



Update on Rapid Rehousing Transition Plan

June 2021

Version Control

Document Reference.	Rev.	Issue date.	Reason for issue.	Reviewer.
HD STRAT 126.	1.	10 January 2019.	New.	Head of Housing, Homelessness and Schoolcare Accommodation Services.
HD STRAT 126.	2.	24 August 2021.	Update for 2021 so informs overall strategy.	Head of Community Learning, Leisure and Housing.

Contents

Executive Summary	4
Introduction	7
Applications	8
Rough Sleeping.....	9
Reasons for Homelessness	9
Households	10
Temporary Accommodation	11
Prevention	14
Support / Supported Accommodation.....	15
Settled Accommodation	18
Progress Made in 2020 to 2021	22

Executive Summary

Two of the key priorities of the Local Housing Strategy of particular relevance to addressing homelessness are:

- The need for an adequate supply and range of housing options.
- To prevent and alleviate homelessness through early intervention and improved housing options.

In 2020 to 2021, the Council received 136 homeless applications, 18 more than in 2019 to 2020 - a rise of 15%. This was, however, against a decrease in 2019 to 2020 of 16 homeless applications.

The number of people who slept rough in the previous three months prior to presenting as homeless to the Council remains relatively steady. There is not any long term rooflessness in Orkney.

The Homelessness Service responds quickly to any person identified as sleeping rough.

The three most common reasons for people applying as homeless in Orkney (as in Scotland as a whole) continues to be:

- 'Non - violent' dispute within household /relationship breakdown.
- Asked to leave.
- Violent/abusive dispute within the household.

Single households remain the predominate group of people presenting as homeless, 79% of applicants in 2020 to 2021, just slightly lower than the previous year - 80% of applicants.

Single male households were the largest group, making up just under half of all applicants at 49%.

Young single people made up 26% of applications a rise from 20% in 2019 to 2020.

The support needs most commonly identified were assistance with housing management tasks /independent living skills and with mental health problems.

There was a decrease in the use of Bed and Breakfast in 2020 to 2021 and but an increase in the number of nights spent in Bed and Breakfast, however the Council did not breach the Unsuitable Accommodation Order regulations.

The rate of homeless households leaving temporary accommodation was lower in 2020 to 2021 than the previous year.

There were, at 31 March 2021, 69 households accommodated in temporary accommodation. Under normal circumstances around 45 households would be accommodated in temporary accommodation. By June 2021, 62 households were in temporary accommodation. In addition to this, 16 households were staying with

either friends or family awaiting temporary accommodation and 2 households who are assessed as “homeless at home” and therefore do not require temporary accommodation currently.

There was a decrease in the numbers of people seeking/ provided with housing options information. Homelessness and security of tenure issues were the most common areas for information and advice. The COVID -19 pandemic impacted positively on this given that evictions were suspended.

The Council plans to improve its Housing Options approach by introducing a Housing Options portal. This has been delayed by the impact of COVID -19. The Council will consider, in discussions with other services/organisations, how best to broaden out a housing options approach and what role other services / organisations could play in preventing homelessness.

The Council is committed to maintaining its accreditation, at the National Standard for Information and Advice services along with supporting our partners Orkney CAB and Orkney Housing Association Ltd to do likewise.

The amount and type of supported accommodation provided remains the same. This is specifically targeted at young people where the Council works in partnership with Ypeople and Women's Aid Orkney managing supported accommodation to provide support to people from a specific client group being young people and women and their children (if any) who have experienced domestic abuse respectively.

The Council hopes to discuss with Orkney Health and Care the potential for a Housing First model to flexibly meet the needs and support of those people (irrespective of age) who have complex needs and who may require high levels of support including any care experienced young people. Currently, funding is not available to allow this to be an achievable option but possibilities will be explored nevertheless.

There is a Council visiting housing support service available for those with relatively low support needs and there are housing support services provided by third sector organisations.

The waiting time for homeless households to be housed is the highest it has been in the last five years. This may in part be due to the delay in some new build coming on stream, due to the impact of COVID-19, to the historic imbalance of required house size and demand including for homeless households.

