



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

Merthyr Tydfil Rapid Rehousing Transition Plan



Our vision Statement for Rapid Rehousing:

Ensuring people who are homeless or threatened with homelessness access the right home at the right time and in the right place, as part of our Rapid Rehousing approach.

We strive to secure appropriate accommodation as swiftly as possible for those that have become homeless, along with the right kind of personalised support, helping them to a secure future and optimising their wellbeing.

Merthyr Tydfil is a place where homelessness is prevented or rare, brief and unrepeatable.



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1. Introduction & Context

Rapid Rehousing is about taking a housing led approach to rehousing people that are experiencing homelessness, making sure they reach settled housing as quickly as possible rather than staying in temporary accommodation for too long.

It is based on the principles of moving people to settled accommodation quickly, with temporary accommodation (although key), ideally being a limited part of the model.

The Welsh Government is committed to making homelessness rare, brief and unrepeatable. Prevention of homelessness is the primary focus on this as well as early intervention in order to achieve a higher rate of success in relation to keeping people in their own homes is key.

Where prevention has not worked, Rapid Rehousing is then essential to reduce the corrosive impact of homelessness and ensure it is unrepeatable. The benefits of secure, settled and self-contained housing for people who have experienced or been at risk of homelessness should not be underestimated. The majority of people experiencing homelessness should be provided with such homes as quickly as possible. This will help avoid the destabilising and marginalising effects of prolonged homelessness or prolonged stays in emergency or temporary settings while remaining homeless.

This plan should be read in conjunction with the following documents:

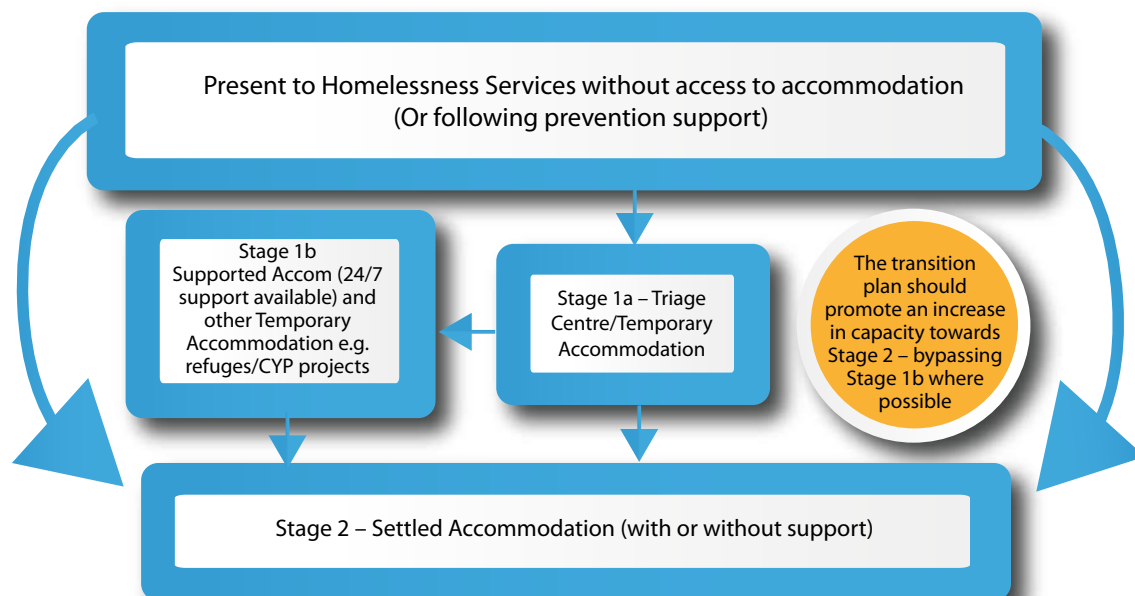
[Merthyr Housing Support Programme Strategy 2022-26](#)

[Housing Support Programme Statement of Need](#)

[Housing Support Programme Needs Assessment](#)

This plan sits within the context of the Housing Support Programme Strategy – which has much more detail on how the plan can and should be supported by partners. The action plan at the end of the Strategy also contains actions that firmly align with vision/objectives outlined in this document.

In Merthyr Tydfil we currently utilise a pathway for people experiencing homelessness which may include a number of different stages of 'tenancy readiness'. As part of the transformation, local authorities must begin planning to move to a model with no more than two stages (1) Temporary accommodation, and (2) Settled accommodation, ideally if support can be provided early enough. However, it is pertinent to note that dependent on the circumstances of the individual and the availability of accommodation individuals may move directly into their own accommodation.





2. Merthyr Tydfil's Vision for Rapid Rehousing

Our vision for Rapid Rehousing is informed by how our overall statutory, third and private sector partners need to work effectively together to make sure that people in Merthyr Tydfil have access to suitable housing and can stay within their local communities. Our vision statement is:

Ensuring people who are homeless or threatened with homelessness access the right home at the right time and in the right place, as part of our Rapid Rehousing approach. We strive to secure appropriate accommodation as swiftly as possible for those that have become homeless, along with the right kind of personalised support, helping them to a secure future and optimising their wellbeing. Merthyr Tydfil is a place where homelessness is prevented or rare, brief and unrepeatable.

Fundamental to the recently published [Merthyr Housing Support Programme Strategy 2022-26](#) is to help people live independently in the community. This includes not just access but assessing and influencing supply and suitable accommodation. Housing supply, particularly single bedroom homes and additional supported accommodation is required to meet the need in Merthyr Tydfil County Borough particularly in light of the competitive private rented market. The Council will aim to build on the successes of its Housing First model towards Rapid Rehousing and a refreshed approach to supporting people to find the right accommodation with the right support from the outset. Our vision for Rapid Rehousing must be read in conjunction with our overall vision laid out in [Merthyr Housing Support Programme Strategy 2022-26](#).

We have four broad strategic priorities in our HSP strategy. These are:

1. Strengthen early intervention and prevention services and specialised support to prevent homelessness
2. Ensuring people who are homeless or threatened with homelessness access the right home at the right time and in the right place, as part of our Rapid Rehousing approach
3. Further strengthen Housing Support services
4. Work collaboratively to provide holistic, person-centred support with effective specialist interventions where necessary

We have extrapolated three relevant objectives from these priorities that relate to our transition to rapid rehousing. These are:

- Provide suitable accommodation towards rapid re-housing and responding to the 'new normal'. In line with Welsh Government policy direction, we will implement our Rapid Rehousing transition plan.
 - Increasing the supply of affordable housing for single people over the next 4 years.
 - Better incentivise our offer to the Private Rented Sector.
 - Work closer with Environmental Health and private property owners to bring empty properties back into use.
 - Ensure the range of supported accommodation is broadened to meet the current and future need
- Improve multi-agency responses and system working through ongoing multi-disciplinary engagement with key stakeholders i.e. statutory partners such as health, Social services, Criminal Justice service, as well as representation from Registered Social Landlords and HSG providers.
- Support for mental health and substance misuse – developing wider system joint working on co-occurring issues.

3. Engagement & Governance

Stakeholders have been engaged in the development of the priorities for the overall HSP strategy through a series of on-line workshops, one to one interviews and via a questionnaire including a questionnaire to service users. A further face to face workshop was held specifically around Rapid Rehousing. 38 service users were engaged during the development of the HSP strategy. They consistently highlighted the importance of having access to:

- The right home at the right time in the right place
- The right support at the right time (across the system)

The root causes that lead to homelessness and/or evident housing support needs among vulnerable individuals and households are profoundly interconnected. The successful implementation of this transition plan fundamentally depends not only on what the Council can do, but on our efforts of service co-ordination, joint planning, commissioning and delivery of services by both internal local authority departments, statutory partners, the housing sector and third sector.

