



Meeting the 2012 Commitment in South Ayrshire

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- ▶ The South Ayrshire Context – the challenges of meeting 2012 targets for a rural authority
- ▶ What progress have we made towards the meeting the 2012 target?
- ▶ What are we doing to ensure the target is met?
- ▶ Challenges



The South Ayrshire Context

- West Coast of Scotland
- Population of approx 112,000
- 51,000 households
- 8300 Council tenancies
- Main towns – Ayr, Prestwick, Troon, Maybole and Girvan
- Villages ranging from Symington in the North to Ballantrae in the South



Pressures and Challenges

Right to Buy – stock reduction of over 50%

Low turnover, especially in the villages – pressured areas

Higher turnover in very specific areas

Hidden homelessness / potential homelessness in villages

Homeless presentations of around 900 per year

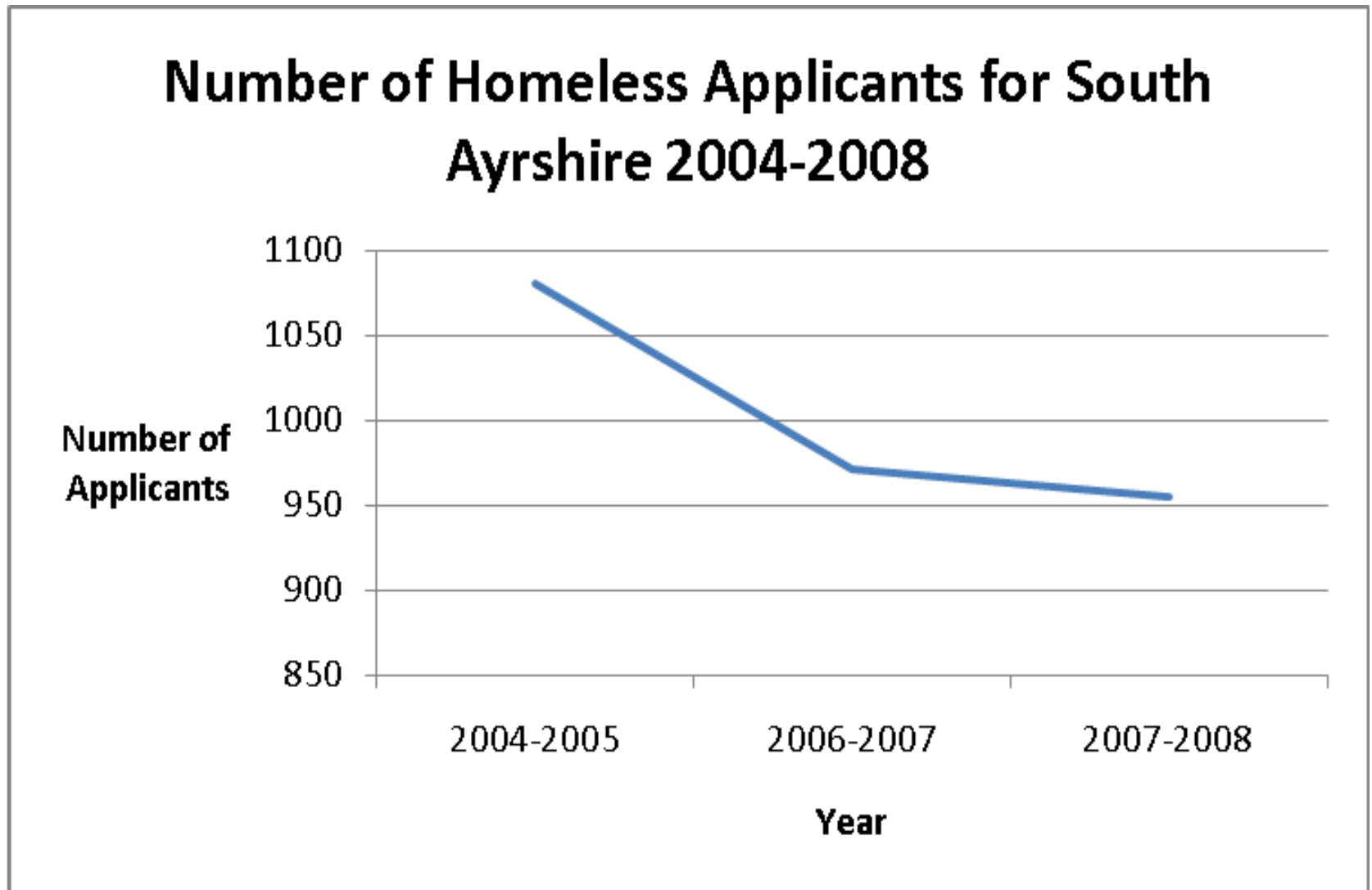


Progress towards 2012

- ▶ Steady phasing out of priority need by category
- ▶ Attempt to synchronise on an Ayrshire basis
- ▶ Specific projects around support and prevention
- ▶ Increased lets to homeless people
- ▶ Interim 2012 target missed by around 2%