COVID -19 has delayed the start of and completion of some developments on Orkney impacting the rate of housing homeless households and the numbers of households remaining in temporary accommodation. There are some housing developments due to come on stream during 2021 that should assist in meeting the housing needs of some homeless households.

The provision of affordable housing is crucial in addressing homelessness and housing need in Orkney. The Strategic Housing Investment Plan has detailed a programme of affordable housing from 2020 to 2021 up to 2025 to 2026. It aims to

have 297 affordable housing properties completed by the Council and Orkney Housing Association Ltd by the end of the plan.

This update to the Rapid Rehousing Transition Plan is reflective of the position at June 2021. In general terms the COVID-19 pandemic has had a significant impact on homelessness across Orkney. The situation is being monitored closely but it is already clear that the levels of homeless presentations are rising and the numbers of homeless households in temporary accommodation is significantly higher than that of a “normal” year. Difficulties in being able to permanently rehouse households, both due to delays in the build programme and a low number of vacancies from within existing stock, will result in an impact on a range of indicators including time spent in temporary accommodation. While every attempt will be made to progress the Rapid Rehousing Transition Plan inside available resources, it will take time to reverse the impact of the COVID-19 pandemic.

Homelessness in Orkney

Introduction

This is an update on homelessness in Orkney at the end of March 2021 and provides a background to the progress of our Rapid Rehousing Transition Plan (RRTP).

The Local Housing Strategy (LHS) sets out a number of key priorities for the Council in relation to the future of housing and housing related services in Orkney. Two key priorities have specific pertinence in relation to homelessness and for the progress of the RRTP.

Ensuring an adequate supply of houses

- Ensure that Orkney has a sufficient range, number and type of houses to meet demand and need and offers a suitable range of housing options.

Preventing and Alleviating Homelessness

- Improved housing options and early intervention leading to reduced periods of time in temporary accommodation. The provision of housing support as required.

The Council has not been able to progress the RRTP to the extent it would wish, this is, in the main, due to insufficient resources and the impact of the COVID-19 pandemic. It is too early to assess what the long term impact of COVID-19 may be on homelessness within Orkney though we have seen a rise in applications at the end of March 2021 and a significant increase in the numbers of households in temporary accommodation.

We would hope however, if sufficient resources continue to be made available, that good progress can be made in implementing the RRTP once the impact of the pandemic has reduced.

There is little change in the reasons for people applying as homeless or in the family composition of the households concerned, with single person households predominating.

Applications

The level of homelessness presentations over the last four years is shown in the table below.

Year.	Number of Applications.
2020 to 2021.	136.
2019 to 2020.	118.
2018 to 2019.	134.
2017 to 2018.	119.

It is difficult to tell whether this represents a rise in homelessness applications in real terms during 2020 to 2021.

At the 23 June 2021 we had received 35 homeless applications since 1 April 2021. For the same period in 2020, 21 households were received.

Table 1 Homeless applications and homeless assessments 2016 to 2017 up to 2020 to 2021.

Reason.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Homeless applications.	125.	118.	134.	119.	136.
Assessed as homeless.	98.	97.	107.	93.	108.
Percentage assessed as homeless.	78.	82.	80.	78.	79.

(HL 1 figures¹).

The proportion of those who initially applied as homeless and who were subsequently assessed as homeless remains relatively constant.

The time taken to assess an applicant marginally increased in 2020 to 2021 from 23 days to 23.5 days.

Table 2 Average time (days) from assessment to closure for applications assessed as homeless or threatened with homelessness.

2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
120.	146.	114.	188.	194.

(Orkney Islands Council figures).

¹ <https://www.gov.scot/publications/homelessness-scotland-2019-2020/>

Rough Sleeping

The number of people who slept rough in the previous three months prior to on presenting as homeless to the Council remains relatively steady – 8 applicants in 2020 to 2021 in comparison to 10 applicants for financial years 2019 to 2020 and 2018 to 2019.

There were three applicants who were roofless the night before presenting in 2020 to 2021 in comparison with five applicants in 2019 to 2020, half the number of those presenting in 2018 to 2019.

Table 3 Homelessness presentations where applicant slept rough 2016 to 2017 up to 2020 to 2021.

