



# **Housing Support Programme Strategy 2022-2026**

## **Statement of Need**

It is a requirement of the Welsh Government for local authorities to produce a 'Statement of Need' based on findings from the needs assessment completed to inform the Housing Support Programme Strategy. This statement sets out the current and future housing and homelessness demands, and how statutory needs identified will be met through the discharge of statutory duties

### **Population summary information:**

- Newport continues to be a growing City, with a current population of 156,447 (Mid-Year Estimate 2020)
- The number of people aged 65+ are proportionately increasing year on year
- The number of people with dementia continues to increase each year, especially for those over the age of 85
- The number of people accessing foodbanks has increased by 23.5% over the past year, raising concerns about levels of poverty, especially for those who are in work and those who are economically inactive
- Newport is the second most diverse unitary authority in Wales after Cardiff, with the number of people from ethnic minorities currently at an estimated 13% of the population
- In addition, Newport is a dispersal area under the National Asylum Support Service, which puts additional pressure on housing and other services

### **Needs identified:**

- Additional floating support for people with memory loss and long-term limiting illnesses
- Increased staffing for the Financial Inclusion Team
- Ensuring people from the City's diverse communities have equal access to Housing Support Grant and homelessness services
- Working with the Welsh Refugee Council and other agencies, to ensure refugees have fair access to housing support and homelessness services

### **The Welsh Index of Multiple Deprivation 2019 summary information:**

- Newport has 95 Lower Super Output Areas (LSOA), one of which is the 10th most deprived area in Wales, and 23 (24.2%) of which are in the most deprived 10% in Wales
- One of Newport's LSOAs occurs in the 10% most deprived LSOA for all domains.
- A further five LSOAs occur in the 10% most deprived areas across at least five domains
- 43% of Newport's LSOAs are in the 10% most deprived for physical environment, including a number of LSOAs which are amongst the least deprived LSOAs overall
- A notable feature of the WIMD is that some of the most deprived areas of Newport are adjacent to some of the least deprived
- There are pockets of serious deprivation in Newport, and there is a need to target resources in these areas to ensure access to services

**Needs identified:**

- Increased staffing for the Financial Inclusion Team
- Ensuring people from the City's diverse communities have equal access to Housing Support Grant and homelessness services

**Gwent Population Needs Assessment summary information:**

- The overall population in Gwent is projected to increase by 6.2% between 2019 and 2043 and the number of people aged 65 and over is projected to increase by 31.2%
- The WIMD data shows that 27% of the LSOAs in Gwent are within the top 20% most overall deprived in Wales for social wellbeing
- The WIMD housing domain shows that for Gwent most housing deprivation is clustered around Newport city centre, which has 12 LSOAs in the top 10% deprived in Wales.
- For many low-income households purchasing a house is currently unaffordable - single applicants have to spend up to 7.6 times their salary; 695 affordable properties were planned in Gwent for 2020-21
- There are high levels of fuel poverty in many areas across Gwent, with between 8% and 11% of households in Gwent's LA areas in fuel poverty; this will be made worse by significantly rising energy costs
- The number of single person households is predicted to rise by over 30% in the next 20 years impacting on the need for housing.
- There are communities in Newport, Torfaen, Caerphilly and Blaenau Gwent where health deprivation is in the top 10% most deprived.
- There are high levels of income and employment deprivation in Gwent. There are 91 LSOAs in Gwent in the top 20% for income deprivation and 93 LSOAs in the top 20% for employment deprivation

**Needs identified:**

- The importance of multi-agency working with health, mental health and substance misuse services, the Prison and Probation Service, Youth Offending services and children & adult social care to ensure people can access and maintain suitable, affordable accommodation
- Crisis/short-term flexible floating support
- Closer working with landlords and tenants in the Private Rented sector to prevent homelessness
- Timely access to financial inclusion services

## Homelessness Review summary information:

- Homelessness presentations in Newport have remained consistently around 1,900 per year for the past three years.
- The number of single people presenting as homeless has notably increased during the pandemic from 62% to 70%, supporting the need for local authorities to provide assistance to households and individuals that would not have previously been considered a priority need
- The homelessness prevention rates have reduced from 49% pre-pandemic to 42%, but the number of prevention cases has also dropped by 50% during 2020/21, reflecting the temporary Covid legislation preventing eviction, increasing notice periods and reducing opportunities to mediate and retain accommodation with family or friends
- Despite similar actual number of cases, homelessness relief rates and positive outcomes have reduced from approximately 26% to 20% and 74% to 63% due to lack of affordable, move on accommodation during the pandemic
- The waiting list for affordable housing stands at over 8,000 as of November 2021 with an average of 300 applications received per month
- The average number of bids received per property advertised for 2021/22 is in excess of 230, which has increased from 166 in 2019/20
- The number of social housing tenancies granted via the Common Housing Register reduced during 2020/21 from approximately 1,000 to 751, with an average of 47% of allocations to homeless households
- Since March 2020, the number of households placed into temporary accommodation has increased from 238 to 385 as of October 2021. Approximately 32% of those accommodated are being accommodated due to Welsh Government guidance only, not within Housing Wales Act 2014 legislation
- Temporary accommodation placements average 96 per month; move on numbers from temporary accommodation remain at an average of 16 households per month

