

Homeless and Housing Need Assessments

Helping Scottish local authorities assess their capacity to meet homelessness legislation

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Brussels

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Overview

- Homelessness and Housing Need Assessments
 - The Scottish Example
 - Impact of implementing legislative changes across local authorities
 - Testing effectiveness of policy interventions
 - Conclusions
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Homelessness and Housing Need Assessments

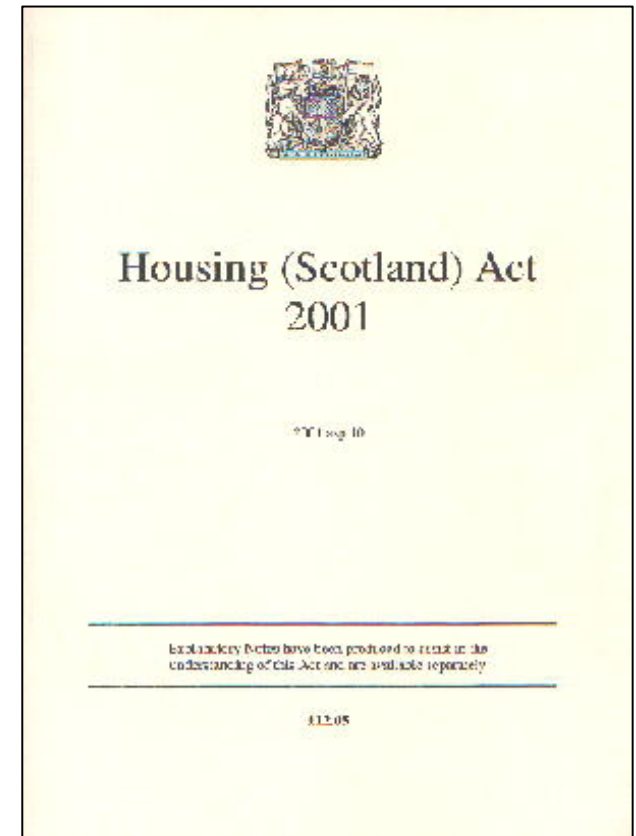
- Housing Need Assessments
 - project need for housing across all tenures into the future
 - Should take into account demand for homelessness
 - Often involves a large survey
 - Homelessness is a subset of wider housing need?
 - Can measure need arising from **homelessness** using the Waugh Model
 - Mathematical model of the homelessness and social housing system
 - Don't need a survey
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The Scottish Example



Housing (Scotland) Act 2001

- Temporary Accommodation for all homeless households until discharge of duty
- Permanent accommodation
- Modernised Right to Buy

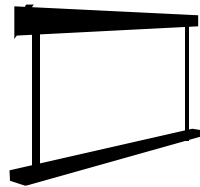


Homelessness etc. (Scotland) Act 2003

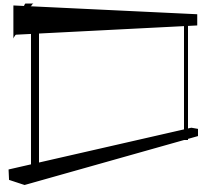
- Extension, then abolition of the priority need test by the end of 2012 – 'the 2012 target'
- Power replaces duty to investigate intentionality
- Suspension of the local connection provision.



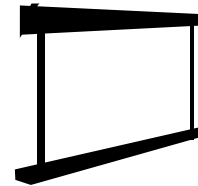
Homeless



Priority Need



Intentionality



Local Connection



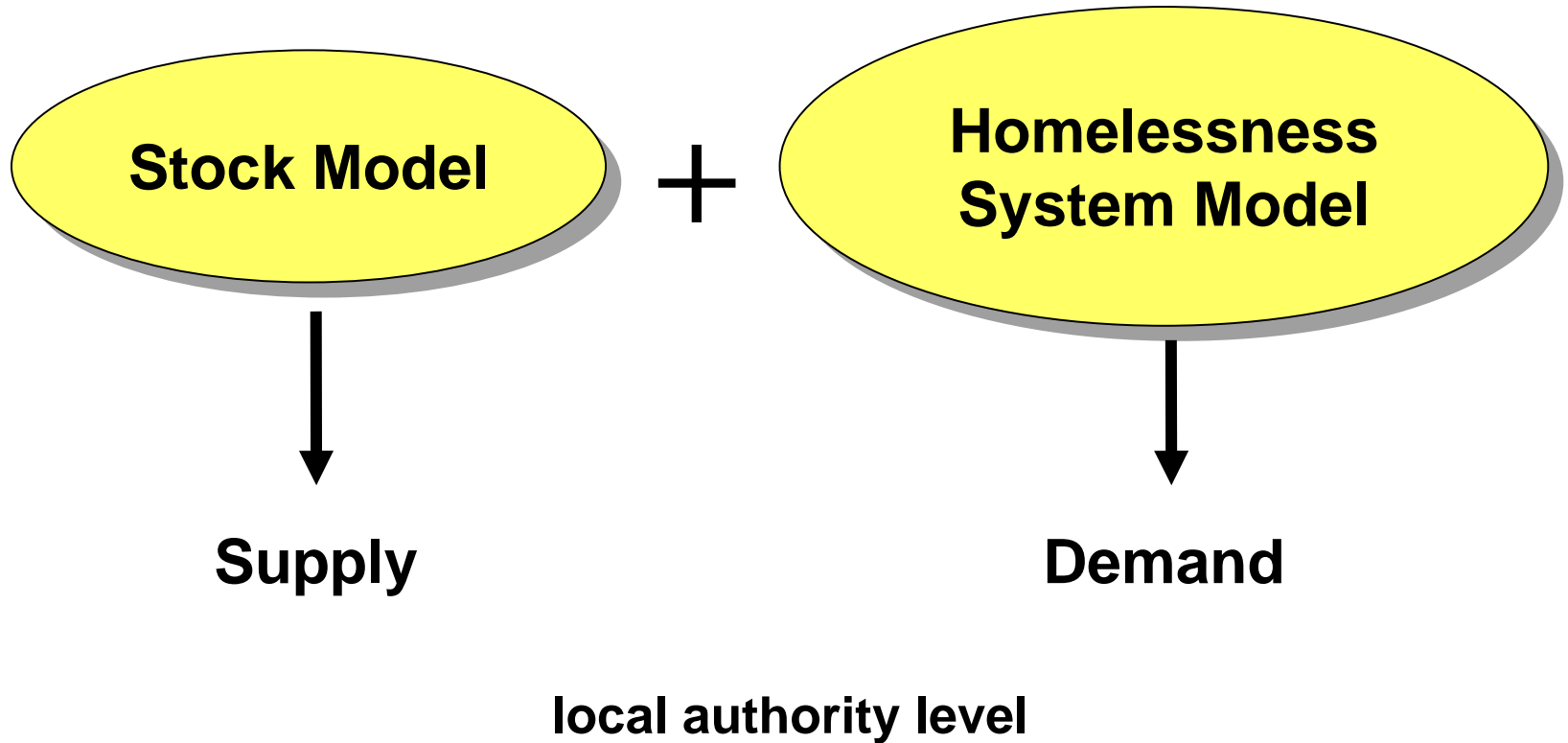
What will the impact be on...?