When.	At least once during last 3 months.					The night before.				
	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Number.	10.	15.	10.	10.	8.	5.	10.	10.	5.	3.

(HL 1 figures).

Rooflessness is likely to be a one-off situation and there is no chronic rough sleeping on Orkney. If it comes to the Council's attention that someone is roofless then the person is directly approached and offered assistance.

Reasons for Homelessness

The three most common reasons for people applying as homeless in Orkney (as in Scotland as a whole) continues to be:

- 'Non - violent' dispute within household /relationship breakdown.
- Asked to leave.
- Violent/abusive dispute within the household.

Table 4 Reasons for applying as homeless in Orkney, 2016 to 2017 up to 2020 to 2021.

Reason.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Dispute within household / relationship breakdown: non-violent.	30.	37.	58.	52.	46.
Dispute within household: violent or abusive.	15.	6.	18.	13.	13.

Reason.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Asked to leave.	25.	20.	31.	19.	38.
Harassment / abuse outwith the home.	8.	13.	5.	7.	7.
Mortgage default / rent arrears.	3.	3.	1.	2.	1.
Other action by landlord.	5.	5.	3.	3.	4.
Secure accommodation given up.	8.	3.	5.	3.	3.
Loss of service / tied accommodation.	1.	1.	0.	2.	4.
Discharge from prison / hospital / care / other institution.	7.	1.	2.	0.	1.
Emergency (fire, flood, etc).	1.	0.	0.	1.	1.
Forced division and sale of matrimonial home.	1.	0.	0.	1.	1.
Overcrowding.	0.	1.	1.	1.	4.
Other reason.	23.	29.	9.	13.	13.
Total.	127.	119.	134.	118.	136.

(Orkney Islands Council figures).

People subject to harassment or abuse from outwith their home was the fourth most common reason for applying to the Council.

Households

Single households remain the predominate group of people presenting as homeless, representing 79% of applicants in 2020 to 2021, just slightly lower than the previous year - 80% of applicants.

- Single male households were the largest group, making up just under half of all applicants at 49%.
- Single female applicants stood at 29% and 14% of applicants were single parents (94.4% of which were women).
- Nineteen percent of households contained children, the vast majority in single parent households.

Table 5 Household type of homeless applicants in Orkney, 2016 to 2017 up to 2020 2021.

Household.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Single male, 16 to 24.	22.	13.	19.	11.	23.
Single male, 25 to 64.	44.	46.	42.	46.	43.
Single male, 65 and over.	2.	1.	3.	3.	1.
Single males.	68.	60.	64.	60.	67.
Single female, 16 to 24.	15.	16.	14.	13.	12.
Single female, 25 to 64.	11.	7.	25.	19.	21.
Single female, 65 and over.	3.	2.	1.	2.	7.
Single females.	29.	25.	40.	34.	40.
Couple.	4.	7.	5.	3.	6.
Couple with children.	3.	3.	0.	1.	1.
Single female parent.	16.	20.	17.	19.	18.
Single male parent.	2.	2.	4.	0.	1.
Other.	5.	2.	4.	1.	3.
Total.	127.	119.	134.	118.	136.

(Orkney Islands Council figures).

Young single people made up 26% of applications up from the previous year where they made up 20% of applications. The proportion of young people per 1,000 of the total population presenting as homeless to the Council, was only very slightly higher than the Scottish average at 13 per thousand of population, in comparison to 11.7 for 2019 to 2020 and 20.6 the previous year.

Temporary Accommodation

The majority of the temporary accommodation in use for homeless households is self-contained Council properties taken from our general needs stock. There are a few properties from Orkney Housing Association Ltd. All the accommodation is situated on mainland Orkney. It is as follows (and includes temporary accommodation for young people):

- 53 self-contained properties, 4 shared tenancies within 2 properties in Kirkwall.
- 3 self-contained properties in Finstown.
- 12 self-contained, 3 shared in Stromness.
- 7 self-contained in St Margaret's Hope.

The majority are one bedroom properties reflecting the domination of single person households.

Bed and Breakfast - a few establishments may be used. All these establishments are Visit Scotland accredited after being subject to their quality assurance checks.

The section on Supported Accommodation contains further information.