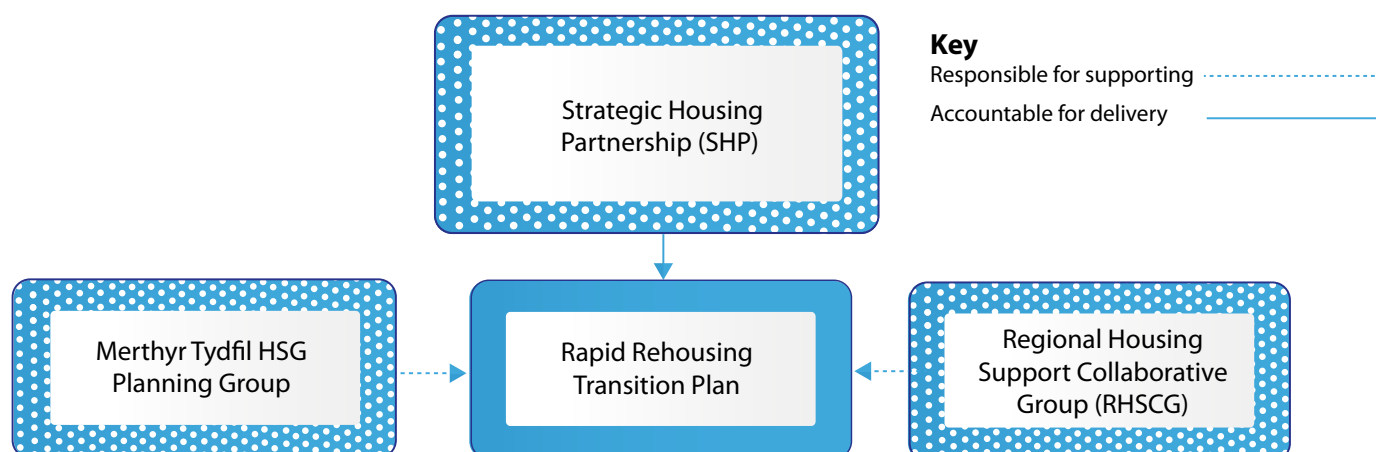
We will be monitoring, steering and reviewing progress against the Plan through the Merthyr Tydfil HSG Planning Group and the Strategic Housing Partnership (SHP). These groups both convene on a quarterly basis. The chair of the SHP is ultimately accountable for delivery of this plan and responsibility for delivery is delegated to the HSP Lead Officer.

Delivery against the transition plan will be a standing agenda item at these meetings every quarter. A formal review of progress and an evaluation of impact will take place every year as a minimum but may be reviewed more frequently should it be deemed necessary.

The strong links that have been formed with strategic groups and partnerships across Cwm Taf Morgannwg through the previous Supporting People governance arrangements have been further strengthened through the establishment of the Regional Housing Support Collaborative Group (RHSCG), which provides a key forum for collaborative working.

The RHSCG has broad representation across agencies. A third sector representative who holds the role of representing service users, providers, wider stakeholders and commissioners work together as equal partners to ensure that services remain fit for purpose, sustainable, resilient and able to meet the demand from those that need to access to them, both now and in the future.

Through these mechanisms we are able to escalate the challenges in homeless prevention that sit within the responsibility of other public sector bodies. In particular we are able to point to the work we have undertaken with Cwm Taf Morgannwg Health Board on a detailed health needs assessment of our homeless population and to begin to invest in an improved response to those health needs, particularly in relation to mental health and substance misuse.





4. Homelessness data and analysing need

Our [Housing Support Programme Needs Assessment](#) provides detailed data on population trends, health and other relevant economic factors, population breakdowns. This section provides a précis of this information as well as other contextual information such as housing supply (social, PRS and owner occupier), rent levels, average lets from RSL partners.

About Merthyr Tydfil

60,424 people lived in Merthyr Tydfil in June 2020, the population will grow modestly and people aged 65+ become a larger proportion of the population with more complex health and social care needs.

Covering 55 square miles, Merthyr Tydfil is the smallest Unitary Authority in Wales. The main population centre is concentrated in Merthyr Tydfil town itself but the area also contains a number of villages including Troedyrhiw, Aberfan, Bedlinog and Treharris. Merthyr Tydfil features some of the most deprived areas in Wales. There is a greater concentration of deprivation in the north of the County in the areas surrounding Merthyr Tydfil such as Penydarren Ward, Gurnos and Gellideg in Cyfarthfa. There is a significant concentration of deprivation in Merthyr Vale which is one of two areas of “deep-rooted deprivation” along with Penydarren.

Austerity and welfare reform have had a greater negative impact in Merthyr Tydfil than in other areas of Wales and this risk’s increasing inequalities further.

Deprivation indicators for health, income, employment and housing can put people at higher risk of homelessness. In the health domain this includes mental health conditions, limiting long-term illness and chronic health conditions, all of which can make finding and retaining suitable accommodation challenging.

Housing

Due to reviews being delayed by the COVID-19 pandemic, the last Local Housing Market Assessment covered 2014-19. At that time there were 24,264 houses in the Borough. The area has a significantly higher proportion of older housing stock than elsewhere in Wales, which manifests itself in a high rate of unfitness, particularly amongst terraced housing. The dominant type of tenure was Owner Occupier, accounting for 65 % of the market. Private renting accounted for 11 % of the total market, and social housing 21 %. The dominant house type in Merthyr Tydfil is terraced, accounting for 50 % of the market. These also constitute a large percentage of first time buyer sales due to the availability and reduced prices of terraced properties.

Table 1: Tenure mix in Merthyr Tydfil		
Tenure type	Number of dwellings	Observations
Owner occupiers owned outright	8277	This data needs to be refreshed when 2022 Census data is available. An up to date LHMA is required.
Owner occupiers with outstanding mortgage	7566	
Shared ownership	42	
Social housing	5118	
Private rented	2809	
Rent free/unspecified tenure type	452	
Total	24264	

Social Housing properties are allocated through a common housing policy which the four Registered Social Landlord (RSL) partners in the Borough are signed up to. Applicants wishing to join the housing register are asked to complete an online application form and are then banded according to their level of housing need. Our allocations policy contains four bands. The applicant will be awarded a band according to their need and assessed reasonable preference. Depending on the outcome an applicant will be awarded additional preference. The three bands are:

- Band 1 – High Priority. These are applicants who are owed a statutory award of reasonable preference but are awarded additional preference based on their urgent housing needs
- Band 2 – Medium Priority. These are applicants that are owed a statutory award of reasonable preference
- Band 3 – Low Priority. These are applicants who have been assessed as not being in the additional preference or reasonable preference group
- No priority band where an applicant is eligible to join the register but have been awarded no priority due to an outstanding debt or unacceptable behaviour

Table 2: Current Applicants to the housing register by priority band		
Band	Number	Proportion of Housing Register
One - High Priority	305	11 %
Two – Medium Priority	651	21 %
Three – Low Priority	1870	61 %
No preference due to outstanding debt or unacceptable behaviour	204	7 %

The Local Authority transferred its housing stock to a new housing association – Merthyr Valley Homes in 2009. This has resulted in four Registered Social landlords in the Borough with a total 5889 units of socially rented stock, at the end of 2021.

We recognise the need to address the 204 households registered for social housing who have no preference due to debt or unacceptable behaviour does not fit the aims of the Rapid Rehousing Transitional Plan; as part of the development of the plan the Local Allocations policy is going to require a review and changes implemented to the policy. This will be done through a period of consultation and review along with the Social Housing providers to be working collaboratively on a new Allocations policy that will meet the aims of this plan.

Table 3: Housing Association Stock	
Housing Association	Housing Stock (no of units)
Merthyr Valley Homes	4063
Merthyr Tydfil Housing Association	1162
Wales and West	478
Hafod	186
Total	5889

Rent levels

In 2016, the government announced a complete freeze on LHA rates which has meant that many households have struggled to make up the shortfall between their rent and Local Housing Allowance. Underinvestment in LHA rates means that in 82 % of areas in Wales, just one-fifth or less of the private

rented sector is affordable within the rates to single people, couples or small families.

If you are in employment in Merthyr Tydfil earning an average salary, renting in the private rented sector is rapidly becoming less affordable. However, the private rented sector is unaffordable if the household is reliant on Housing Benefit or Universal Credit to pay their rent.