- Number of temporary accommodation places needed
 - Time spent in temporary accommodation
 - Number and proportion of lets required by homeless households into the future
 - Will all Local Authorities manage?
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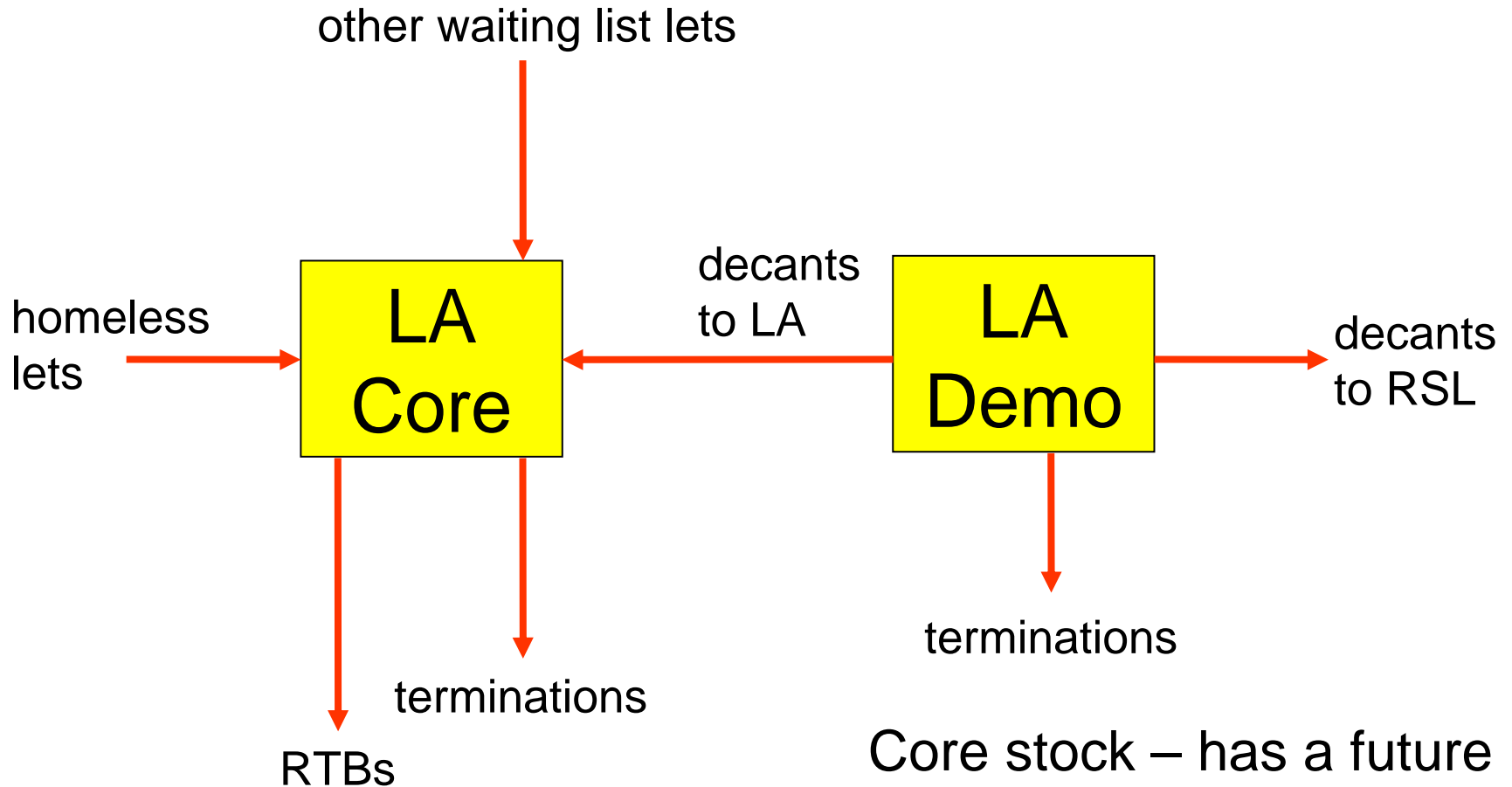
Who has this work been done for?

- Initially for six individual local authorities in Scotland
 - Renfrewshire,
 - South Ayrshire,
 - North Ayrshire,
 - Aberdeen,
 - Dumfries & Galloway
 - Stirling
 - The Scottish Government
 - all 32 local authorities and also a national picture
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The Waugh Model



Local Authority (LA) Tenancy Dynamics

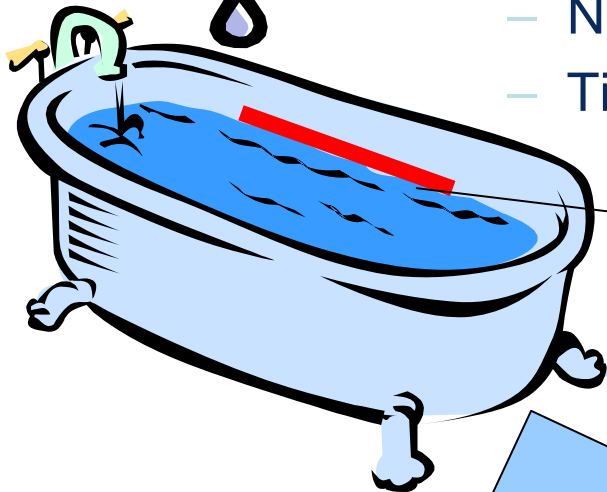
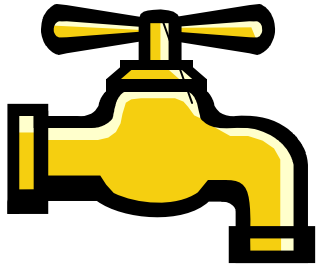


Core stock – has a future

Demolition stock – needs to be pulled down

Homelessness System Model

applications



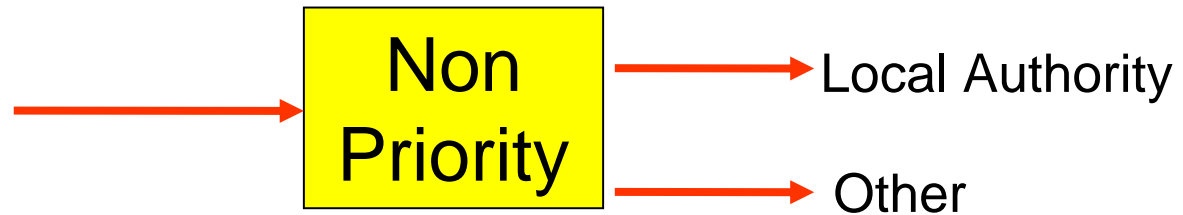
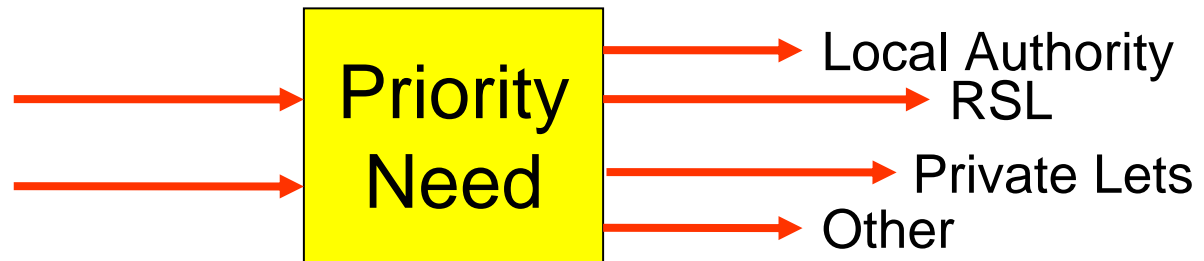
- Inputs (things we try to control)
 - The number of applications + assessments
 - Number of lets to homeless households
- Outputs (results)
 - Number of households in the system
 - Time spent in the system

