

**Scotland's transition
to rapid rehousing**



RAPID REHOUSING TRANSITION PLAN

**YEAR SIX
UPDATE**

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1. Introduction

Dundee City Council submitted an initial Rapid Rehousing Transition Plan to the Scottish Government in December 2018. This plan was approved by the Neighbourhood Services Committee in January 2019 and covered the period 2019-2024. Due to ongoing housing pressures throughout Scotland, additional funding was provided for 2024/2025 and 2025/2026. It is expected that this will be the final year of funding.

This document will provide an update on activities carried out during 2024/2025 and planned projects during 2025/2026. All contextual data relating to homeless applications, homeless assessments, outcomes and the use of temporary accommodation has been updated to reflect the position at the end of 2024/2025.

This plan must be read with the understanding that pressures on housing homelessness services across Scotland are at unprecedented levels, this culminated with the declaration of a national housing emergency. There was also a significant rise in homelessness in Dundee during 2024/2025 which has put presented a substantial challenge., this was mitigated to some extent by an increase in permanent rehousing outcomes achieved las year as a result of a voids recovery plan. The current housing situation will inevitably impact on all elements of the plan and may require very difficult decisions to ensure that statutory duties can be met.

There are significant changes to some of the projections in previous iterations of the plan. Due to significant uncertainty in how the current housing and economic situation will impact on levels of homelessness, many of the projections contained within this iteration will require to be monitored throughout the year.

Despite the current uncertainty the original intention and vision of the plan still remains the same which is to:

- End Rough Sleeping
- Prevent homelessness from occurring
- Improve the standards and types of temporary accommodation
- Reduce time spent in temporary accommodation
- Increase supply of permanent accommodation options
- Provide appropriate support and accommodation

The Rapid Rehousing Transition Plan was based on partnership working with Dundee Health & Social Care Partnership and third sector organisations. This holistic approach to addressing homelessness in the City will continue with the creation of a new homelessness, prevention and sustainment strategy to complement and build on this plan.

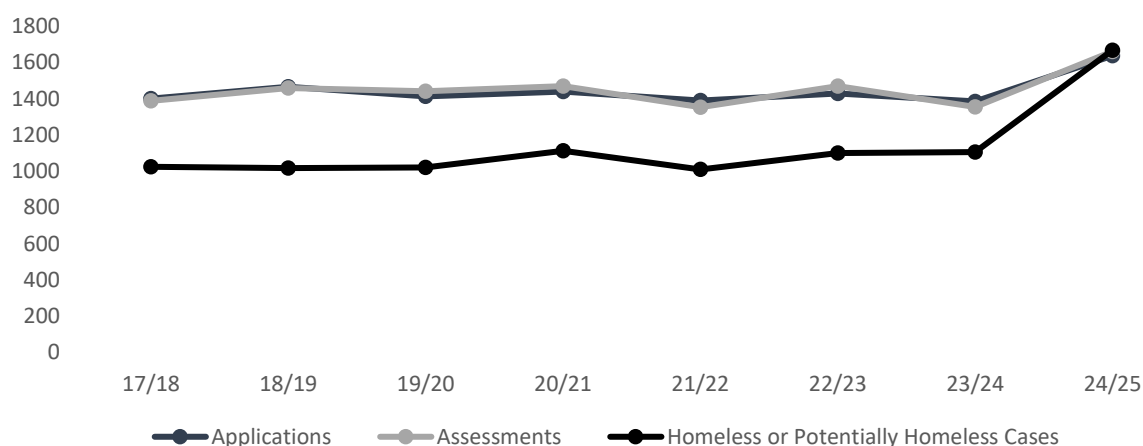
2. Homelessness position

This section provides details of homeless applications, assessments and outcomes recorded by Dundee City Council in 2024/2025 compared to subsequent years of the plan and the baseline position in 2017/2018.

2.1. Homelessness applications

There were 1638 new homeless applications made to Dundee City Council in 2024/2025. This was approximately a 18% increase from the previous year and a 17% increase from the baseline position. This figure is out with the expected range of our standard assumptions set out in the original plan. Prior to this year there had been minor fluctuations in presentations during the plan and Dundee City Council had not seen the levels of increases seen by some Local Authorities over the last few years. As a result, this needs to be considered in the wider context of increasing levels of homelessness throughout Scotland and unprecedented pressures on housing.

Homeless applications and those assessed as unintentionally homeless 2017/2018 – 2024/2025

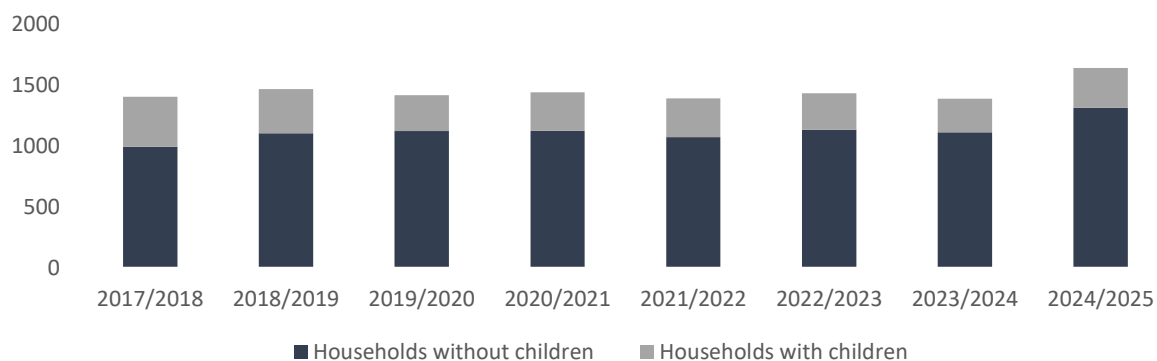


Source: Dundee City Council HL1 2024/2025

Household compositions

The proportion of households not containing children is currently at 80% compared to 71% in 2017/2018. This appears to be a result of an increase in the number of applications from households without children and a decrease in the number of households with children. There was an 18% increase from both household types last year.