Table 4: Average rents per calendar month (pcm) in Merthyr Tydfil compared to LHA allowances

Property Size	Current LHA (As stated the LHA rate has not increased since 2016)	Average Rent ¹
One Bed	£335 pcm	£543 pcm
Two Bed	£375 pcm	£610 pcm
Three Bed	£425 pcm	£765 pcm
Four Bed	£650 pcm	None available





5. Homelessness presentations

The number of people approaching the Council for a homelessness assessment has increased consistently year on year since the new housing legislation came into force in April 2015. Presentations have seen a further significant increase following the changes made to priority need in March 2020 as a result of the Covid 19 pandemic that placed a statutory duty on the Local Authority to provide temporary accommodation (“No-one left out” Legislation) until affordable permanent accommodation can be secured. The Council use the following types of accommodation as temporary accommodation:

- Refuge Accommodation
- Hostels
- Flats/houses owned by a registered social landlord/housing association
- Supported housing schemes
- Bed and Breakfast accommodation
- HMO’s (shared accommodation)

Following the changes in legislation with the “no-one left out” policy due to the Covid pandemic the Housing Solutions Team invariably relies predominantly on local bed & breakfast and guest houses, to provide temporary accommodation (TA), at a cost of between £50 (single) - £90 (family) per room, per night. We have seen exorbitant demand on homelessness; September 2022 saw 167 households residing in Temporary accommodation of these placements 115 have been placed into Bed & breakfast showing an ongoing significant reliance on bed & breakfast over other forms of temporary accommodation including Hostel’s and HMO’s.

In 2020/21 there were 1,345 presentations for assistance which resulted in a Section 62 assessment being made, the vast majority of which were single person households – 89 % of the total. This represents an increase in the proportion of single person households since 2019/20 where they comprised 56 % of the total and may be connected with the impact of the COVID-19 pandemic. In 2021/22 the number of presentations were 848.

In reviewing the data for two years from 2019 to 2021 there were significant increases in:

- Relatives or friends no longer willing or able to accommodate, this increased from 54 to 83 individuals
- People leaving custody increased from 80 to 98.
- People in a homeless emergency or sleeping rough increased from 32 to 48.

Clearly this can be attributed to the pandemic and ‘no-one left out’ policy from Welsh Government.

Comparison to national Trends

Utilising national level data, including the national aggregation of quarterly homelessness returns, comparisons can be made between Merthyr Tydfil and Wales as a whole regarding homelessness and outcomes.

A significantly higher proportion of single person households were assessed and/or provided assistance in Merthyr Tydfil than the national average, with single person households comprising 89 % of all outcomes in 2020/21 compared with a national average of 68 %. Of the 105 households assessed as ineligible or eligible, but not homeless or threatened with homelessness, 99 were single person households (94 %) compared to 64 % for Wales. These differences suggest that the types of households being provided assistance by the local authority are different in Merthyr Tydfil and do not mirror national trends.

Table 5: Homelessness Presentations		
2019-2020	2020-2021	2021-2022
754	1345	848

In the year 2021 – 2022 – there is a decrease in presentations, this can be attributed to the amount of clients already in temporary accommodation.

We have seen a large amount of stability within our temporary accommodation units. Due to the high level of support we have provided during the pandemic from officers within the local authority and support services commissioned through our HSG team, those clients that historically would breakdown placements and re-present have been managing accommodation. See Table 23 page 21 for length of stay in Bed and Breakfast.

Table 6: Homelessness Presentations by Age and Gender						
	2019-2020		2020-2021		2021-2022	
Age group/ gender	M	F	M	F	M	F
16-17	4	4	8	7	5	6
18-24	77	79	141	120	68	75
25 +	329	261	627	345	402	274

Single person households comprised of 88 % of all outcomes in 2020/21 and 2021/22, compared with a national average of 68 % in 2020/21.

Table 7: Cause of Homelessness Presentations			
	2019-2020	2020-2021	2021-2022
Parents no longer willing or able to accommodate	68	80	44
Other relatives of friends no longer willing or able to accommodate	54	83	43
Loss of rented or tied accommodation	28	18	32
Prison leaver	80	98	50
Violent breakdown of relationship involving partner	54	36	16
Non-violent breakdown of relationship with partner	49	47	35
Other inc homeless in emergency, returned from abroad, sleeping rough or in a hostel	32	48	37

Violence and harassment which is due to another reasons	12	10	7
Rent arrears on private sector dwelling	3	3	2
Rent arrears on social sector dwellings	6	1	1
Current property unsuitable	18	7	6

Relatives or friends being unable to accommodate – In 2020-21 this accounted for 18 % of the total reasons, up from 16 % in 2019-20. There was a decrease to 16 % 2021-22.

Loss of rented or tied accommodation - 11 % in 2021-22, up from 6 % in 2019-20 and up from 4.18 % 2020-21. This demonstrates the increase in notices after eviction notices were reinstated and courts opened back up for eviction hearings after being halted and then notice periods increased to 6 months during the pandemic.

‘Other’ including Homeless in emergency, sleeping rough or in hostel - 13 % in 2021-22, up from 7 % in 2019-20, up from 11 % 2020-21.

Parents no longer willing or able to accommodate and People leaving custody have been consistently high as reasons for homeless presentations over the three-year period.

We can only obtain a snapshot of the Housing Register at this current time. The breakdown of active applicants is as follows:

Table 8: Breakdown of active applicants on the registration system	
	Current applicants
Homeless applicant/TA	37
Social rented accommodation	150
Housing Register / living with parents / socially rented	309
Not set <small>unfortunately, these fields on the application are not mandatory</small>	2534

Within data for our homelessness presentations there are also repeat presentations. With our current system constraints we are unable to breakdown fully the reasons for repeat presentations. Some of the examples of repeat presentations can be contributed to a combination of breakdown of bed & breakfast placements, recall to custody, attempts to return home to family home but failed to reconcile the relationships.

Repeat presentation in 2019 – 2020 were 40 in total with an increase to 231 for 2020 – 2022. This increase may be attributed to the “No-one left out” and the above stated reasons being able to return to present for temporary accommodation as placements still being offered regardless of decision of homelessness duty as per the Housing (Wales) Act 2014.

Outcomes for each duty

Summary

- Outcomes following the provision of assistance to people subject to a duty to help secure, improved between 2019/20 and 2020/21 with the proportion of people being successfully relieved of homelessness growing from 29 % to 32 %.
- Merthyr Tydfil has fewer successful outcomes when assistance is provided in cases where people are threatened with homelessness or owed a duty to help secure accommodation for up to 56 days (section 73) than some other local authorities. This is likely connected with the high levels of deprivation across many communities in the local authority.

This section summarises the performance of the Council against the various duties of the Housing (Wales) Act 2014:

- Section 66, duty to prevent
- Section 73, duty to help secure accommodation (for 56 days)
- Section 75, final duty

Section 66, duty to prevent

The number of people assessed as subject to a duty to prevent homelessness (Section 66) and assisted, dropped from 176 in 2019/20 to 64 in 2020/21 – a reduction of more than half year-on-year. This is likely strongly connected to the impact of the Coronavirus Pandemic, including the eviction ban, which was in place until July 2021, the uplift to welfare and potentially fewer cases of family members or close relations being evicted. 2021/22 saw an increase to 99 this is likely to be due to the lifting of the eviction ban from September 2020; there was also a requirement to serve 6 month notices for section 21 notices, which would have expired and gone to court for eviction hearings in the 2021/22 financial year. There was an increase in private landlords serving eviction notices wanting to sell due to increases in market sales as well as the publicity notifying landlords and tenants of the Rent Homes (Wales) Act 2016 initially starting in July 2022 (Postponed to December 2022).

Homelessness outcomes for people subject to the duty to prevent remained broadly similar with 49 % of cases being successfully prevented in 2019/20 compared with 47 % in 2020/21 and 42 % 2021/22. The rate of unsuccessful prevention dropped from 22 % to 20 % year-on-year with more people being able to remain at their current address for longer than 56 days or able to find suitable accommodation. Both of these outcomes are classified as 'other outcomes' rather than 'successful prevention', which increased by 4 % between 2019/20 and 2020/21.

Female applicants represented a growing proportion of people threatened with homelessness where prevention assistance was provided (Section 66), growing from 55 % of the total in 2019/20 to 67 % of the total in 2020/21. In addition, people aged 25 and over accounted for the majority of Section 66 outcomes, consistently over 80 % of the total. Similarly, single person households accounted for 81 % of the total number of Section 66 outcomes.