Temporary accommodation

lets



Homelessness System Model



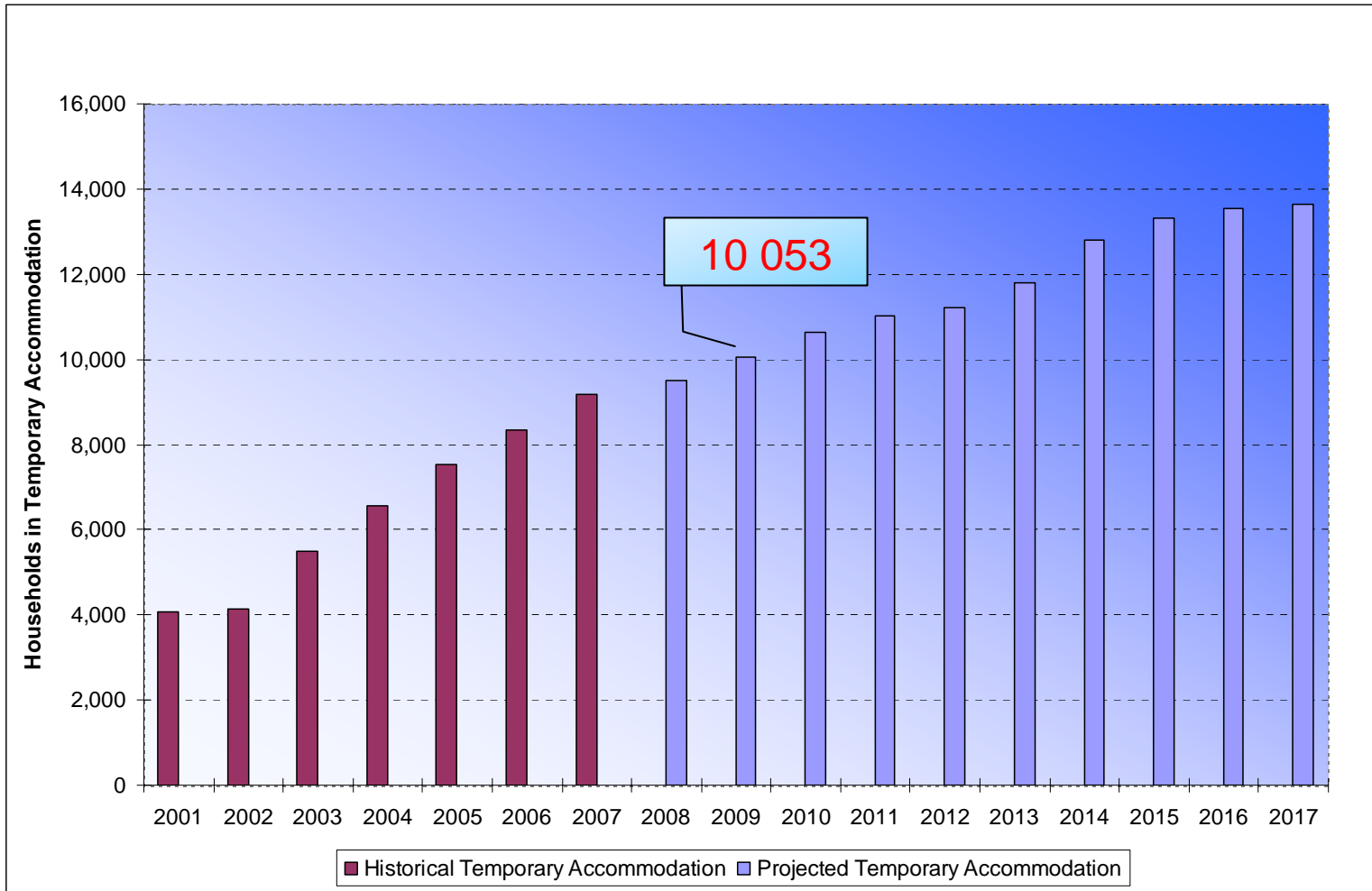
Temporary Accommodation = constant x (Assess + PN + NonPN)

Continue 2006/7 Position

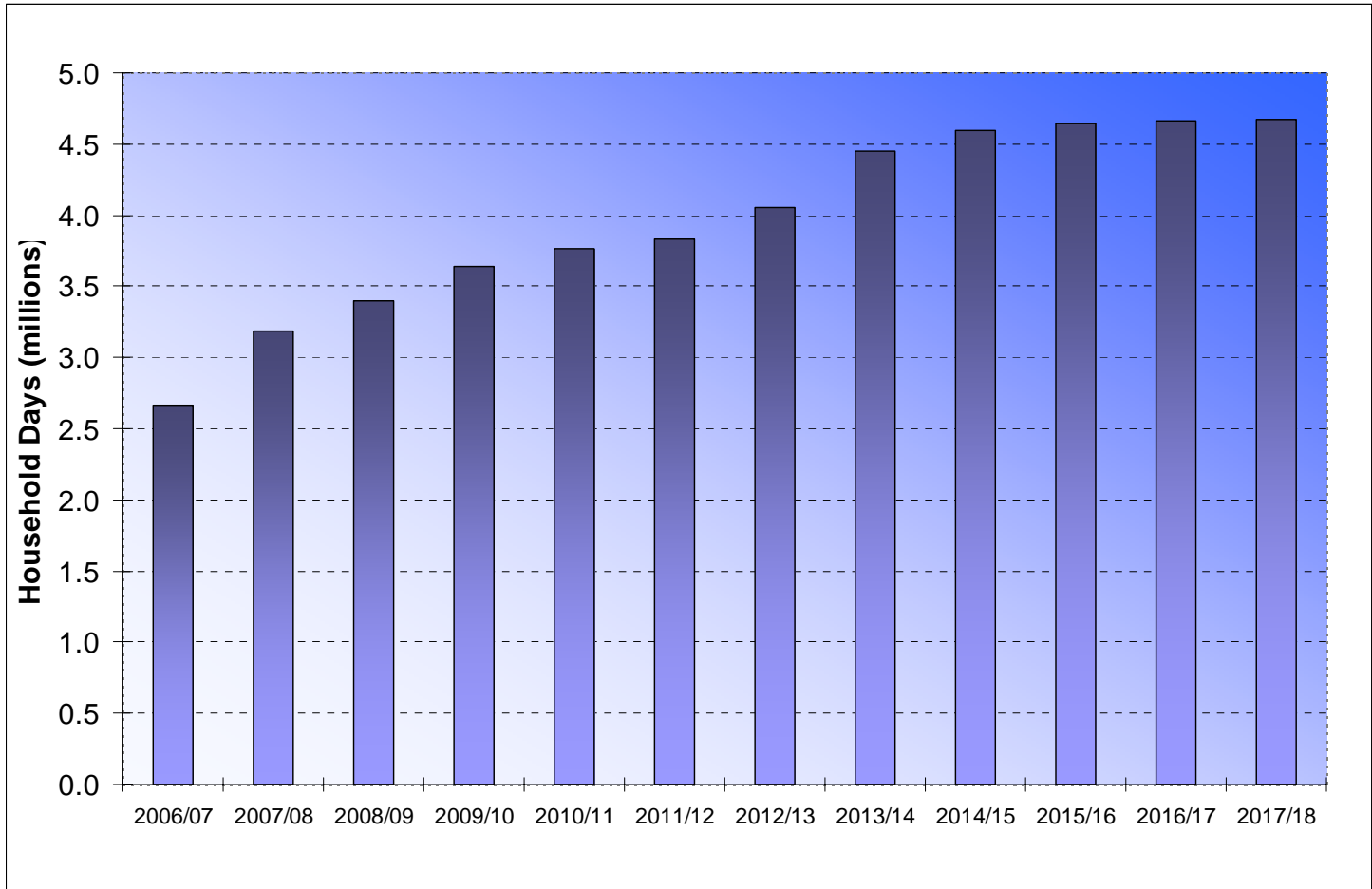
- Homelessness levels as at 2006/7
- All landlords maintain fixed % of lets
- New Build distributed as in last 3 years