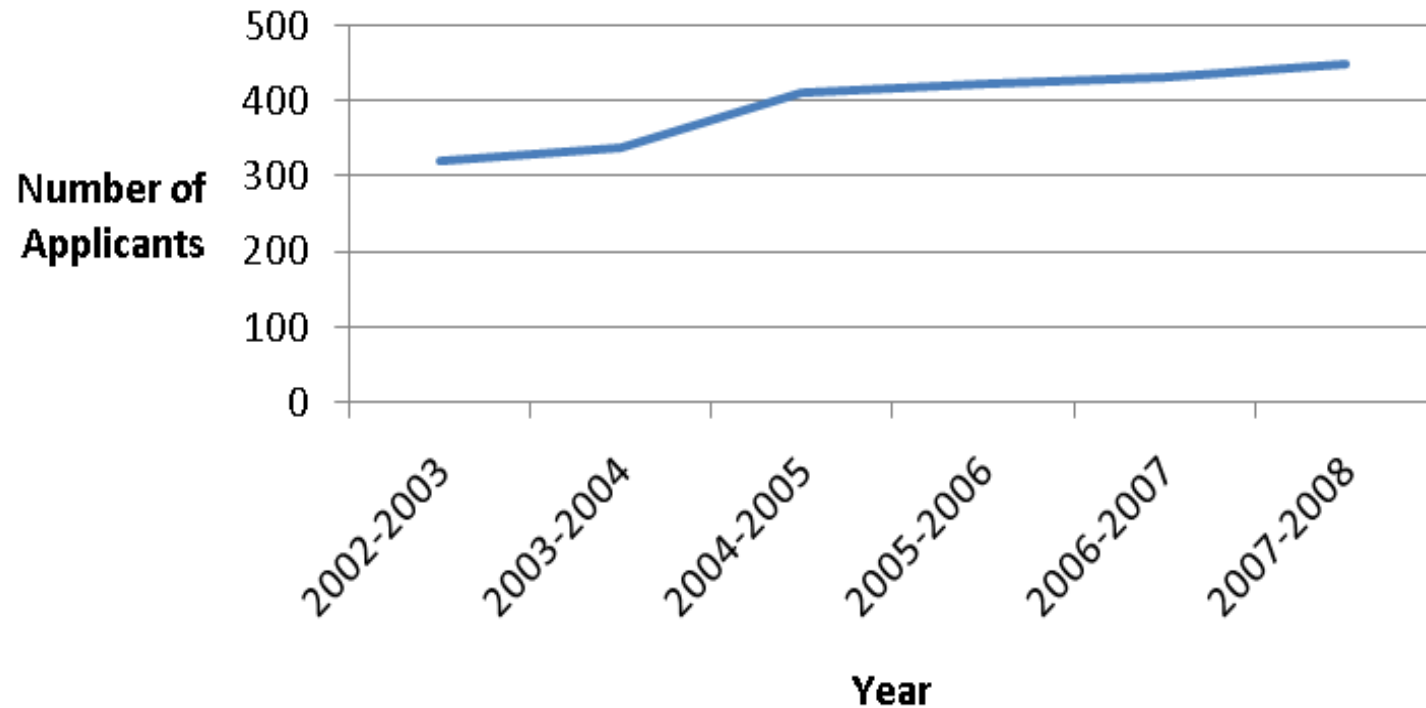


Progress towards 2012



Progress towards 2012

Number of Applicants Assessed as Unintentionally Homeless and in Priority Need 2002-2008



Impact of Progress

- ▶ 31st December 2008 there were 247 households in temporary accommodation - a 6% increase from previous year.
- ▶ Total number of households placed in temporary accommodation was 1,713 in 2006-2007, increasing to 2,086 in 2007-2008.
- ▶ the length of time applicants are spending in temporary accommodation has increased from 13 weeks on average in 2004, to 32 weeks in 2007/8
- ▶ Currently 85 households in B&B – generally unsuitable
- ▶ 2008/9 the average length of time taken to house a homeless person was 47 weeks.



Meeting the 2012 Target

- ▶ Three key areas
 - ▶ Increasing the availability of new accommodation
 - ▶ Best use of existing stock and partnerships
 - ▶ Prevention



Increased housing

- ▶ Affordable housing policy
- ▶ Private Sector Leasing
- ▶ Voluntary accreditation
- ▶ Council new build
- ▶ Council land for affordable housing

But.....Funding



Best Use of existing housing

- ▶ RSL partners
 - ▶ Nominations / section 5 referrals
 - ▶ New build
- ▶ New void and allocation procedures
 - ▶ Improve turnaround timescales
 - ▶ Improved allocation policies
 - ▶ Around 44% allocations are made to homeless people

But impact is limited – turnover tends to be in the same areas and can create issues of stability



Prevention

- ▶ Seascope – rent guarantee scheme
- ▶ Home starter packs
- ▶ Young people and tenancies – mediation and ‘options’
- ▶ Education – peer education programme
- ▶ Advice and Information to people leaving prison, hospital or armed forces
- ▶ Housing Options service



Care and Share – award winning health and homelessness project



Challenges

- ▶ Prevention key to meeting the targets but is not a substitute for supply
- ▶ Knock – on effects of the target
 - ▶ Poorer performance in other areas of homelessness
 - ▶ Concentration of homeless people in areas where there is higher turnover of stock
- ▶ Better use of private rented sector to discharge homeless duties
- ▶ Better integration and co-ordination between agencies
- ▶ Money