There is a gap of 17 % between the proportion of successful preventions in Merthyr Tydfil and the national average. The total number of households subject to a duty to prevent homelessness in Merthyr Tydfil more than halved between 2019/20 and 2020/21, which is a greater reduction than the national average, which only reduced by slightly more than a third in the same period.

Section 73, duty to help secure accommodation (for 56 days)

In 2019/20 Merthyr Tydfil was the local authority with the highest rate of households assessed as homeless (under Section 73) in Wales at 166 cases per 10,000 households. The number of people being assessed as homeless and subject to duty to help secure grew substantially to 437 cases between 2019/20 and 2020/21.

Outcomes following the provision of assistance to people subject to a duty to help secure, improved between 2019/20 and 2020/21 with the proportion of people being successfully relieved of homelessness growing from 29 % to 32 %. Unsuccessful relief dropped sharply year-on-year from 39 % to 33 % of total outcomes, which also reflects the improving homelessness outcomes from Section 73 cases.

However, the Council has fewer successful outcomes when assistance is provided in cases where people are threatened with homelessness or owed to a duty to help secure accommodation for up to 56 days (section 73) than most local authorities. This is likely connected with the high levels of deprivation across many communities in the local authority which may lead to more cases in addition to an increasing number of complex cases, with more instances of co-occurring needs such as mental issues and substance / alcohol misuse.

Male applicants comprise the majority of Section 73 cases at 66 % of the total cases, an increase from 59 % of the total in 2019/20. However male applicants make up only 53 % of outcomes resulting in successful relief and are overrepresented in unsuccessful relief outcomes, this a pattern replicated in male applicants subject to final duty (Section 75).

Single person households represent the overwhelming majority of Section 73 cases in Merthyr Tydfil at 95 % of the total cases in 2020/21, which is an increase of more than 15 % from 2019/20. This reflects the higher level of single person households subject to duty to relieve (either Section 73 or 75) compared to duty to prevent where they only comprise around 80 % of cases.

The difference between Section 73 outcomes in Merthyr Tydfil and Wales as a whole is 8 %, representing the smallest difference between the national average and the local authority of any of the duties. The proportion of successful Section 73 outcomes rose marginally between 2019/20 and 2020/21 in Merthyr Tydfil, rising from 29 % to 32 % of total outcomes. This is in contrast to the national trend where the proportion of successful outcomes fell from 41 % to 39 %.

Final Duty (Section 75)

A relatively low proportion of cases result in the triggering of final duty with outcomes from final duty representing 6 % of the total outcomes in 2020/21. There was an increase of cases subject to final duty year-on-year, however the majority of people subject to final duty were still positively discharged in 2020/21 at 55 % of the total outcomes.

The rate of cases subject to final duty which were positively discharged declined between 2019/20 and 2020/21 from 76 % to 55 % whilst the total number of cases increase. This may have been driven by more people progressing to final duty with increasingly complex support needs (which in turn may have been exacerbated the impacts of the pandemic) that reduced the likelihood of positive discharge remaining high.

Merthyr Tydfil has a smaller proportion of successful outcomes across all duties when compared with the national average, with the largest difference between the proportions of households positively discharged from final duty (Section 75). Successful outcomes include debt and financial advice, rented accommodation in the PRS sector and social housing – RSL.

The rate of positive discharges from final duty (Section 75) represents the greatest difference between the national average and Merthyr Tydfil, with only 56 % of households progressing through to final duty to being positively discharged. In 2019/20, 79 % of households were positively discharged, which was higher than the national average of 78 %. However, with the total number of households progressing to final duty close to doubled between 2019/20 and 2020/21, positive discharges fell by 23 % - in the same time frame the national average fell by only 3 % to 75 %.

No Recourse to Public Funds (NRPF)

No recourse to public funds (NRPF) is a standard condition applied to those staying in the UK with a temporary immigration status to protect public funds.

We have no data regarding refugee/Asylum seeker or NRPF presentations during 2019-2020 this is likely to be mostly related to presentations that were NRPF being directed to the Home office or immigration services as per the legislation at the time. When the “No-one left out” legislation came into place April 2020 it allowed for the placement of NRPF into temporary accommodation due to the risks associated with rough sleeping or those displaced as a result of the emergency of the pandemic.

Total number of NRPF presentations to homelessness 2020 - 2021 were 3 households total presentations, 2021 - 2022 were 2 households total presentations so far with all of these presentations being managed appropriately with referrals to the Home office or supported to make relevant applications based on their circumstances. Current NRPF presentations/placements in temporary accommodation in Merthyr are zero as of September 2022.

As of August 2022 a notification has been communicated by Welsh Government that “providing emergency temporary accommodation to all NRPF on the basis of public health grounds may no longer be justified”.

We recognise and acknowledge future considerations need to be made for the dispersal partnership and the local authority to work as part of any resettlement programme required and asked of the Local Authority by Welsh Government.

Data in all the following tables will show data collated for the last 3 years financial years 2019/20, 2020/21 and 2021/22 for homelessness and the trends in Merthyr Tydfil.

Table 10: Proportion of successful outcomes by duty expressed %			
	Section 66	Section 73	Section 75
2019/20	38 %	29 %	76 %
2020/21	48 %	31 %	56 %
2021/22	41 %	24 %	57 %

Table 11: Homelessness Presentations by Household type			
	2019-2020	2020-2021	2021-2022
Single male applicant	527	757	435
Single female applicant	250	321	178
Single female parent with dependent children	175	153	116
Single male parent with dependent children	11	25	4
Couples with dependent child(ren)	33	31	44

Total 12: successful and unsuccessful outcomes by duty %						
	2019-2020		2020-2021		2021-2022	
Duty	-	+	-	+	-	+
Section 66, duty to prevent (- & + outcomes)	51 %	49 %	53 %	47 %	58 %	42 %
Section 73, duty to help secure accommodation (for 56 days) (- & + outcomes)	71 %	29 %	70 %	30 %	76 %	24 %
Section 75, final duty (- & + outcomes)	24 %	76 %	45 %	55 %	43 %	57 %

Table 13: Breakdown of unsuccessful outcomes for S66			
	2019-2020	2020-2021	2021-2022
Unsuccessful prevention	38	13	59
Application withdrawn due to loss of contact	34	9	13
Non cooperation	5	4	4
Assistance refused	4	0	14
Other reasons	1	6	9

Table 14: Breakdown of unsuccessful outcomes for S73			
	2019-2020	2020-2021	2021-2022
Unsuccessfully relieved	161	144	131
Application withdrawn due to loss of contact	71	65	30
Non cooperation	36	69	17
Assistance refused	6	4	9
Other reasons	3	3	8

Table 15: Breakdown of unsuccessful outcomes for S75			
	2019-2020	2020-2021	2021-2022
Application withdrawn	1	5	1
Application withdrawn due to loss of contact	2	7	5
Non cooperation	5	7	3
Assistance refused	2	2	0
Other reasons	0	12	3

Table 16: Proportion of single person households by successful outcomes by duty			
Year/Area	Section 66	Section 73	Section 75
2019/20	81 %	95 %	96 %
2020/21	77 %	93 %	93 %
2021/22	72 %	90 %	88 %

Table 17: Successful and unsuccessful outcomes by duty and gender

	2019-2020		2020-2021		2021-2022	
	-	+	-	+	-	+
Section 66, duty to prevent unsuccessful	38	87	13	30	59	72
Male – Section 66, duty to prevent (- & + outcomes)	22	34	5	12	39	18
Female – Section 66, duty to prevent (- & + outcomes)	16	53	8	18	20	54
Female Section 73, duty to help secure accommodation (for 56 days) (- & + outcomes)	56	68	45	63	38	34
Male Section 73, duty to help secure accommodation (for 56 days) (- & + outcomes)	105	52	99	71	93	29
Female Section 75, final duty (- & + outcomes)	2	17	12	21	3	9
Male Section 75, final duty (- & + outcomes)	8	15	21	20	9	7

Table 18: Tenure discharge for s73 & 75

		2019-2020	2020-2021	2021-2022
Tenure discharge s73	PRS	18	16	13
	Social	52	61	19
Tenure discharge s75	PRS	1	5	4
	Social	31	41	21

Table 19: No. of people sleeping rough (rolling average)