Households in Temporary Accommodation



Household Days in Temporary Accommodation



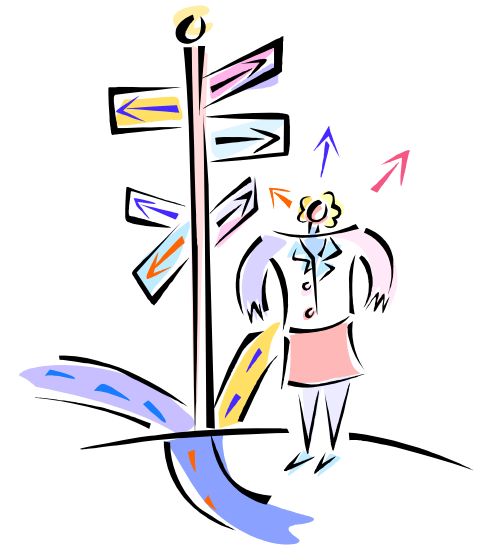
Continue 2006/7 Position

- Massive growth in:
 - Number of households in temporary accommodation
 - Time spent in temporary accommodation
 - ...Temporary accommodation budgets?
- Difficulty for Local Authorities
- Bad for homeless people
- We need to avoid this happening

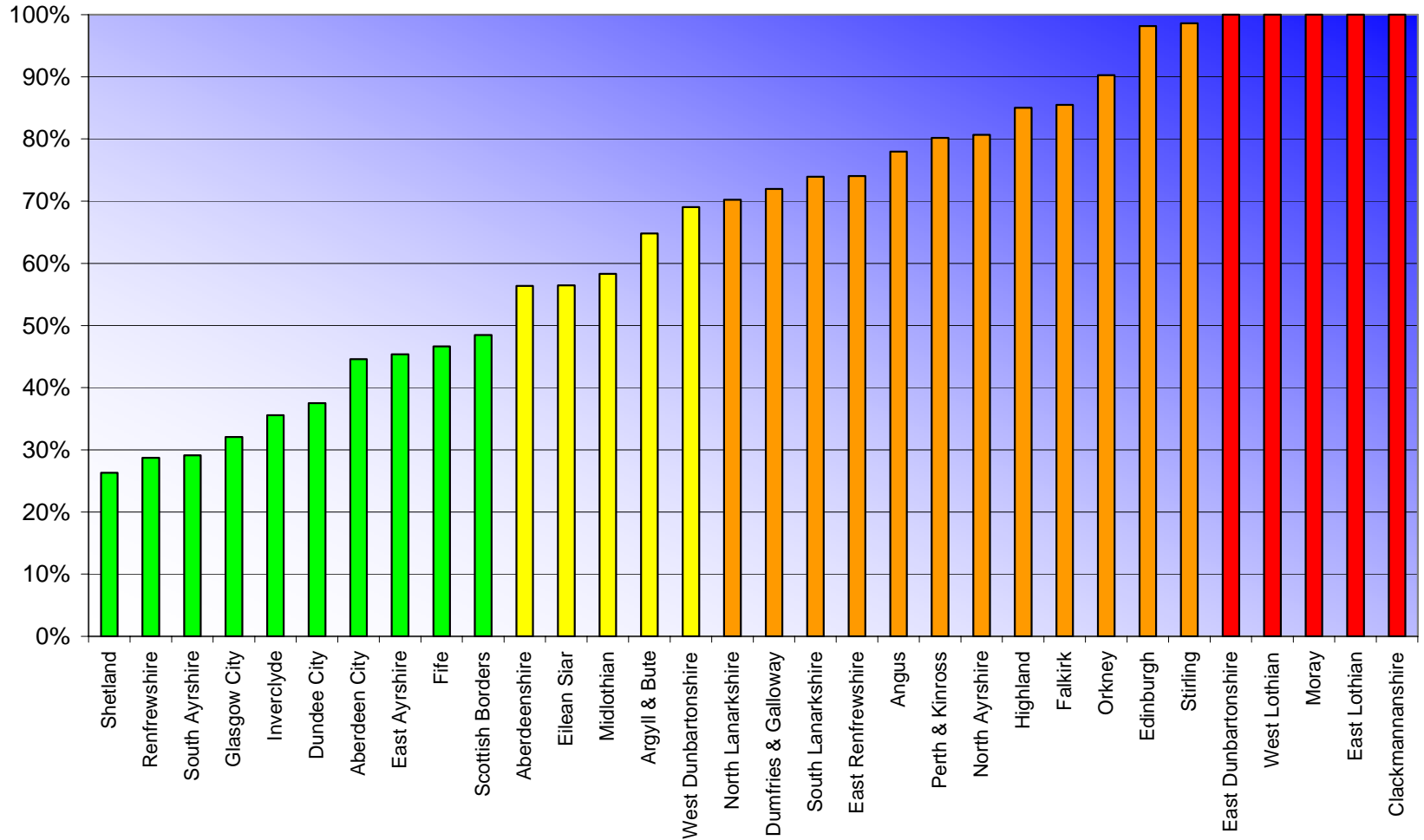


Possible Actions and Policy Interventions

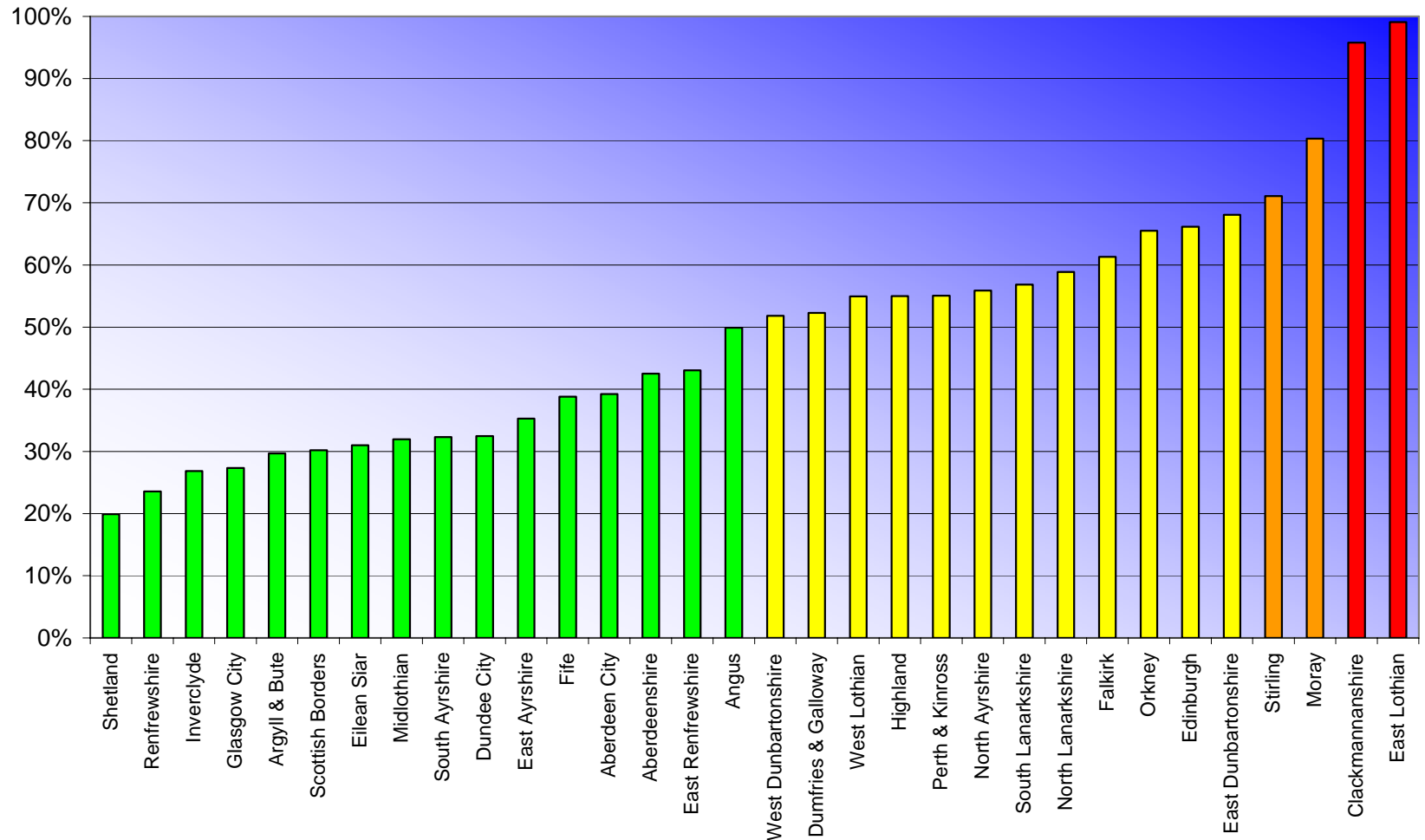
- Increase lets to avoid increase in temporary accommodation
- Modify Right to Buy
- Make greater use of the private sector
 - minimum of:
 - 20% of homeless outcomes or
 - 10% of lets in the PRS
- Increase prevention work further
- Redistribute new build