### ***Needs identified:***

- A range of suitable, self-contained Temporary Accommodation
- Much greater supply of permanent, affordable, self-contained single person accommodation units to enable: speedier move-on from Temporary Accommodation, supported housing, hostels and asylum seeker/refugee accommodation; the successful implementation of the Rapid Re-housing agenda in addition to those single people on the ever-increasing housing register.
- Reduction in caseload levels to ensure a quality and more responsive service for homeless applicants
- Greater engagement with the Private Rented sector to prevent homelessness and be a source of good quality, affordable accommodation for homeless single people and families.

## **Rough Sleepers summary information:**

- Since March 2020 Newport's Rough Sleeper Project has worked with 325 people rough sleeping, 284 of which were verified as sleeping rough
- An average of 90 verified rough sleepers are being accommodated as of quarter 2 of 2021/22
- There is a lack of direct access provision for people sleeping rough; many rough sleepers do not want to access the current services for a variety of reasons. Current hostel provision and the route into this provision via the supported housing Gateway does not meet the needs of people sleeping rough to access safe accommodation directly.
- There is currently a lack of appropriate accommodation to enable initiatives such as Housing First to be effective; working with RSLs and private landlords is essential to enable this. Modular housing may be an option to be explored to address the lack of single person's affordable accommodation

### ***Needs identified:***

- Lack of direct access/emergency accommodation for people sleeping rough or who are temporarily homeless
- Continuing need for joint working with 'wrap-around' services, including mental health, substance misuse, health and social care services
- Need for self-contained, affordable single person accommodation units for Housing First and Housing-led initiatives to meet demand

## **Housing summary information:**

- 50% of households with current active housing applications need one-bedroom accommodation; for households in the highest level of need, the figure rises to 74%. As such, the provision of one-bedroom accommodation at social rent levels is a current priority in most areas of the city.
- Both short- and long-term accommodation is needed for people with a mental health difficulty. Short-term accommodation will provide support to allow people to move on to independent accommodation whereas long-term accommodation is needed for those with more enduring mental ill health.
- Accommodation as an alternative to refuge provision for victims of domestic violence is being sought as well as provision for sexually exploited women and women with complex needs.
- A recovery house, dual diagnosis supported accommodation and a scheme for people with complex needs too difficult to manage in an independent property are required. These will need input and support from health services.
- A wet house for entrenched drinkers with an element of social care is a current gap in supported accommodation provision
- Social Services has identified the need for accommodation for young people aged 18+ who are leaving care.

- House price to household income ratio in Newport is currently 7:1. The current average property price in Newport is £227,217.
- Average private rents are £120 per week for a one-bed property, £155 p/w for two-bed, £183 p/w for three-bed and £253 p/w for a four-bed property, showing an increasing disparity with LHA, benefits and income
- There has been a sizeable increase in Social Housing Grant programme funding in Newport, which enables the LA to develop more much needed supported housing schemes
- An emerging need from the Gypsy and Traveller Accommodation Assessment is for short-term transit sites, which is being addressed by Planning colleagues on a regional basis
- Three supported housing schemes are being developed under the Integrated Care Fund programme, two for care leavers aged 18+ and one for people with learning difficulties

***Needs identified:***

- One-bedroom accommodation at social rent levels is required in most areas of the City
- Short- and long-term accommodation needed for people experiencing a range of mental health difficulties
- Alternative to refuge provision for people with domestic abuse issues, including more dispersed units
- Supported housing schemes for: people with substance misuse and alcohol issues, dual diagnosis/co-occurring substance misuse and mental health problems, complex needs with social care, including a recovery house and ‘wethouse’ accommodation
- Transit site for gypsy traveller families resorting to the borough, possibly on a regional basis
- High need for more supported accommodation for care leavers and young homeless people

**Violence Against Women, Domestic Abuse and Sexual Violence summary information:**

- HSG funding for domestic abuse services has increased year on year in Newport
- Newport has recorded the highest number of MARAC cases in Gwent almost every month this year; these constitute between 24% and 42% of all Gwent cases
- Newport’s DACCs make up approximately one third of all Gwent’s calls each month.
- For the wider VAWDASV agenda, Newport has developed a safe house for women experiencing sexual violence, remodelled an existing refuge for women with more complex needs with intensive support, and supported the development of dispersed units of accommodation
- There is a lack of robust data about the extent of VAWDASV in Gwent
- Early intervention and prevention, increased awareness and access to services are important issues that need addressing
- Funding complexities can create barriers to service delivery