	2019/20	2020/21	2021/22
No of people sleeping rough	No figures	3	1

Table 20: Breakdown of TA placements as at September 2022

Accommodation type	Number of households
Supported Housing Hostels – garth villa and Chaplin's	20 (at full capacity)
Bed and Breakfast placements	106
Shared accommodation HMO	9
Hillfort Court	6 (4 placements + 2 in emergency rooms)
Other supported accommodation: Garth Newydd Court and Flooks	12
Temporary Accommodation units – MVH and Hafod	10
Flats for families (St Tydfils)	2 units (3 bedroom properties)
Total number of placements	165

**There is a current wait list as of September 2022 the current waitlist consists of –
 1 Verified rough sleeper, 2 leaving custody for a planned release, 5 who we are unable to place due to behaviours but not rough sleeping, 4 offered out of area placements but have refused remain on the waitlist for Merthyr only but not rough sleeping.*

Table 21: Level of Need of people in TA

Level of Need	Number of Individuals	Proportion of people residing in TA – May 2022
Low	42	25 %
Medium	54	32 %
High	66	38 %
Intensive	9	5 %

Table 22: % of total TA used by specific groups

	2019-2020	2020-2021	2021-2022	Observations
Young homeless	Data not available	148	154	Only these categories are recorded on our monthly TA reports to WG
Fleeing DV	Data not available	8	9	
Prison leavers	Data not available	18	9	

Table 23: Current Average length of stay in TA by Household type

	Average length of stay in TA	Observations
Single person (no complex needs) under 50	270 days	We are only able to report on current length of stay but will be able to provide yearly returns going forward
Single person (no complex needs) over 50	120 days	
Single person (complex needs)	2 years	
Families	60 days	



6. Assessing Support Needs

A [Housing Support Programme Needs Assessment](#) was carried out about what the Council knows about the needs and future demand for homelessness prevention and housing support services. The needs assessment was in part informed by the following data:

- Feedback from service users
- Regional VAWDASV needs assessments
- Outcomes data
- Needs data from providers, gateway panels
- Unmet needs data over the last 12 months from providers, homelessness reviews

A further exercise was required to match current service users in the categories below in the event that there were enough services to match need.

Support Group	Recommended Housing	Recommended Support	Current case volumes (inc %)	Anticipated trend by 2026 (inc %)
Low/None	Mainstream housing	Individualised support	25 %	27 %
Medium	Mainstream housing	Individualised, likely to include multi-agency support	32 %	29 %
High	Mainstream housing	Housing First/ intensive floating support, including multi- agency support	38 %	37 %
Intensive	Supported housing	Residential support	5 %	7 %

	Low/None	Medium	High	Intensive
Single male applicant	35	35	55	6
Single female applicant	7	18	10	3
Single female parent with dependent children	0	0	0	0
Single male parent with dependent children	0	1	0	0
Couples with dependent child(ren)	0	0	1	0

Table 26: Current assessment of support groups by age

Age/ Support Group	Low/None	Medium	High	Intensive
16/17	0	0	0	0
18-24	9	16	15	4
25 +	33	38	51	5

Our [Merthyr Housing Support Programme Strategy 2022-26](#) (pages 20-33) and detailed Action Plan (pages 44-57) provides details of what conclusions we have drawn from the data and how we intend to respond going forward.

Current demand for supported accommodation

75 (43 %) of people in TA were found to have high and intensive support needs, this represents just under half of the people residing in TA / or on the TA waiting list in May 2022. These findings suggest a clear need to broaden the range of accommodation including Rapid Rehousing units, Housing First and increased units of supported accommodation across the borough.

Realistically we are not going to meet the needs of those with high and intensive support needs through the development of new supported accommodation facilities alone. However, over the next five years we have set a target of delivering an additional 30 supported accommodation units as a minimum, consisting of 66 % for high / intensive needs and 33 % low / medium needs. Further information on the additional 30 supported accommodations see Table 28 page 27.

In order to help those with high / intensive needs further we aim to increase the Housing First provision and access to intensive support within the community. To enable this to happen there is a recognition that we need to increase the supply of affordable units within the borough. In partnership with our RSL's we estimate that we build 350 affordable housing units over the next 5 years.

In addition, we would like to see assessments undertaken alongside those partners who provide specialist support, such as health and social care, to ensure a more accurate and consistent assessment is undertaken for those who require those support services. This could occur as part of a multi-agency panel / triage arrangement.

7. Understanding local temporary accommodation supply

Changes made to homelessness legislation as a result of the Covid 19 pandemic, and eligibility for support has resulted in a significant increase in the amount of homelessness presentations since March 2020. Merthyr Tydfil CBC use the following types of accommodation as temporary accommodation:

- Refuge Accommodation
- Hostels
- Flats owned by a registered social landlord/housing association
- Supported housing schemes
- Bed and Breakfast accommodation
- HMO's (shared accommodation)

To identify the needs of those residing in temporary accommodation the Council conducted a mapping exercise of 171 who were residing in temporary accommodation in May 2022.

From this 75 people were found to have high and intensive support needs, this represents just under half of the people residing in TA / or on the TA waiting list in December. These findings suggest a clear need to broaden the range of accommodation including Housing First and increased units of supported accommodation across the Borough, as well as supporting the Rapid Rehousing agenda.

The Council commissioned additional support services to provide housing related support in TA locally and out of Borough, supporting people to maintain these placements during the pandemic.

Because of another rise in presentations at that time the Housing Solutions Team began operating waiting lists in providing temporary accommodation, affecting ability to meet statutory duties.

Due to a lack of affordable single person accommodation in the Borough, move on accommodation is extremely limited and there is insufficient RSL stock available to meet the current demand. It is envisaged that many people will remain in B&B and other TA for quite some time until permanent accommodation can be sourced. In 2020/21, 58 units of single person accommodation became available across all 4 RSL's in Merthyr Tydfil; 2021/22 this decreased to 34 units of single person accommodation.

Services are also seeing changes in service user expectations and behaviour, which seems to be an unintended consequence of the 'No-one left out' approach. There have been examples where individuals have intentionally broken-down supported accommodation placements and re-presented, requesting to be placed at alternative premises when their needs were met within their original placement. Additional reasons for breakdown of supported accommodation placements such as Hostels to be offered bed & breakfast instead can be contributed to the inconsistency of service charges in supported accommodation placements that are not currently being charged in bed & breakfast. This has been recognised by the Local Authority and looking for this to be addressed through the provision of a rental system so ongoing consistency through all temporary accommodation units would address the breakdown within supported placements providing a more sustainable approach to support and move on progression. Going forward this is a consideration for Welsh Government under the new Legislation. LA's will continue to work to coordinate a multi-agency approach to maximise positive outcomes for those accessing the services, whilst creating sustainable solutions.