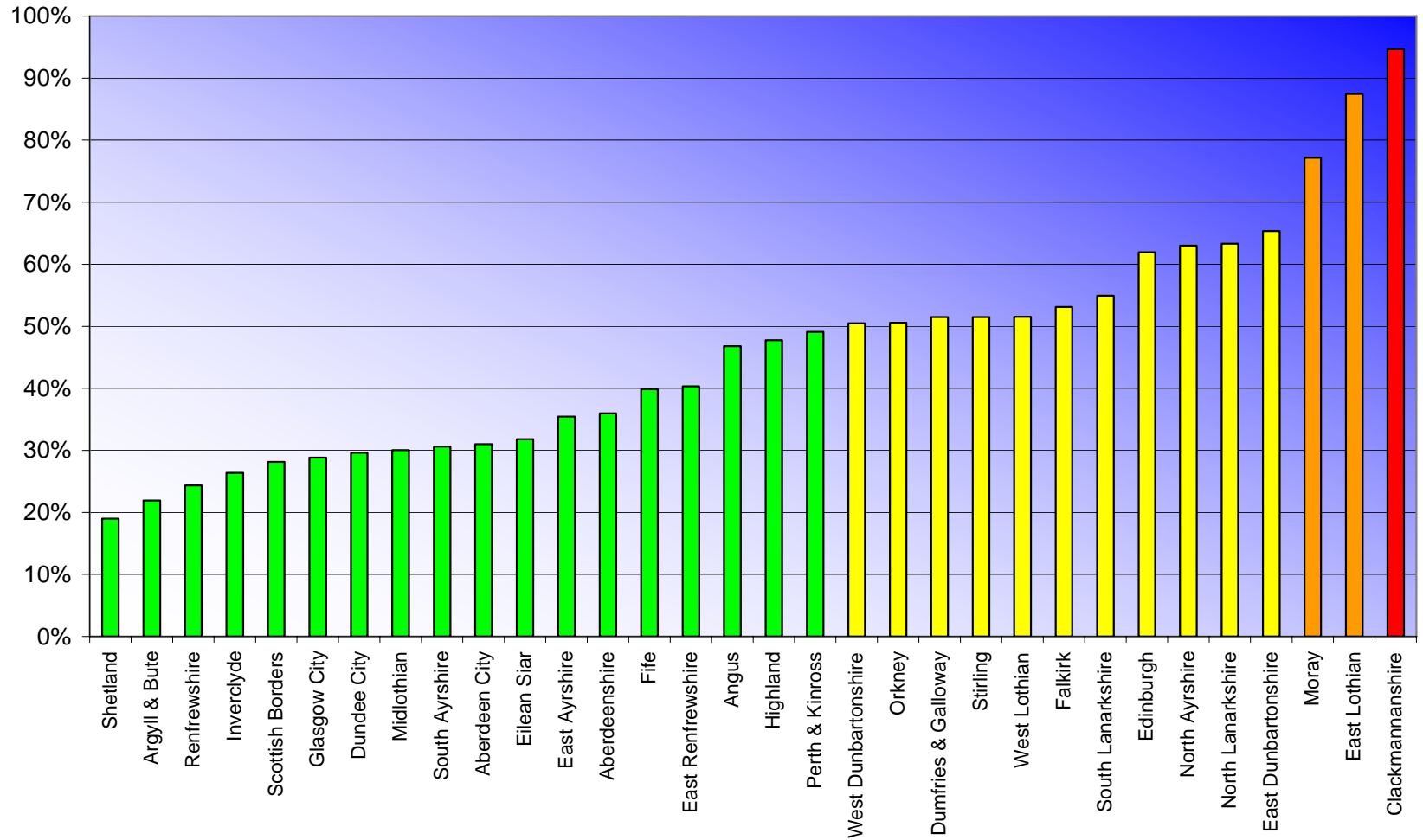
LAs only increase lets to avoid an increase in temporary accommodation