More people moved into temporary accommodation than moved out in 2020 to 2021. The rate of homeless households leaving temporary accommodation however was higher in 2019 to 2020 compared to the previous year.

Table 6 Households entering and exiting temporary accommodation.

Year.	Entering.	Exiting.	Net Difference.
2018 to 2019.	106.	85.	21.
2019 to 2020.	91.	89.	2.
2020 to 2021.	114.	56.	58.

(HL1 figures).

The Council tries to avoid the use of Bed and Breakfast to house homeless households however, there are times when its use is not avoidable but every effort is made to keep its use to a minimum and we are endeavouring to plan for the imminent changes to the Unsuitable Accommodation Order.

There was a decrease in the use of Bed and Breakfast in 2020 to 2021 but an increase in the number of nights spent in Bed and Breakfast. This was a result of there being insufficient temporary accommodation. There was no breach of the Unsuitable Accommodation Order regulations.

Table 7 Number of nights and average time spent in Bed and Breakfast, 2016 to 2017 up to 2020 2021.

Year.	Number of nights.	Average duration.
2016 to 2017.	61.	6.1 nights.
2017 to 2018.	52.	3.25 nights.
2018 to 2019.	21.	2.1 nights.
2019 to 2020.	149.	4.8 nights.
2020 to 2021.	55.	6.1 nights.

(Orkney Islands Council figures).

The Bed and Breakfast establishments used by the Council, have been accredited by Visit Scotland where they are required to meet quality assurance checks.

The time spent in temporary accommodation was higher in 2020 to 2021 and 2019 to 2020 than was the case for the two years before, reflecting the decrease in the

supply of houses to let; and, the rate at which homeless households left temporary accommodation in 2020 to 2021 was lower than in 2019 to 2020.

Table 8 Average total time (days) spent in temporary accommodation, by household type.

Year.	Single Person.	Single Parent.	Couple.	Couple with Children.	Other.	Other with Children.	No HL1.	All
2017 to 2018.	148.	87.	156.	147.	166.	256.	42.	138.
2018 to 2019.	118.	76.	119.	-	143.	25.	-	111.
2019 to 2020.	203.	168.	102.	-	246.	158.	-	193.
2020 to 2021.	194.	205.	190.	113.	-	-	-	194.

(HL1 figures).

Generally, the number of households in temporary accommodation remains relatively constant. However, at the end of December 2020, the number of households in temporary accommodation increased to 64 households - an increase of 19 households since the end March 2020. This reflects the increase in the number of presentations and the negative impact that COVID -19 has had on letting properties.

As at 31 March 2021, 69 households were accommodated in temporary accommodation. This was significantly higher number of households than in 2019 to 2020 which was 45 households.

Table 9 Number of households in temporary accommodation.

Year (as of).	Number of households.
31 March 2017.	37 households.
31 March 2018.	28 households.
31 March 2019.	45 households.
31 March 2020.	45 households.
31 March 2021.	69 households.

(Orkney Islands Council figures).

The Council 'flipped' four properties in 2020 to 2021 in comparison to one property in 2019 to 2020 i.e. turning a temporary tenancy into a permanent let. We intend to continue 'flipping' tenancies when appropriate and feasible.

By June 2021, 62 households were in temporary accommodation. In addition to this, 16 households were staying with either friends or family awaiting temporary accommodation and 2 households who are assessed as “homeless at home” and therefore do not require temporary accommodation. In effect this equates as 80 households in temporary accommodation representing an increase of 180% on the figures for March 2020.

In order to endeavour to meet the increased demand, the Council sought assistance with permanently rehousing households from Orkney Housing Association Ltd and separately increased its stock of temporary accommodation by 16 units during financial year 2020 to 2021.

Prevention

As noted above one of our Local Housing Strategy's key priorities "is to prevent and alleviate homelessness through early intervention and improved housing options". We remain committed to this goal. And this was similarly highlighted in our Housing Contribution Statement which highlights the need:

- For better and shared baseline information of the housing and support needs from people with long term, multiple health conditions and complex needs.
- To develop, with health and care teams, better shared assessment processes which would allow for links with housing support plans and the housing allocation process.

It is hoped that such developments would assist in preventing any potential homelessness.