Table 27: Breakdown of TA

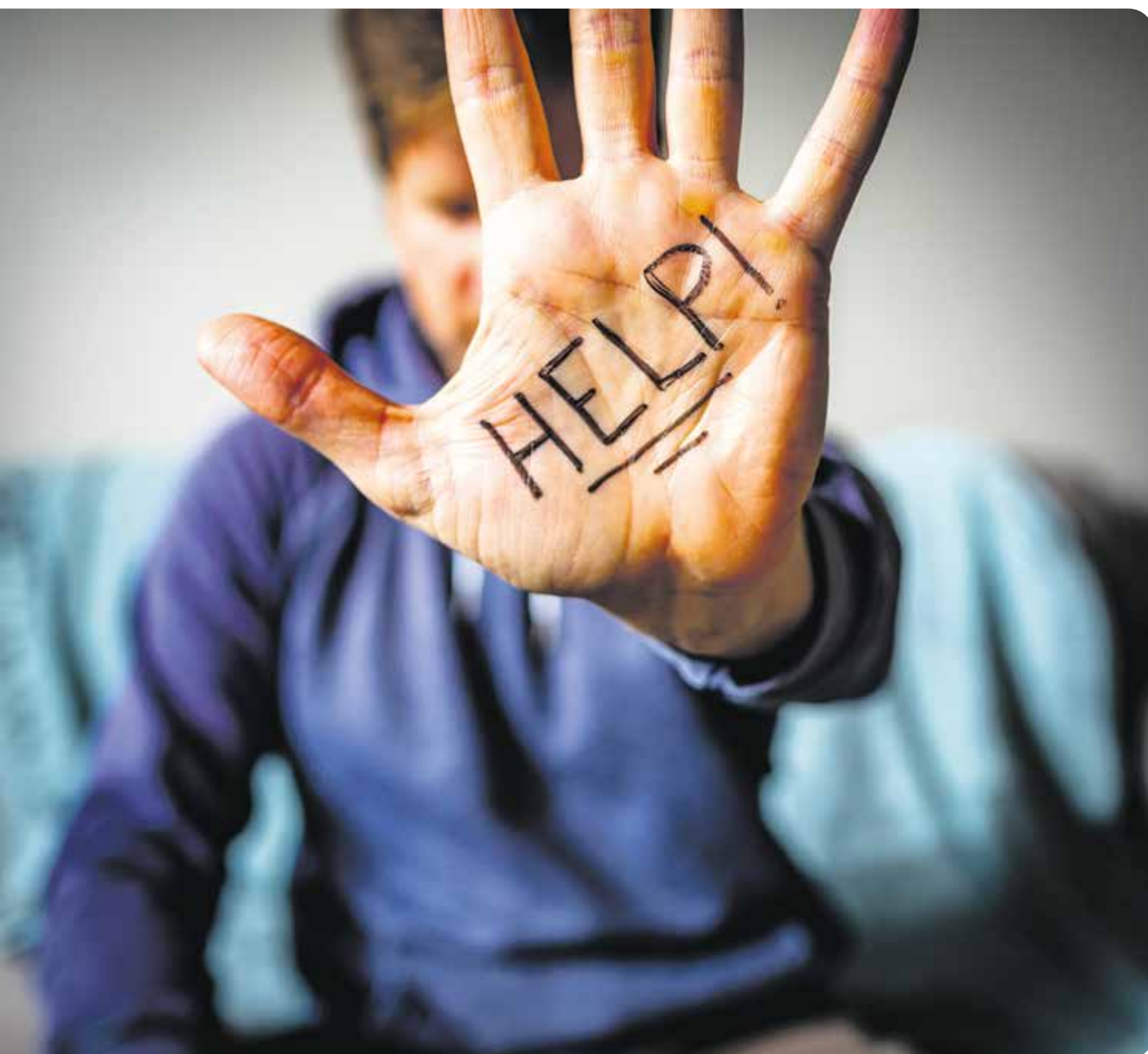
Temporary Accommodation Type	Baseline capacity (no. of units as of 31 st March 2022)	Any excluded groups?	Onsite services available?	Service charges Y/N?
Triage Centers	0	N/A	N/A	N/A
Temporary Accommodation A: HMO X2 B: MVH TA C: Hafod TA etc	9 8 2	Complex/ High support needs	A: House manager B: Floating support C: Floating support	No Utilities Utilities
Supported Accommodation A: Garth Villa B: Chaplin's C: Garth Newydd Court D: Flook's E: Hillfort	10 10 8 4 4	No Over 35's Over 21's Over 21's Over 24's	2 x emergency beds	

Table 27 continued - Breakdown of TA

Temporary Accommodation Type	Baseline capacity (no. of units as of 31 st March 2022)	Any excluded groups?	Onsite services available?	Service charges Y/N?
Other (B&Bs/ hotels) A: The Castle B: Tregenna C: Tredegar Arms D. Maes Y Coed E. Penylan F. Central G. Park Hotel H. The Windsor I. Bessemer J. The Bush H. Gilwern House	45 20 13 9 6 10 8 1 2 2 1	Single Only Single Only All HH groups Singles/Couples All HH groups Single/ Couples Single/couple Families Families Single/ couple Single/couple	12 hr security 24 hr security 24 hr security 24 hr security Also HSG funded support services provide drop in to all B+B. There is a permanent support office in The Castle. Assertive outreach officer also holds weekly drop ins at B+B's	

As shown above the Local Authority have had to overly rely on the use of Bed and Breakfast and guest houses for temporary accommodation, please refer to HSP action plan [Housing Support Programme Strategy | Merthyr Tydfil County Borough Council](#) which outlines the targets. The Local Authority is seeking to broaden accommodation to increase units of supported accommodation.

As shown in the tables Merthyr Tydfil has a temporary accommodation offer that is insufficient to meet demand and there is requirement to grow RSL general needs units to support active move on from temporary accommodation. The demand for supported housing is growing and is always at capacity with no voids due to the need; Merthyr has a disproportionate amount of people with multiple complex needs.





8. Planning the accommodation transformation

Our transition plan is outlined below. On reflection we felt that the transformation plan could not only take account of temporary accommodation as the availability and use of temporary accommodation and the availability and use of permanent accommodation is inherently linked.

The key challenges for delivering against this plan include:

- Delivering on key development targets for access to more social housing. This will require focused planning and attention with the Housing Strategy Team, the Planning Department and RSLs.
- As the plan highlights below. We intend to reduce our reliance on temporary accommodation by significantly increasing access to social housing as well as utilising the private sector leasing scheme to increase more units of settled accommodation.
- We also recognise that this transition may require more coordination and subject to timely capital funding have planned to ensure that we triage new presentations differently going forward to ensure that people are referred to the right type of accommodation and appropriate support as well as monitoring the length of stay against our future target of 56 days maximum stay in temporary accommodation by 2027. Achieving this target or beyond heavily relies on the planned number of units highlighted in the capital programme coming on stream.
- Recent engagement with our partners across RSLs, NHS, Probation and third sector support representatives has highlighted a strong understanding that achieving the objectives of the plan will require commitment from all parties and that structures for reviewing progress against the plan needed to be on a strong multi-agency footing.
- The plan will set out the objectives however there are several constraints to abide to short timeframes given the volatility of the construction sector currently, issues with development i.e., SAB, Planning, land availability and constraints, limited grant given the cost increases across the sector and the need for revenue funding to be in place for the accommodation to be sustainable for many. We will seek to increase the number of homes of both general needs and temporary accommodation significantly over the coming five years to support our vision to move to a Rapid Rehousing model while acknowledging the external factors and influences that will affect the progress, i.e., access to the PRS sector while LHA rates are nowhere near the level of the market rents, PRS shift in selling properties (some anecdotally due to incoming Renting Homes Act and house market price boom) as well as our commitment and support to refugee and resettlement schemes whilst coping with sustained pressures on an already pressured service.

Table 28: Transition Plan

Name of Accommodation	Current single night capacity	Target TA capacity by 2027	Target General Needs Capacity by 2027	Brief description of work required	Approximate costs	Funding source
NLC	0	5	0	Redevelopment of existing building to convert training hub into 5 self-contained flats for Young People and those who have been care experienced	£1,350,000	WG ICF and MTCBC
Marsh House	32	32	0	Redevelop old care home into TA to meet demand but longer term could act as a triage Centre as more general needs units are built through SHG	£1,758,000	WG Transforming Towns and MTCBC
Chaplins	10	0				
Garth Villas	10					
Garth Newydd Court	8					
Flooks	4					
HMO	9					
Springfield Rise			23		£2,689,587	SHG
St Tydfil Hospital site			31		£3,606,708	SHG
Former Gurnos Police Station site			1		£244,800	HCF or SHG
St Illtyds RC Church			10		£815,731	SHG
Walnut Way			2		£356,565	SHG (drawn down in 21/22)
Greenwood Close			7		636,933	SHG
Lansbury Road			12		£1,100,000	SHG
Kingsley Terrace			8		£1,339,244	SHG
CAB			8		N/A	SHG (drawn down in 21/22)
East Street			10		N/A	SHG (drawn down in 21/22)
Brynau Rd			31		N/A	SHG (drawn down in 21/22)
Honeysuckle Close			5		N/A	Phase 2 funding

Glasier Rd			2		N/A	Phase 2 funding
Trevethick Street			2		N/A	Phase 2 funding and MTCBC match funding
Cae'r Wern Park			14		£220,776	SHG
Haydn Tce			40		£3,500,000	SHG
Twyn Y Garreg			40		£3,500,000	SHG
Llysfaen			8		£843,700	SHG
Swansea Rd			36		£4,237,512	SHG
Private Leasing Scheme	0	2	36		£1,495,000	WG / MTCBC
New Supported Accommodation(s)	0	5-10		Identify existing building for refurb or build bespoke supported accommodation specifically targeted to support those with intensive and high needs	Approx. £500,000	SHG/WG Capital/ MTCBC
Totals	73	44-49	326			

Of the 276 general needs properties that are forecasted to be in place by 2027, 121 are 1 bed properties. The remainder will be a mixture of 2+ bed general need units and adapted properties.