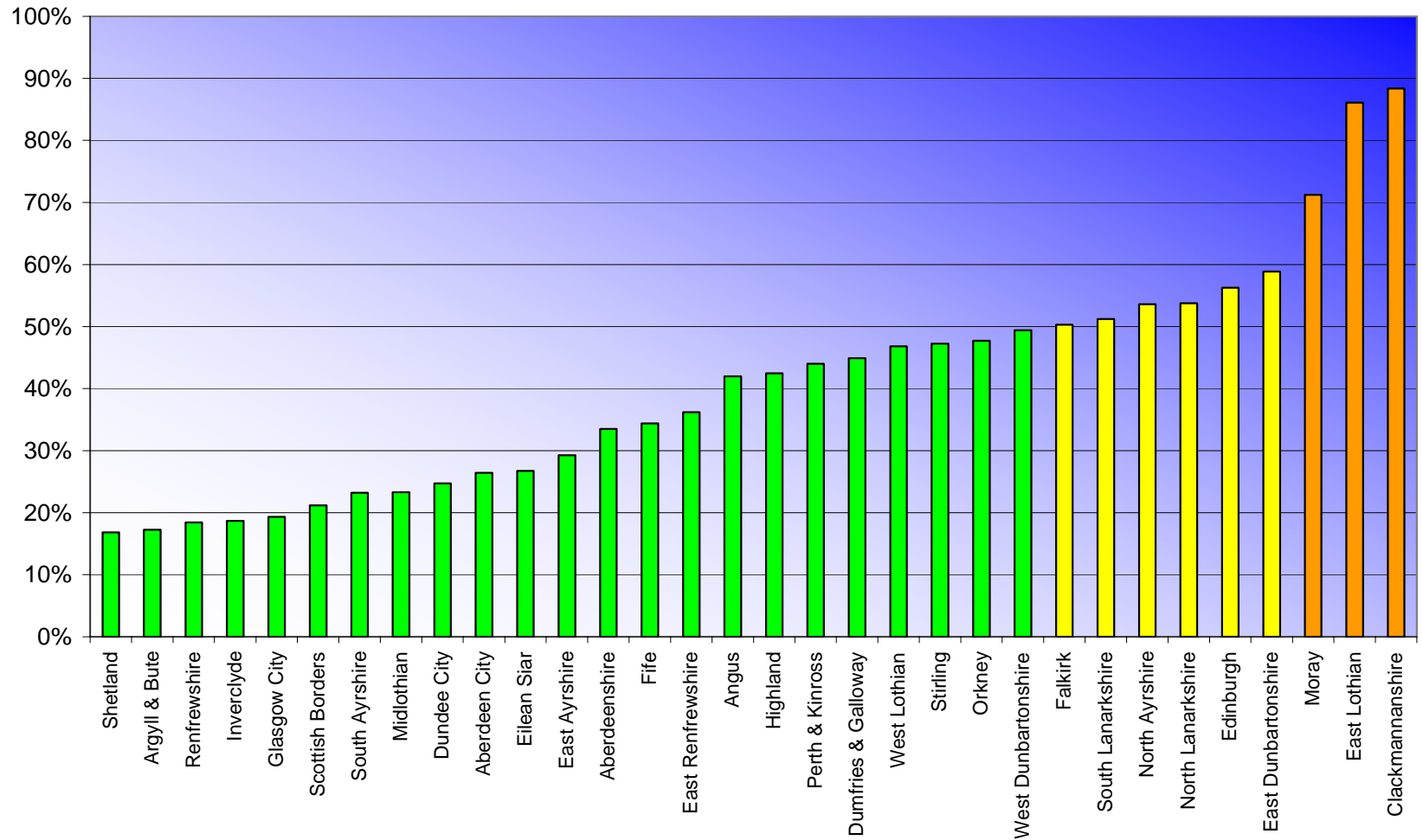
All social landlords increase lets to avoid an increase in temporary accommodation