**Needs identified:**

- More units of accommodation for women with complex needs
- Additional dispersed units of accommodation as an alternative to traditional shared refuge provision
- Re-modelling of floating support services to include more early intervention and prevention and crisis support
- Safe house provision for women at risk of sexual and financial exploitation

**Feedback from Service Users and Stakeholders summary information:**

- The service user survey highlighted lack of face-to-face contact, poor access to mental health services and the requirement for more robust procedures to manage support worker absences as areas to focus on
- Barriers to engaging in the consultation exercise need to be further considered for future consultation exercises, including a review of digital services available at supported housing schemes
- The support planning process should include addressing the issue to accessing technology, particularly for those with additional needs such as physical or mental health issues
- The stakeholder survey overwhelmingly highlighted the need for more suitable supported accommodation for people with complex needs, and more one-bed, more temporary, more affordable Private Rented Sector and more move-on accommodation
- There is a need for a specialist young persons' mental health supported housing scheme for those transitioning from CAMHS to adult mental health services
- As well as specific supported housing for people with complex needs highlighted above, additional specialist accommodation projects are needed for both people with enduring alcohol issues (long-term) and those recovering from substance and alcohol misuse (medium-term)
- More accommodation and supported housing schemes are needed for care leavers, both 16-18 yrs and 18-25 yrs
- LGBTQ+ research by Tai Pawb is currently ongoing to determine supported housing options for LGBTQ+ people and how their experience of accessing homelessness services could be improved

**Needs identified:**

- Better access and working with statutory mental health services
- Affordable move-on accommodation
- Supported housing for young people transitioning from CAMHS to adult mental health services
- Schemes to cater for people with complex needs and substance misuse both short- and long-term
- Supported housing for care leavers

- Improved access to digital services

### **Housing Support Programme Outcomes summary information:**

- 3,370 outcomes were reported in the April to September 2021 collection period, an increase of 15.5% from the July to December 2020 period, which is essentially a result of the development of new services since April 2021 following the WG's allocation of additional funding
- The five most frequently occurring main support needs were the same for the last three collection periods – mental health, people aged 55+, generic support to prevent homelessness, young people aged 16-24 and women experiencing domestic abuse
- There is a significant increase for April to September for generic support needs to prevent homelessness, almost double from 6.3% of all people supported between January and December 2020 to 12% for April to September 2021
- The number of refugees and also women experiencing domestic abuse supported increased gradually over the 18-month period since January 2020
- The outcomes areas that people required most support for all three periods were managing accommodation, managing money and being mentally healthy
- Lowest successful outcomes relate to access to work and education

### ***Needs identified:***

- Pathway to work for people in high-cost supported housing and Housing Benefit levels

### **Supported Housing Gateway summary information:**

- There were 2,858 support applications received by the Supported Housing Gateway between April 2020 and March 2021, a small increase of 3% on the previous year
- The 5 highest occurring main support needs for support applications received were mental health issues, generic support to prevent homelessness, women experiencing domestic abuse, substance misuse and people aged 55+
- 3,973 people were supported in total in all of Newport's housing support services between April 2020 and March 2021, the majority of which received floating support services (88.4%).
- The 5 highest occurring main support needs for those supported were mental health issues, people aged 55+, generic support to prevent homelessness, women experiencing domestic abuse and substance misuse issues
- Newport's Move-on Panel recommenced meeting in August; the main issues being experienced are lack of available properties, slow turnover of social housing stock, affordable private rented sector accommodation and a ban on evictions during the Covid-19 pandemic.



### ***Needs identified:***

- High need for more single person move-on accommodation

### **Research Recommendations:**

- Newport Mind research – develop a multi-agency scheme for hoarders, possible regional scheme
- University of South Wales research – develop a long-term support house for people with enduring alcohol problems
- End Youth Homeless Cymru research – establish a number of LGBTQ+ schemes across Wales

### **Regional Proposals:**

The following schemes have been discussed at regional HSG Lead Officers meetings:

- Floating support for perpetrators of domestic abuse
- Forensic mental health floating support
- Hoarding project, currently a pilot project in Caerphilly CBC
- LGBTQ+ supported housing scheme, currently a research project with Newport City Council and Tai Pawb

### **Regional Overarching Priorities**

- Delivery of high quality, effective and responsive services
- Extending collaborative working with partner organisations
- Strengthening engagement with and accessibility for service users