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# Addressing Housing Need in Cardiff

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Cardiff Council Cabinet Member for Housing and  
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**January 2024**



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# What is causing the increase in demand?



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- **Lack of affordable accommodation** in the Private Rented Sector
  - The Private Rented Sector is becoming unaffordable for many including full time workers
    - Freeze on LHA
  - Landlords leaving the market due to **legislative** and **interest rate** changes
  - In Cardiff around **2118 Landlords** left the market within the **last 2 years**
- Made worse by the reduction in the number of Social Housing Vacancies
  - No Evictions Policy – except in exceptional circumstances
- Demands and pressures have increased further:
  - Those fleeing war requiring support
  - The Home Office decision to speed up decisions on Asylum Claims



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# What are the Current Pressures?



Cardiff has a good supply of Temporary Accommodation, with **2113 units including hotels** (894 families, 1025 singles, and 194 young people)  
**All Temporary Accommodation Units are full**



**30 more families are entering accommodation than are exiting** to permanent homes each month



Combined **waiting lists** for Temporary Accommodation are **up 76%** compared to January 2022



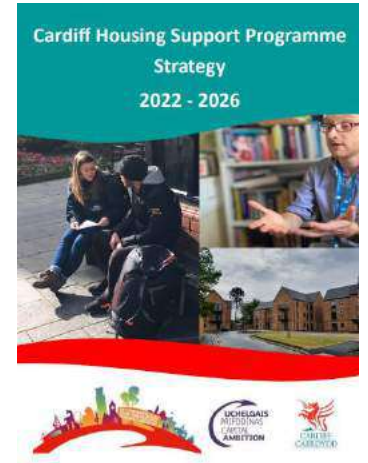
The number of people **rough sleeping** is 24 (did peak at 50 in December 2023)

**There are 8,300 people on the housing waiting list**

**Demand for affordable housing is far exceeding supply**

# Single Person - Housing Support Programme Strategy – Progress so Far

Cardiff's Housing Support Programme Strategy (2022 - 2026) sets our key priorities for addressing homelessness in the city. The aim is for homelessness to be prevented wherever possible, and where it is not possible, for homelessness to be rare, brief, and not repeated.



## We have ;

- **Increased our Temporary Accommodation** supply from **1,450** units in 2021/22 to **2,113** units in 2023/24 a **45% increase**.
- **Reduced Rough Sleeping** - in December 2018, **87** individuals on average were rough sleeping, we are now recording **24** individuals weekly.
- Placed **79** clients in Housing first provision, with **94%** maintaining their accommodation, **ending the cycle** of homelessness.
- Opened large supported housing schemes to support move on from hostel for single people – providing face to face or online Health Services
- Further **expanded** our Homeless **Multi – Disciplinary Team** (MDT) to include substance misuse workers, counsellors and therapeutic workers, GPs, nurses (mental health and primary care) and dieticians specialist social workers and occupational therapists - to address underlying needs that have led to homelessness

# Prevention Support for Tenants and Residents



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- **Welfare Liaison Team** – to maximise income and offer budgeting advice, also to arrange affordable repayment agreements with council tenants.
- **Joint Working Across Teams** – these include Money Advice Team, Tenant Support, Independent Living Services, Finance, Tenancy Sustainment, Hubs and Allocations Team.
- **Support provided for** – Food Bank Vouchers, Emergency Fuel Vouchers, Debt Advice, Universal Credit and other Benefits, Welsh Government Winter Fuel Support Scheme, Discretionary Assistance Fund, Disability Cost of Living Payment, Pensioner Cost of Living Payment
- **Person Centred Arrears Procedures** - Early Intervention and Prevention approach to rent arrears so staff can help tenants struggling at an early stage to prevent further action.
- **Rent Arrears Pathway** – Utilising several funding stream to practically support those in rent arrears.
- A new **Discretionary Hardship Fund** is also being established to support those in rent arrears at crisis point
- **Employment Help** – to assist tenants improve their skills and find better paid work



# Addressing Housing Emergency - Increasing Accommodation



## Increasing Accommodation:

- We currently have exclusive use of **5** hotels to accommodate households
- **3** new temporary accommodation schemes have opened this financial year, which has provided an additional **86** units of accommodation
- **1** managed scheme is due to open shortly providing an additional **50** units
- Extensive development at our **Gas Works** site will deliver **154** modular units for Temporary Accommodation



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# Addressing the Housing Emergency - What we are already doing?