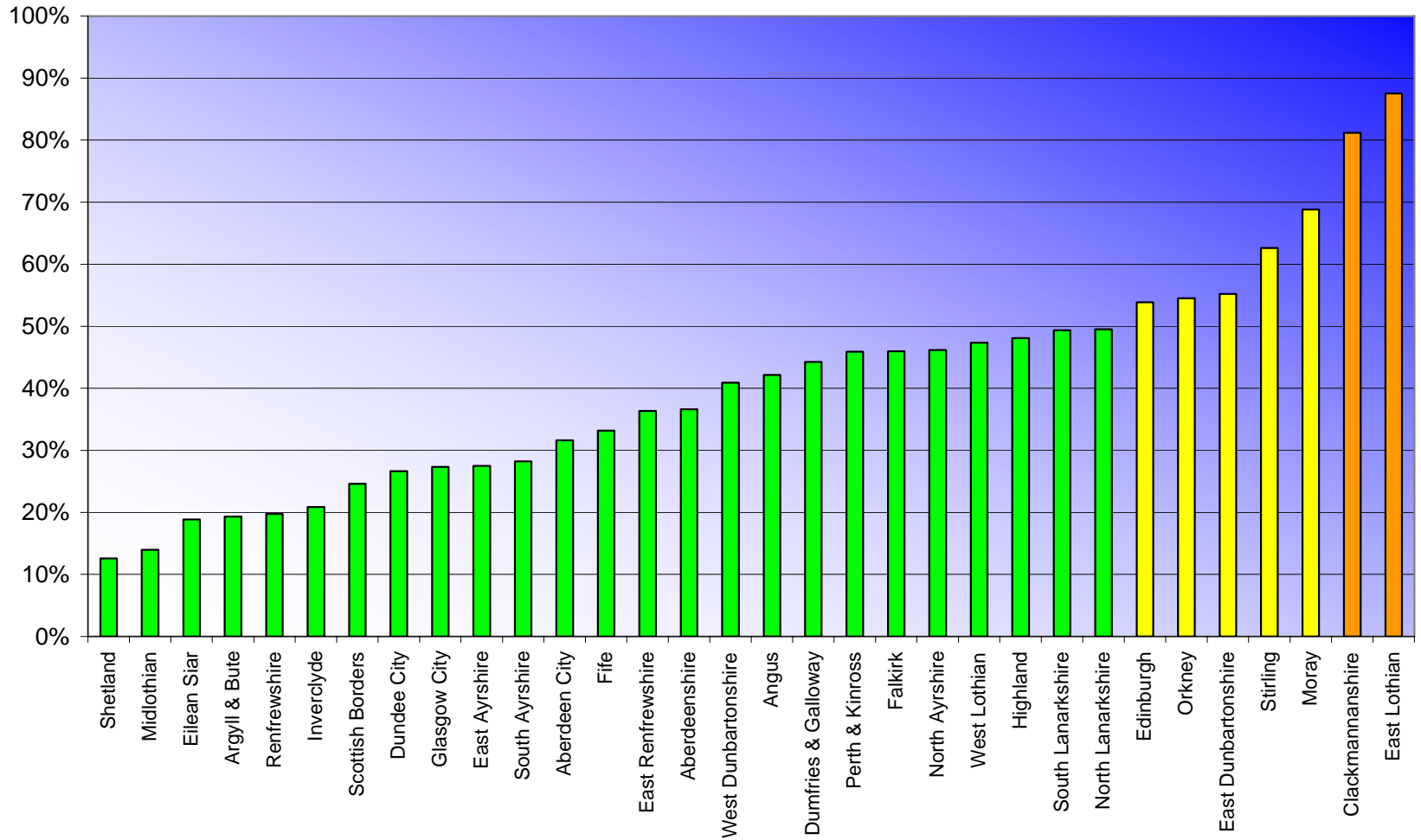
... and completely suspend RTB



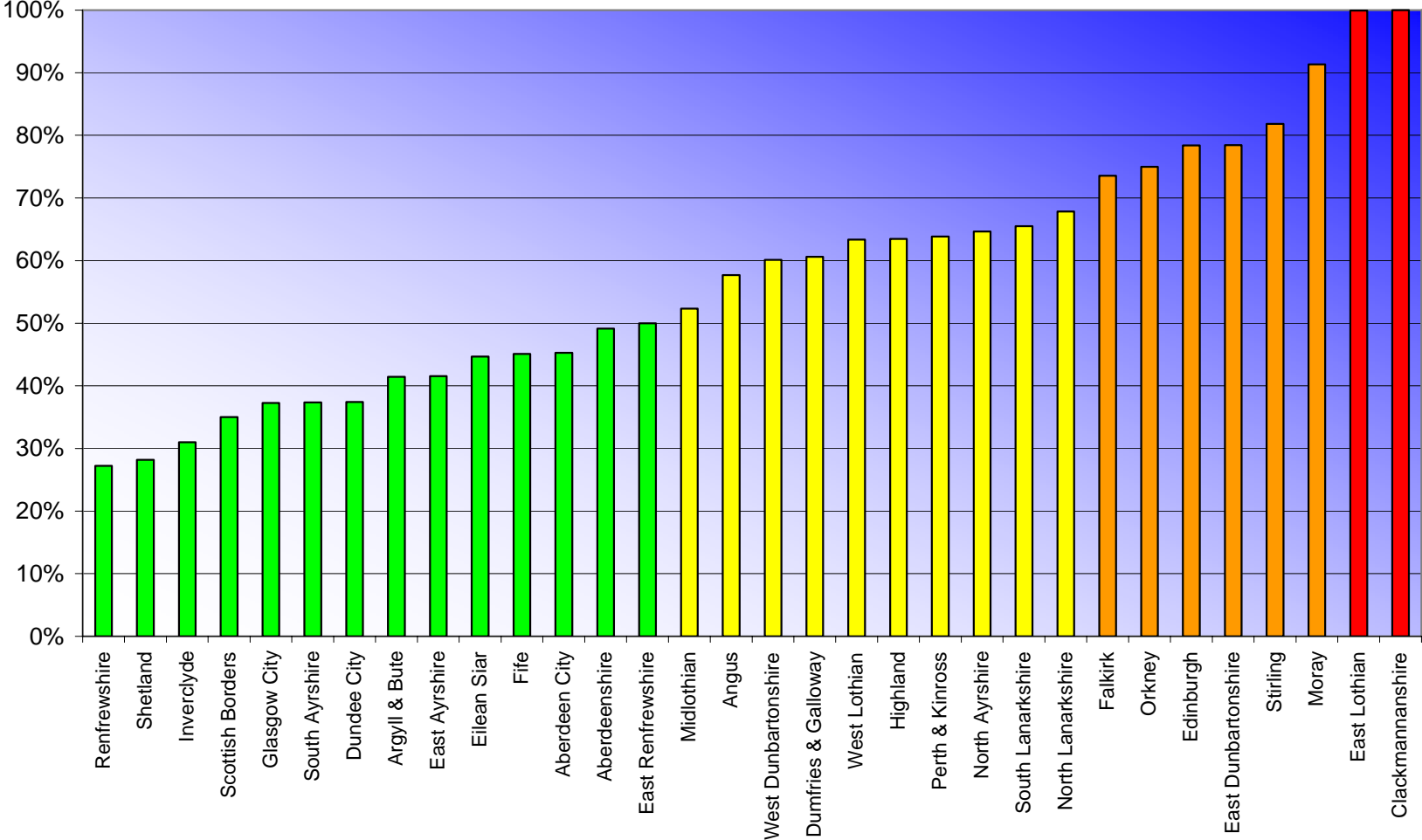
All social landlords + Private Rented Sector increase lets to avoid an increase in temporary accommodation



Prevention of 2.5 percent per annum...



...but with an increase of 2.5 percent per annum!

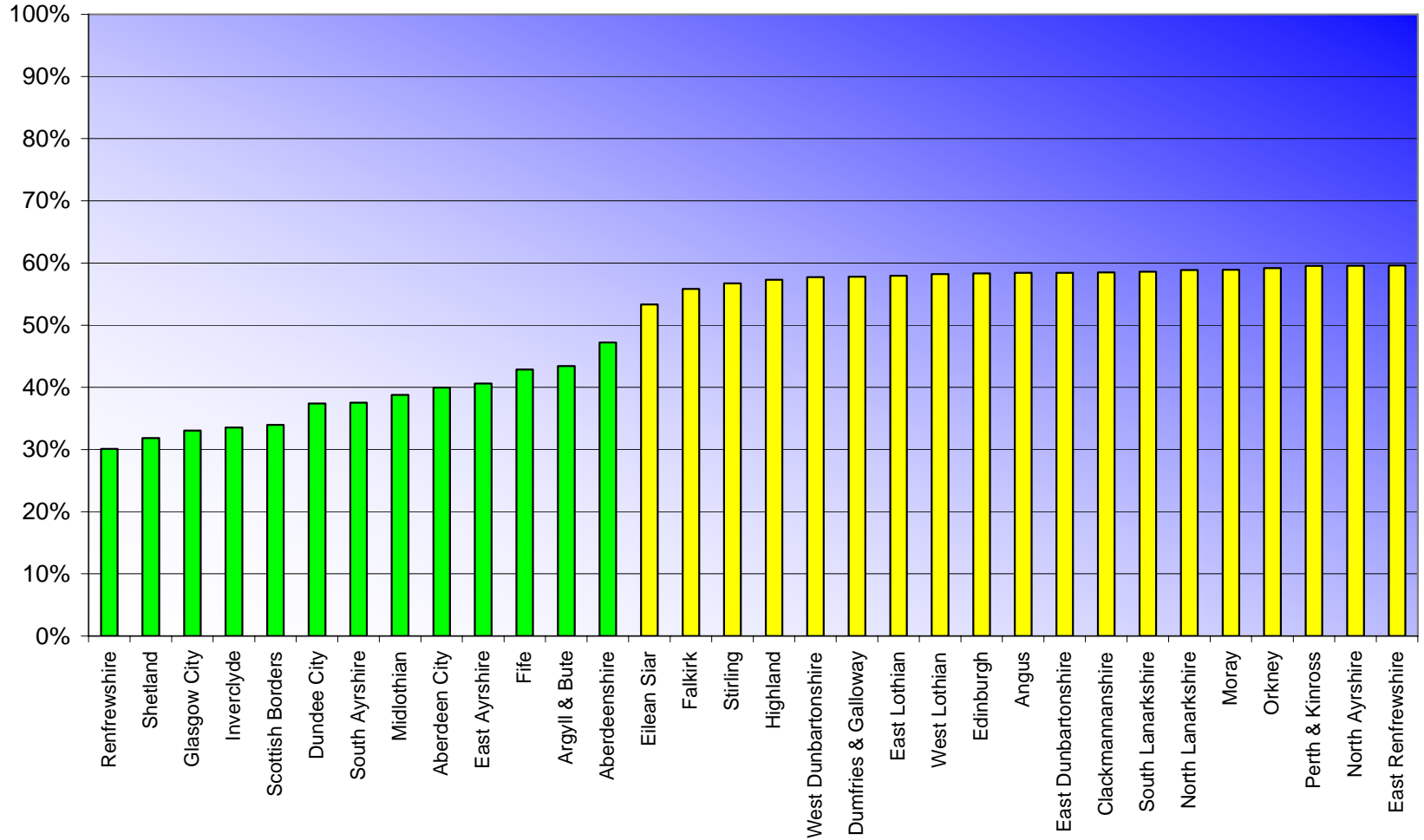


Redistributed New Build

- Assume homelessness remains at 2006/7 levels
- Assume LAs and RSLs contribute same proportion of lets
- Assume no additional contribution from PRS