There has been a further decrease in the numbers of people seeking / provided with housing options information and advice. While it is not yet entirely clear why there has been such a decline in housing options work though the lack of other housing options could well be a factor, resource constraints in having insufficient time to fully explore other options may also play a part. During financial year 2020 to 2021, no type II housing options cases existed predominantly due to the suspension of evictions meaning that staff did not require to undertake casework to prevent homelessness in the usual manner.

Table 10 Number of households receiving housing options/advice and information.

Year.	2016 to 2017.	2017 to 2018.	2018 to 2019.	2019 to 2020.	2020 to 2021.
Number.	50.	58.	31.	19.	22.

(Orkney Islands Council figures).

The Council's housing service is accredited in the National Standards in Information and Advice to provide Type 1 and Type 11 and the Council has maintained its accreditation since 2008. The Council supports both Orkney Housing Association Ltd and Orkney CAB in also maintaining their accreditations. The Council is undergoing a reaccreditation inspection during summer 2021.

In 2019 to 2020 the most common information provided was on housing options across tenures this was generally at Type 1 level. Homelessness and security of tenure issues were the next most common areas of information and advice provided.

The Council is hoping to introduce a housing options portal to enhance effectiveness of our work in this area. Due to COVID-19 the introduction has been delayed. The portal offers the opportunity to explore the possibility of broadening out the housing options approach to other organisations (with appropriate training). Also, there is a need for discussions with other services such as health and social care services regarding their potential role in preventing homelessness, for example by identifying responding to any issues that could led to future homelessness.

Support / Supported Accommodation

The support needs most commonly identified were assistance with housing management tasks /independent living skills and those with mental health problems.

Mental health as an issue for homeless households was the most prominent form of support needs recorded in 2019 to 2020 which stood at 16% of applicants, this compares with the Scottish average of 12% (Scottish Government HL1 figures).

Table 11 Support needs identified for households assessed as homeless or threatened with homelessness, 2019 to 2020 and 2020 to 2021.

Year.	Mental Health.		Learning Disability.		Physical Disability.		Medical Condition.		Drug / Alcohol Dependent.		Housing Management.	
	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.
16 to 24.												
Single person.	6.	2.	0.	0.	0.	0.	0.	1.	1.	0.	4.	14.
Single parent.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	1.	0.
Couple without child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	1.	0.
Couple with child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Other.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
25 to 64.												
Single person.	14.	6.	0.	0.	3.	2.	1.	4.	2.	3.	3.	1.
Single parent.	1.	0.	0.	0.	0.	0.	0.	0.	0.	0.	1.	0.
Couple without child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.

Year.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.	2019 to 2020.	2020 to 2021.
Couple with child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Over 65.												
Single person.	0.	0.	0.	0.	2.	1.	0.	0.	0.	0.	0.	0.
Single parent.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Couple without child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Couple with child.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.	0.
Total	21.	8.	0.	0.	5.	3.	1.	5.	3.	3.	10.	15.
	Mental Health.		Learning Disability.		Physical Disability.		Medical Condition.		Drug / Alcohol Dependent.		Housing Management.	

(Orkney Islands Council figures).

Issues relating to the mental health of some young people, in particular care experienced young people has been identified also in Orkney Health and Care 's mental health strategy.

Regarding care experienced young people Orkney Health and Care identified the need to assess the range of supported accommodation provisions which may meet the varied needs of young care leavers. The Council works in partnership with Children and Families to ensure that there is accommodation available to young people leaving care and that they do not go through the homelessness route.

There has been no increase in the amount and type of supported accommodation provided in recent years. The supported accommodation provision comprises - for young people:

- Three units with shared kitchen (Kirkwall).
- Four separate rooms, one of which has en-suite facilities and a shared kitchen area (Stromness).
- Six move on self-contained properties (Kirkwall).

Women's Aid refuge - three self-contained flats within the refuge and four properties which are used as move on accommodation, owned by Orkney Housing Association Ltd and managed by the Council.

The Housing/Homelessness Service plan to discuss with Orkney Health and Care how best to meet the housing and support needs of those young people who have complex needs and who may require high levels of support including any care experienced young people. There is also a need to consider options for those people (irrespective of age) with complex needs. Therefore, this will include exploring the potential of a flexible Housing First model. While there is no funding to deliver this, explorations will still take place.

