

# SOLUTIONS TO RURAL HOMELESSNESS

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## Scale of the problem

- 1600 homeless applications per year
- 1000 seeking advice and assistance
- 5,000+ other households in housing need on RSL's waiting list
- 350 homes removed from social rented sector each year through RTB
- 190 new social rented homes developed each year by RSL's
- Net requirement for 385 new homes per year (Bramley)

## Solutions

### Delivering against LHS priorities

- Increase and prioritise new housing in highest demand areas
- Make better use of existing housing options
- Develop services for homeless people
- Improve prevention and support services to reduce tenancy breakdowns

## The story so far for Dumfries and Galloway

### LHS Sets out key strategic objectives

- Tackle low demand stock through major neighbourhood renewal in Dumfries and Stranraer
- Prioritise HAG funding in larger rural settlements
- Seek Pressured Area Status for smaller rural settlements to preserve existing social rented housing
- Engage with the private rented sector to drive up standards and assist in meeting housing need
- Implement our Homelessness Strategy and target Supporting People funding

## What have we delivered through the LHS so far?

- **DGC , Communities Scotland and DGHP agreed a 5 year £63m Neighbourhood Renewal programme which will see 389 low demand homes demolished and 620 new homes built ( tenure split)**
- **HAG has more than doubled in 3 years from £4.6m in 2003 to over £10m in 2006 delivering 196 homes in 2005/6**
- **In June 2006 DGC was 6th local authority to secure Pressed Area Status for 71 villages across the Region which will assist in preserving social rented housing for the next five years**

- **DGC was chosen as one of four pilot local authority areas to establish a voluntary private landlord accreditation scheme. This was set up in partnership with SRPBA and now has 231 landlords with 1,389 properties accredited**
- **Reduced Council tax discount on second homes to fund affordable housing schemes**
- **Committed to increasing temporary accommodation provision and improving services to homeless people – 2012 Abolition of Priority Need**
- **Committed to providing more support services to homeless people - but having to implement 18% cuts imposed by the Executive**

## What next ?

- **Broaden HAG investment priorities in the light of Craigforth rural affordability study to target more funding at smaller rural communities**
- **Improve services and preventative support to homeless people**
- **Utilise the £750k per year raised through CT Tax discount reduction to invest in affordable housing projects specifically at PAS settlements linked to HAG programme or other local initiatives - RHOGs or housing trusts for example**

- **Continue to engage with the private sector , especially in rural and very rural areas where they are sometimes the primary sector for meeting housing need**
- **Continue to set out the case for significant increases in housing investment nationally to try close the gap between supply and demand and provide what everyone has a right to – a decent affordable home**