The new developments of the NLC and Marsh House will plug a gap in need to house current Bed and Breakfast residents with identified support needs before progressively moving on into secure accommodation with further tenancy related support to ensure a tenancy is sustained if required. As we progress through the 5 years we envisage Marsh House becoming a triage centre with short sharp interventions for those requiring temporary accommodation in a crisis.

The additional developments planned for the next 5 years will be part of a plan to provide a broader range of accommodation; meeting the needs and enhancing future developments programme over a period of time resulting in recalibrating existing temporary accommodation options for more temporary triage centres. Please see HSP for key programmes for future development.



9. Development of the Plan

Our vision for our Rapid Rehousing plan directly aligns with our HSP strategy vision as highlighted are highlighted in section two. Our explicit objectives are to:

1. Provide suitable accommodation towards Rapid Rehousing and responding to the 'new normal'. In line with Welsh Government policy direction, we will implement our Rapid Rehousing transition plan.
2. Increasing the supply of affordable housing for single people over the next 4 years.
3. Better incentivise our offer to the Private Rented Sector.
4. Work closer with Environmental Health and private property owners to bring empty properties back into use.
5. Ensure the range of supported accommodation is broadened to meet the current and future need
6. Improve multi-agency responses and system working
7. Support for mental health and substance misuse – developing wider system joint working on co-occurring issues.

All of our actions that are included in our [HSP Strategy Action Plan](#) provide details of how we intend to transition our services much more towards prevention and a new Rapid Rehousing approach where homelessness occurs.

Strategic Priority 1 – Strengthen early intervention and prevention services and specialised support to prevent homelessness

Early intervention aims to reduce undue escalation to avoid a crisis situation, with knock-on impact to health, inclusion and independence. The Council will focus on the following areas to strengthen its approach to prevention:

- Action 1 – Developing Homelessness early intervention & prevention work. Revitalise local policies to reflect the change in legislation. Prevention work will also take into account of suitability of housing allocation in relation to family size.
- Action 2 – Support for mental health and substance misuse – developing wider system joint working on co-occurring issues.
- Action 3 – Support for young people including an enhanced corporate parenting approach in relation to future accommodation needs.
- Action 4 – Support for Violence Against Women, Domestic Abuse and Sexual Violence.

Strategic priority 2 – Ensuring people who are homeless or threatened with homelessness access the right home at the right time and in the right place, as part of our Rapid Rehousing approach

The Council will aim to build on the successes of its Housing First model towards Rapid Rehousing and a refreshed approach to supporting people find the right accommodation with the right support from the outset. We will do this by:

- Action 5 – Providing suitable accommodation towards Rapid Rehousing and responding to the 'new normal'. *In line with Welsh Government policy direction, we will implement our Rapid Rehousing transition plan.*
 - *Increasing the supply of affordable housing for single people over the next 4 years.*
 - *Better incentivise our offer to the Private Rented Sector.*
 - *Work closer with Environmental Health and private property owners to bring empty properties back into use.*

- Action 6 - Review of Covid impact on use of temporary accommodation, in particular Bed and Breakfast.
- Action 7 – Increase access to the Private Rented Sector.
- Action 8 - Ensure new homes are built to improve move on from temporary accommodation.
- Action 9 – Ensure the range of accommodation is broadened to meet the current and future need (including general supported accommodation, Extra Care and Young Persons Supported accommodation).

Strategic Priority 3 – Further strengthen Housing Support services

We know that timeliness and suitability of support is something that our service users depend upon. We will continue to innovate our offer as more becomes known of user needs and ensure that service users have security and consistency of support through our contracting arrangements with providers.

We will build on the platform of the current model of support that provides assistance to people with high, medium and low support needs through working with our partners to improve the whole system of support.

- Action 10 - Supported accommodation and floating support– security and consistency for providers, encouraging flexibility and innovation, reducing admin.

Strategic Priority 4 – Work collaboratively to provide holistic, person-centred support with effective specialist interventions where necessary

- Action 11 - Improve multi-agency responses and system working.
- Build on current good practice, strengthen existing partnership agreements and seek to identify and develop new collaborative ways of working to improve outcomes for

Other considerations that stakeholders tells are important to think about.

A recent range of engagement exercises was held with stakeholders on both the HSP Strategy and the Rapid Rehousing Transitional Plan. Most of these are captured in the priorities above but stakeholders highlighted other important considerations. These are below:



As mentioned the transition to Rapid Rehousing will require significant investment from Capital and revenue perspective as well as partnership investment and commitment to the plan. The Local Authority will facilitate consultation and ongoing engagement with all stakeholders signing up and committing to this approach as the Rapid Rehousing Transitional plan and new way of working to the benefit of the Merthyr Tydfil residents will not be feasible without this commitment from all recognised stakeholders. There will be a reliance on all stakeholders working to break down barriers to bring about a change in culture in housing and homelessness which can only be achieved through effective partnership.

An ongoing review of current policies and process' such as the Allocations policy to meet the need for the change to Rapid Rehousing will be required and will need to be done collaboratively. Further time frames are specified in the HSP action plan for key developments.