The Council's Housing Service provides a visiting/floating housing support service available to those with relatively low support needs. For those in temporary accommodation, this includes resettlement support and assistance, where necessary, with tenancy sustainment. The Council has a positive relationship with third sector organisations that provide also housing support services to which the Council makes referrals.

Settled Accommodation

In relation to housing for let in Orkney the proportion of both social sector and private sector housing to rent is lower than the Scottish average.

The 2018 figures estimated that the private rented sector made up 11% of the housing stock in Orkney compared to 14% in Scotland as a whole and the social sector comprised 19% of the stock compared to 23% of Scottish housing².

² <https://www.gov.scot/publications/housing-statistics-stock-by-tenure/>

The demand for social housing in Orkney remains high. The Council and Orkney Housing Association Ltd operate a joint housing list which stood at 829 in May 2021. The greatest demand was for Kirkwall with 490 applicants on the waiting list. A similar situation exists for homeless households.

The waiting time for homeless households to be housed is the highest it has been in the last five years. This may in part be due to the delay in some new build coming on stream and the historic imbalance of required house size and demand including from homeless households.

Table 12 Homeless households waiting time by size of property, 2016 to 2017 up to 2020 to 2021.

Year.	Waiting time for one bed.	Number of house holds.	Waiting time for two bed.	Number of house holds.	Waiting time for three bed.	Number of house holds.
2016 to 2017.	4.8 months.	31.	3.0 months.	16.	4.9 months.	7.
2017 to 2018.	7.5 months.	43.	3.4 months.	29.	5.8 months.	5.
2018 to 2019.	5.9 months.	37.	3.3 months.	15.	3.2 months.	6.
2019 to 2020.	8.2 months.	42.	4.1 months.	19.	8.6 months.	2.
2020 to 2021.	9.2 months.	40.	5.4 months.	15.	11.6 months.	5.

(Orkney Islands Council figures).

- In 2020 to 2021 the Council let 67 properties, 23 of which were to homeless households – 34% of lets. 29 properties were on the Orkney mainland, outwith Kirkwall and Stromness and the isles, this is 43% of the total properties which became vacant. Only 3 households were housed within these areas. The majority of homeless households are waiting for a one bedroomed property in Kirkwall. Last year 11 one bedroomed properties became available and 8 were allocated to homeless households, this equates to 73%.
- OHAL let 53 properties of which 36 were let to homeless households – 67% of lets.
- This compares to 2019 to 2020 the Council let 72 properties, 25 of which were to homeless households - 35% of our lets.
- OHAL let 78 properties of which 35 were to homeless households, 45% of their lets in 2019 to 2020³.

³ These percentages are based on a mix of OIC, OHAL and HL1 figures.

Table 13 Outcomes for households assessed as unintentionally homeless or threatened with homelessness, 2018 to 2019 up to 2020 to 2021.

Year:	2018 to 2019.	2019 to 2020.	2020 to 2021.
LA tenancy.	30.	25.	27.
RSL tenancy.	30.	35.	36.
Private rented tenancy.	0.	5.	12.
Returned to previous / present accommodation.	10.	5.	14.
Moved in with friends / relatives.	5.	10.	10.
Other – known.	0.	5.	6.
Not known – contact maintained.	0.	10.	10.
All outcomes.	75.	100.	115.

(HL1 figures).

The greatest number of lets to homeless households was in Kirkwall with 52% of Council lets in Kirkwall. Care needs to be taken with these figures as the ability to house homeless households is affected by the size and area of vacancies which arise. The predominant need is for one bedroom properties and insufficient vacancies of this size arise. Currently 30 homeless households are waiting for a one bedroom property in Kirkwall. The majority of social housing developments detailed in the Council's SHIP are planned for Kirkwall where the highest demand for social rented housing lies.

As with other homeless households, young people are predominately housed in settled accommodation in the social sector - 60% of those housed.

Table 14 Outcomes for young households assessed as unintentionally homeless and contact maintained 2019 to 2020 and 2020 to 2021.

