Cabinet Member, Chief Officers from Regeneration and Social Services and officers from planning and Corporate Landlord.</p> <p>Housing solutions Team Manager/Strategic Housing Commissioning Manager operational meetings to discuss housing/homeless priorities, demands etc</p>	Monthly		Already take place; the focus and terms of reference to be reviewed
4 – Increase access to suitable accommodation: Increase access to the PRS sector	<p>Appoint a strategic officer to develop the service</p> <p>Appoint an operational PRS officer</p> <p>Review current leased scheme and consider social leased scheme</p>	<p>2023/2024</p> <p>2024 onwards</p> <p>2023/2024 onwards</p>	<p>2023 - £60,000 (WG grant)</p> <p>2024 – £60,000(WG Grant)</p> <p>2025 - £42,887 (HSG)</p> <p>2026 - £42,887 (HSG)</p>	Additional costs to be determined once the structure of the service is established
4 – Increase access to suitable accommodation: supported accommodation	Develop accommodation services identified in point 5	2024/2025 ongoing	Costs identified as per HSG spend plan	
5 – Remodel temporary accommodation	Housing/commissioning/corporate landlord/RSL investigative work to commence on relocating Brynmenyn house	2024/2025	To be determined	