## Reducing Homeless Demand

- **Strengthening Homelessness Prevention Services** - now available in 26 Community Hubs and other locations across the city. Prevention of homelessness is up - **83%** in September 2023 (**71%** in September 2022)
- **Improved mediation services** and people with **no local connection** referred back to originating area
- To reduce demand further consultation will be undertaken shortly to **amend current policies;**
  - Reintroducing the **Intentionality Test**
  - Making offers of private rented accommodation **outside** the Cardiff area, where appropriate.
  - Making permanent offers of social housing **anywhere** in the city (currently 4 higher availability areas must be chosen)

## Increasing move on from temporary accommodation:

- **Dedicated** “Move-on” team working with clients to find accommodation in the private rented sector
- Purchasing properties from open market - **additional 139** properties available to let since process started in April 2022
- Extending the **Welsh Government Leasing** scheme to take on **additional properties**

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# New Council Home Build Programme



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We have also developed and continue to plan to increase our stock further ;

- Cardiff has an **ambitious housing development programme** to deliver more than **4,000** new homes of the highest quality in a wide range of locations across the city. At least **2,800 will be new Council homes** and 1,200 homes for sale.
- **1,000** new council have now been delivered using a wide range of **construction methods** to increase scale and pace
- The programme is currently the **largest council housing build programme in Wales** and represents an investment of over **£800 million** that will deliver both enhanced and new communities where people are proud to live.
- Strategic support has been provided to **Registered Social Landlord partners** - combined programme of work result in approx. **2,000** additional affordable homes by **2028**.

It is not just about building quality homes; also want to provide good access to services, a healthy local economy are essential for **safe and strong communities**.





# Older Persons Accommodation Options



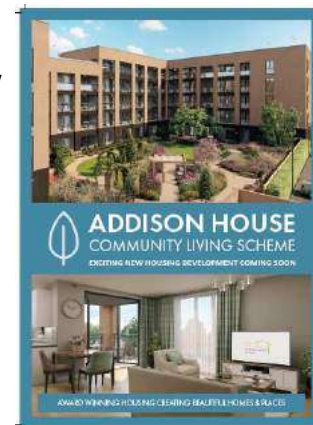
## Ageing Well

- Focuses on improving Housing Options for older people by making **better use** of existing housing and creating **new models of housing** with care packages delivered in their own homes.
- **10** new schemes will be delivered across the City with close to **600** units of new older persons accommodation by March 2027.
- These will be a mix of **Community Living** (including care ready standard units), **Independent Living** and **Multi-generational** homes.

Successful outcomes will provide greater **support** to Adult Services, **reduce** the need for clients to enter Care Homes and reduce a persons length of stay in hospital or admission at all and **freeing** up family accommodation

## New Right Sizing Scheme

- Offers practical and financial support for older people who want to downsize.
- Dedicated officers provide **support** throughout the moving process and provide bespoke packages to further incentivise.
- A new build state of the art Community Living development (**Addison House**) for older people is being used to pilot this **right size** approach.
- These **44 self contained apartments** due for handover in **February 2024**.
- To date **27 people** moving into this scheme are downsizing – releasing family homes



# Young Persons Accommodation Options



**Partnership working** between our Childrens services and Housing teams has improved resulting in a **reduction** in high-cost residential placements (often out of area) as well as a **clear pathway** for those young people leaving care but requiring continued support at various levels.

## To further increase Housing Options for young people we are;

- Increasing Supported Accommodation – Our **Young Person Gateway expanded by 14 units** of accommodation with further units coming on line this year
- Working in collaboration with a HA who will deliver **130 good** quality affordable homes for young people by 2027.
- Increasing the **successful** Housing First schemes specifically for young people who have the most complex needs

## To ensure that Young People are able to sustain their tenancies we have introduced;

- Our **Tenancy Training** pathway. To date we have accommodated **519** Young people with a **99% tenancy sustainment** rate.
- A dedicated MDT for young people ensuring a **holistic** understanding of the individual needs, leading to more **effective** assistance and outcomes.

**Even with all this excellent work demand for affordable housing has never been so high**



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# Meanwhile use and modular continuation

While this is **good progress** – it does not address the **extent of the current housing emergency**.  
We need to move people out of emergency accommodation into **settled homes**

There is a unique opportunity to continue the **delivery of additional modular units** across a number of sites.

## Further proposals being investigated

- **5** additional sites across the city are being investigated that can be used as meanwhile use creating up to **400 additional** homes



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