Year:	2019 to 2020.	2020 to 2021.
LA tenancy.	1.	5.
Private rented tenancy.	2.	5.
Returned to previous accommodation / moved in with friends/relatives / other known.	2.	5.
RSL.	4.	10.
All.	9.	25.

(HL1 figures, Scottish Government figures; <https://www.gov.scot/publications/youth-homelessness-statistics-2019-to-2020/>).

The Council wishes to see some increase in the proportion of social housing being let to homeless households. We are to review the proportion of our lets made to homeless households and also review, with Orkney Housing Association Ltd, our section 5 agreement.

The Council's new allocations policy which was scheduled for introduction in April 2021 has been delayed due to COVID-19. Once implemented, we will be reviewing its implementation to assess what, if any, impact it has on housing homeless households.

Securing settled accommodation in the private rented sector currently plays a very limited role in housing homeless households, where issues such as the sector's size and affordability play a part.

It is difficult at the moment to fully assess the impact, if any, COVID-19 has had on the private rented market, for instance on the growth of AirB&B which can affect the numbers of properties available to rent. However, training was offered in April 2021, to any new landlords who wished to enter the sector.

The Council operates a rent deposit scheme to assist some of those who are homeless or threatened with homelessness in accessing this sector. The number of participating landlords has declined in recent years and if sufficient resources were available, the Council would wish to re-engage with private landlords in order to increase their participation.

Orkney Islands Property Developments Ltd (OIPDL) is a private sector company which provides a range of rented accommodation including some general lets and student accommodation. OIPDL is a registered Letting Agency. The Council has a good relationship with OIPDL and means to explore the potential for closer partnership working with OIPDL, for example, in relation to increasing access to the private rented sector.

The Council has been supporting Islands Development Trusts in an effort to attract funding for housing. Several island communities have been successful in attracting funding from the Scottish Land Fund and the Scottish Government's Rural and Islands Housing Fund.

While the demand for isles housing does not match that on Orkney mainland, in particular Kirkwall, nevertheless there is a healthy demand for housing on some of the isles, which may in time be increased by the feasibility of working from home. The provision of affordable housing can mean that the housing needs of those who would choose to remain or move to the isles if there was access to affordable housing can be met, leading to more sustainable communities and lessen potential demand on mainland Orkney, especially Kirkwall.

COVID -19 delayed the start of and completion of some developments on Orkney. There is now some new build social housing scheduled to come on stream in 2021 including 32, one and two bedroom properties in Kirkwall. A small number of additional units will follow. It is hoped that this will assist in addressing the need of a number of those homeless households waiting to be rehoused.

The Council's Strategic Housing Investment Plan 2020 - 2021 to 2025 - 2026 aims to have 297 affordable housing properties, completed by the Council and Orkney Housing Association Ltd by the end of the plan.

Progress Made in 2020 to 2021

- Provision of some additional resource to assist with the drafting and delivery of the RRTP and closely related key documents.
- Maintain the accreditation at the National Standards for Information and Advice Providers.
- To assess the feasibility of establishing a mediation service.
- To expand our joint processes for those who experience domestic abuse including development of policy documentation and provision of modern CCTV units to go into temporary accommodation for those fleeing domestic abuse.
- Consider potential to flip properties while considering the cost – 2 cases during 2020 to 2021.
- Moratorium on homelessness rents.
- Settled accommodation – provision of additional social rented housing and tenancy sustainment project re dehumidifiers for those experiencing difficulty with management of property on low income.
- Settled accommodation – private rented housing, provision of training for new landlords.

Details of the above are covered in our RRTP monitoring report – activity and funding template.

This update to the Rapid Rehousing Transition Plan is reflective of the position at June 2021. In general terms the COVID-19 pandemic has had a significant impact on homelessness across Orkney. The situation is being monitored closely but it is already clear that the levels of homeless presentations are rising and the numbers of homeless households in temporary accommodation is significantly higher than that of a “normal” year. Difficulties in being able to permanently rehouse households, both due to delays in the build programme and a low number of vacancies from within existing stock, will result in an impact on a range of indicators including time spent in temporary accommodation. While every attempt will be made to progress the Rapid Rehousing Transition Plan inside available resources, it will take time to reverse the impact of the COVID-19 pandemic.