0.995	0.99	0.975	0.95	0.90	0.10	0.05
---	---	0.001	0.004	0.016	2.706	3.841
0.010	0.020	0.051	0.103	0.211	4.605	5.991
0.072	0.115	0.216	0.352	0.584	6.251	7.879
0.207	0.297	0.484	0.711	1.064	7.879	9.488
0.312	0.454	0.831	1.145	1.601	9.488	11.070
0.467	0.691	1.237	1.635	2.366	11.070	12.592
0.675	1.023	1.690	2.147	3.357	12.017	14.067
0.933	1.344	2.180	2.733	4.490	13.362	15.507
1.273	1.735	2.700	3.325	4.168	14.684	16.919
1.676	2.156	3.247	3.940	4.865	15.987	18.307
2.149	2.603	3.816	4.571	5.578	17.275	19.675
2.674	3.074	4.404	5.221	6.303	18.549	21.026
3.219	3.565	5.015	5.891	7.042	19.793	22.367
3.787	4.075	5.646	6.586	7.799	21.026	23.685
4.377	4.607	6.291	7.308	8.581	22.239	24.996
4.981	5.160	6.950	8.049	9.388	23.434	26.296
5.599	5.734	7.623	8.810	10.200	24.605	27.587
6.231	6.328	8.311	9.591	11.027	25.768	28.869
6.878	6.941	9.014	10.394	11.878	26.910	30.143
7.540	7.573	9.733	11.219	12.752	28.033	31.400
8.217	8.224	10.468	12.066	13.648	29.141	32.641
8.909	8.893	11.219	12.936	14.566	30.229	33.868
9.616	9.581	11.987	13.829	15.506	31.297	35.083
10.338	10.284	12.771	14.745	16.468	32.345	36.286
11.074	10.999	13.571	15.684	17.452	33.373	37.478
11.824	11.727	14.387	16.645	18.458	34.381	38.659
12.587	12.467	15.219	17.628	19.485	35.369	39.829
13.362	13.219	16.067	18.633	20.533	36.338	40.989
14.149	13.983	16.931	19.660	21.602	37.288	42.139
14.948	14.758	17.811	20.709	22.692	38.219	43.279
15.758	15.544	18.707	21.780	23.803	39.131	44.409
16.579	16.341	19.619	22.873	24.935	40.024	45.529
17.411	17.149	20.547	23.988	26.088	40.900	46.639
18.254	17.967	21.491	25.125	27.262	41.758	47.739
19.108	18.795	22.451	26.284	28.457	42.599	48.829
19.973	19.633	23.427	27.465	29.673	43.424	49.909
20.848	20.481	24.419	28.668	30.910	44.234	50.979
21.733	21.339	25.427	29.893	32.168	45.029	52.039
22.628	22.207	26.451	31.140	33.447	45.809	53.089
23.533	23.085	27.491	32.409	34.747	46.574	54.129
24.448	23.973	28.547	33.699	36.068	47.324	55.159
25.373	24.871	29.619	34.999	37.409	48.059	56.179
26.308	25.779	30.707	36.319	38.770	48.779	57.189
27.253	26.697	31.811	37.659	40.151	49.484	58.189
28.208	27.625	32.931	39.029	41.552	50.174	59.179
29.173	28.563	34.067	40.429	42.973	50.849	60.159
30.148	29.511	35.219	41.859	44.414	51.509	61.129
31.133	30.469	36.387	43.319	45.875	52.154	62.089
32.128	31.437	37.571	44.809	47.356	52.784	63.039
33.133	32.415	38.771	46.329	48.857	53.399	63.979
34.148	33.403	39.987	47.879	50.378	54.000	64.909
35.173	34.401	41.219	49.459	51.919	54.589	65.829
36.208	35.409	42.467	51.069	53.480	55.164	66.739
37.253	36.427	43.731	52.709	55.061	55.724	67.639
38.308	37.455	45.011	54.379	56.672	56.269	68.529
39.373	38.493	46.307	56.079	58.303	56.800	69.409
40.448	39.541	47.619	57.809	59.954	57.319	70.279
41.533	40.599	48.947	59.569	61.625	57.824	71.139
42.628	41.667	50.291	61.359	63.316	58.314	72.000
43.733	42.745	51.651	63.179	65.027	58.789	72.850
44.848	43.833	53.027	65.029	66.758	59.249	73.689
45.973	44.931	54.419	66.909	68.509	59.694	74.519
47.108	46.039	55.827	68.819	70.280	60.124	75.339
48.253	47.157	57.251	70.759	72.071	60.539	76.149
49.408	48.285	58.691	72.729	73.882	60.939	76.949
50.573	49.423	60.147	74.729	75.713	61.324	77.739
51.748	50.571	61.619	76.759	77.564	61.694	78.519
52.933	51.729	63.107	78.819	79.435	62.049	79.289
54.128	52.897	64.611	80.909	81.326	62.389	80.049
55.333	54.075	66.131	83.029	83.237	62.714	80.799
56.548	55.263	67.667	85.169	85.168	63.024	81.539
57.773	56.461	69.219	87.339	87.119	63.319	82.269
59.008	57.669	70.787	89.539	89.090	63.600	82.989
60.253	58.887	72.371	91.769	91.081	63.869	83.699
61.508	60.115	73.971	94.029	93.092	64.124	84.399
62.773	61.353	75.587	96.319	95.123	64.369	85.089
64.048	62.601	77.219	98.639	97.174	64.600	85.769
65.333	63.859	78.867	100.989	99.245	64.819	86.439
66.628	65.127	80.531	103.369	101.336	65.024	87.099
67.933	66.405	82.211	105.779	103.447	65.219	87.749
69.248	67.693	83.907	108.219	105.578	65.400	88.389
70.573	68.991	85.619	110.689	107.729	65.569	89.019
71.908	70.299	87.347	113.189	109.900	65.724	89.639
73.253	71.617	89.091	115.719	112.091	65.869	90.249
74.608	72.945	90.851	118.279	114.302	65.999	90.849
75.973	74.283	92.627	120.869	116.533	66.119	91.439
77.348	75.631	94.419	123.489	118.784	66.229	92.019
78.733	76.989	96.227	126.139	121.055	66.329	92.589
80.128	78.357	98.051	128.819	123.346	66.419	93.149
81.533	79.735	99.891	131.529	125.657	66.499	93.699
82.948	81.123	101.747	134.269	127.988	66.569	94.239
84.373	82.521	103.619	137.039	130.339	66.629	94.769
85.808	83.929	105.507	139.839	132.710	66.679	95.289
87.253	85.347	107.411	142.669	135.101	66.719	95.799
88.708	86.775	109.331	145.529	137.512	66.749	96.299
90.173	88.213	111.267	148.419	140.043	66.769	96.789
91.648	89.661	113.219	151.339	142.594	66.779	97.269
93.133	91.119	115.187	154.289	145.165	66.779	97.739
94.628	92.587	117.171	157.269	147.756	66.769	98.199
96.133	94.065	119.171	160.279	150.367	66.749	98.649
97.648	95.553	121.187	163.319	152.998	66.719	99.089
99.173	97.051	123.219	166.389	155.649	66.679	99.519
100.708	98.559	125.267	169.489	158.320	66.629	100.000

RESOURCE PLANNING

10. Resource Planning

Existing resource –outline the resources used in the last three financial years and include the full scope of resources. Include both Welsh Government revenue and capital resources as well as alternative innovation or funding streams.

Funding Source	Project Scope	2019/20	2020/2021	2021/2022	2022/2023	Additional Units anticipated
Housing Support Grant	Revenue to fund housing related support activities, RSW....	£2,123,163	£2,184,089	£2,873,282	£2,873,282	
Social Housing Grant	Capital Grant to increase general needs and supported accommodation provision across the Borough to meet demand	£729,000	£1,708,000	£4,374,000	£5,722,102	96 (general needs)
Substance Misuse Regional Scheme	Total Revenue Funding from 3 x LA's HSG and APB contribution	n/a	n/a	£218,954	£307,954	
Private Sector Leasing Scheme	Revenue and capital funding to...	n/a	n/a	n/a	£1,495,195 (2022-2032)	36 by 2027
Land and Buildings Funding	Capital funds to help cover feasibility and initial site investigation and works to remediate land for residential development			£89,000		90 general needs homes (within the 2022-2027 plan period) coupled with SHG and RSL investment
VAWDASV Capital Grant	Capital funding to increase the number of hos for those who cannot usually access refuge provision			£102,000		2 additional dispersed properties

Staffing

Staffing within frontline housing and homelessness services have been overwhelmed by the unrelenting and sustained pressure following the Legislation change in response to the pandemic. Increasing staff levels would be required to achieve the outcomes we have set, at pace and scale over the coming five years.

In terms of commissioned services, we will be looking to refocus some of the existing services to support the much-needed increased supported accommodation provision but also to work at more preventative stages as the accommodation increases over time compared to the “firefighting” that is done with the plethora of challenges faced by teams with cost-of-living crisis, deprivation and disproportionate quantum of those with multiple and complex needs.

Resources and services

An extensive action plan has already been produced for the [Merthyr Housing Support Programme Strategy 2022-26](#) that has already been published. Pages 40-41 highlight multiagency resources and governance arrangements that are required to support the strategy.

Finance Implications

There has been a significant exponential rise in costs due to TA requirements. Without direct action to find alternative sources of temporary accommodation, projections for 2022-23, based on current demand, plus security costs at three Bed and Breakfast's total expenditure is estimated to be £2,747,951.32. With core costs this totals: £2,940,127.63. There is a historical annual budget of £181K for core accommodation costs. Welsh Government have approved our claim for all temporary accommodation to the value of £1,856,138.33 for 2021-22. However, it is unlikely that the Council will be able to access much (if any) of the £10 million Homelessness Prevention grant monies for 2022-23.

Also in order to deliver the much needed accommodation, whilst we welcome increased Social Housing Grant allocations and the opportunity to access other capital schemes such as the Housing with Care Fund and The Land and Buildings Fund, we also need to ensure there will be sufficient revenue funding going forward for those with support needs to access the right support at the right time in order to sustain their accommodation going forward.

Over the next 5 years we will continue to seek to reduce the reliance on the use of Bed and Breakfast through increasing social housing provision and other accommodation stock in areas such as the Private Leasing Scheme through the private rental sector. The two additional schemes that are planned through the NLC and Marsh House will provide 27 additional units of accommodation from 2023 and continue to increase developments in this area. As units of permanent homes and supported housing accommodation becomes available we will endeavoring to reduce the use of Bed and Breakfast placements.

There will be further work to seek to increase social housing general needs properties as well as other types of accommodation to further meet the demand of those who are seeking to move for other reasons. Tenants throughout the Borough are impacted by additional current pressures such as the Cost of living crisis, the impact of the Renting Homes (Wales) Act 2016 and private rental sector landlords making the decision to sell properties and other external pressures are making the challenges on housing and homelessness ever growing.