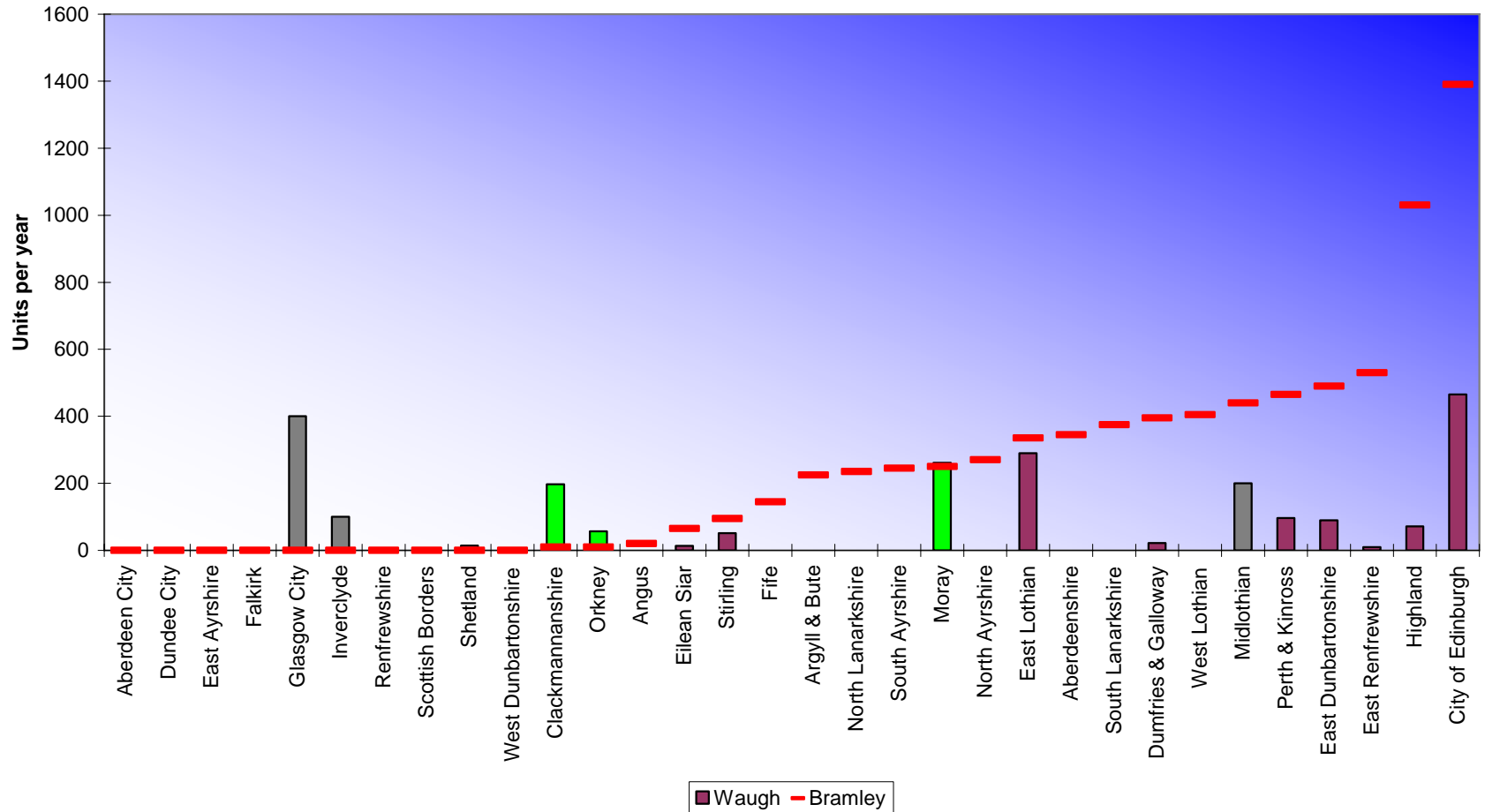
Maximum % of all lets to homeless	Units completions required in 2013/14
50%	7,447
60%	3,955
70%	1,746

Redistributed New Build – 60%



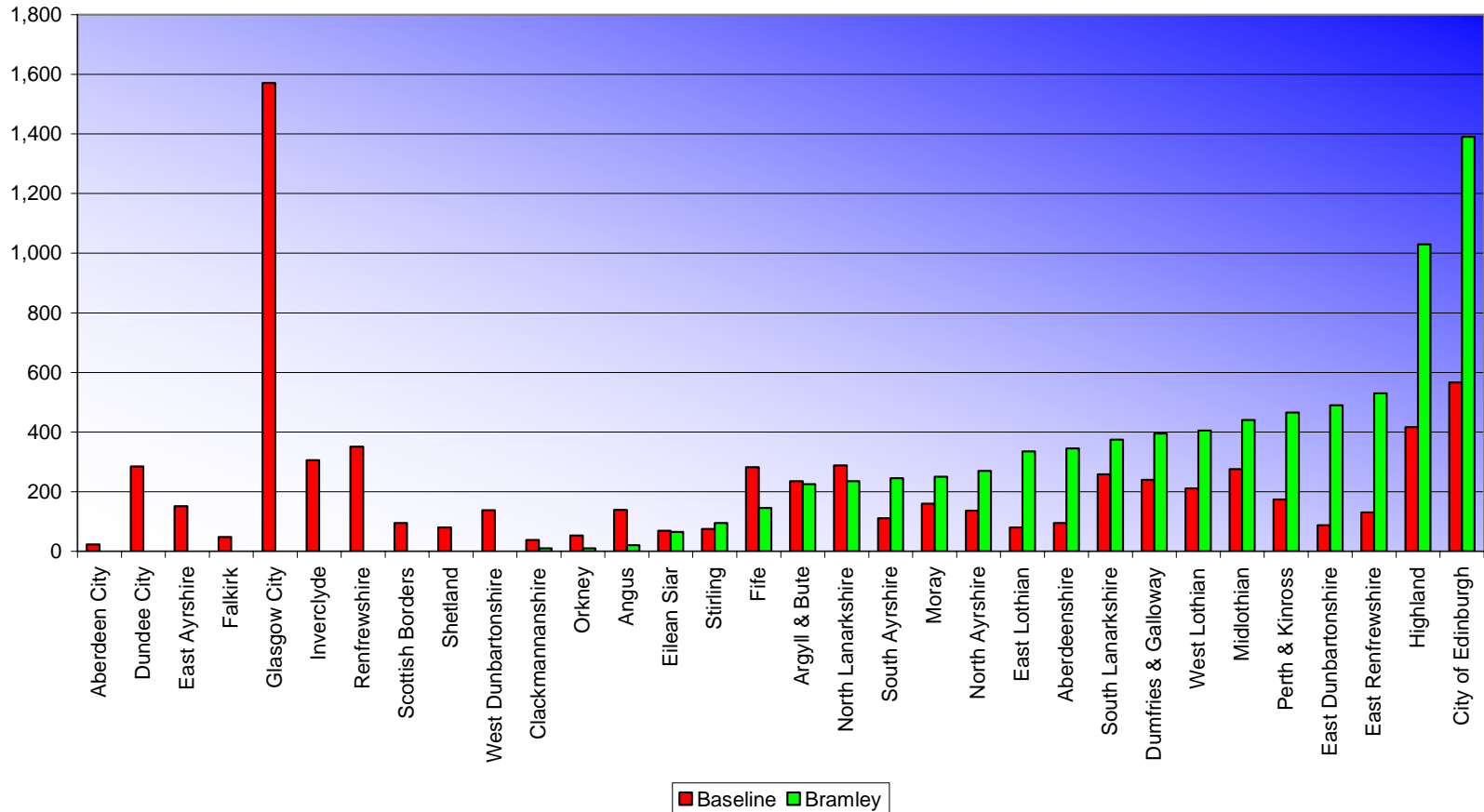
Homelessness vs. wider Housing Need

Comparison of Waugh Model (2011/12) and Bramley Model Results (2011)



Where we have been building

Baseline vs Bramley in 2011



Conclusions



The benefit of using the Waugh Model for individual local authorities?

- Determine need arising from homelessness without a survey
 - Argue to local councillors and others why the current position was unsustainable
 - Assess which policy interventions, or combinations of intervention might help.
 - Additionally, which interventions would be of very limited assistance.
 - A strong evidence base to lobby the Scottish Government for increased funding
-

The benefit of using the Waugh Model for the Scottish Government?

- Provided Ministers with an assessment of their commitment to implement the 2012 target using already available data
 - Quantified the impact – more than just words
 - Provided evidence to argue for change:
 - the Right to Buy
 - greater use of the private rented sector
 - allocation of new build units
 - Increasing new build
-

The End

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