Breakdown of household composition in homeless applications 2017/2018 to 2024/2025



Source: Dundee City Council HL1 2024/2025

Single males continue to be the most common household group and make up over half of all applications (52% in 2024/2025).

The vast majority of applications from households containing children continue to be headed by female applicants (87% of applications containing children).

Applications by property type and reasons

Applications from 'Parental/family home/relatives' and 'Friends/partners' now make over half of all applications (53%). This has increased from 47% in the baseline year. This was initially attributed to be a result of people being asked to leave due to the pandemic. However, this has continued and seems to be becoming a longer-term trend. These also had the largest increase in the number of applications last year.

As a consequence, 'being asked to leave' is the most common reason for homelessness in the City and accounts for 32% of applications (up from 23% of applications in 2017/2018). This also had the (joint) largest increase in the number of applications last year.

There was an increase in households becoming homeless from their own tenancy. This includes social and private sector properties. The highest increase was from Registered Social Landlord tenancies. This was mainly through domestic abuse, relationship breakdowns and an increase in evictions.

Applications from the Private Rented Sector made up 12% of applications in 2024/2025. This has reduced from 20% in 2017/2018. Despite an increase of 22 applications from last year, levels throughout the plan have remained lower than expected. There are significant concerns that this will eventually rise back to pre-pandemic levels.

Domestic abuse continues to be a significant reason for homelessness and there was an increase of 79 applications last year. This was the joint largest increase in numbers of applications.

There has been a decrease in people applying from prison (74 in 2024/2025 compared to 93 at the baseline position) and this also decreased by 13 applications from last year. The numbers on remand are higher than in previous years so there is concern about future demand.

2.2. Rough Sleeping

119 applicants stated on their application that they slept rough in the 3 months preceding their application. Of these, 86 also stated they slept rough the night before their application. This is a 36% increase in people stating on their application that they slept rough in the 3 months preceding their application and a 43% increase in people stating they slept rough the night before their application from the baseline position. Although this is an increase on the previous year it is important to note this is a self-reported indicator and there is very little physical evidence of rough sleeping in Dundee when more reliable checks have been carried out.

2.3. Homelessness assessments

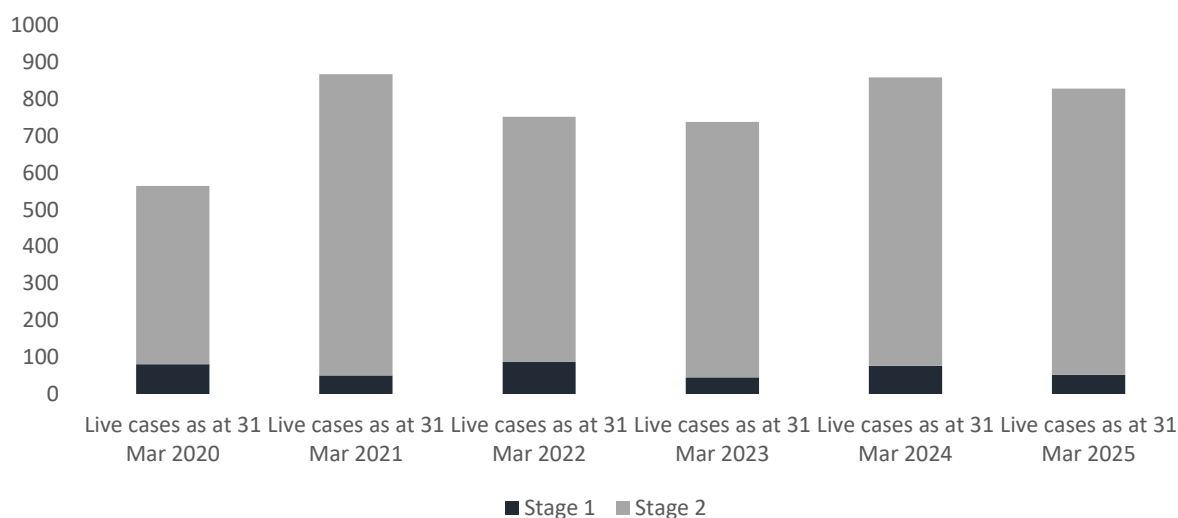
Dundee City council had a duty to find settled accommodation for 1259 new applicants who were assessed as unintentionally homeless during 2024/2025. This was a 26% increase from the previous year. As a proportion of all assessments this was 76% compared to 63% in 2017/2018. There were also a further 67 applicants assessed as unintentionally threatened with homelessness. Only 51 people were assessed as intentionally homeless or threatened with homelessness during 2024/2025.

Approximately 12% of all assessments were closed without a determination. While most of these were people who resolved their own homelessness prior to an assessment decision or chose to withdraw their application, there was 51 cases closed as lost contact before an assessment decision (approximately 3% of all assessments compared to 8% in 2017/2018).

2.4. Open cases at 31st March

As at 31 March 2025, there were 776 households which still had a live case awaiting discharge of duties. There were also 52 cases awaiting an assessment. The baseline position was 489 open assessed cases and 103 awaiting an assessment. The number of live cases open awaiting discharge of duties has increased as a result of increased homeless applications but was mitigated by the number of outcomes. Without the number of outcomes, this could have seen live cases increase significantly.

Open cases at end of financial year 2019/2020 to 2024/2025

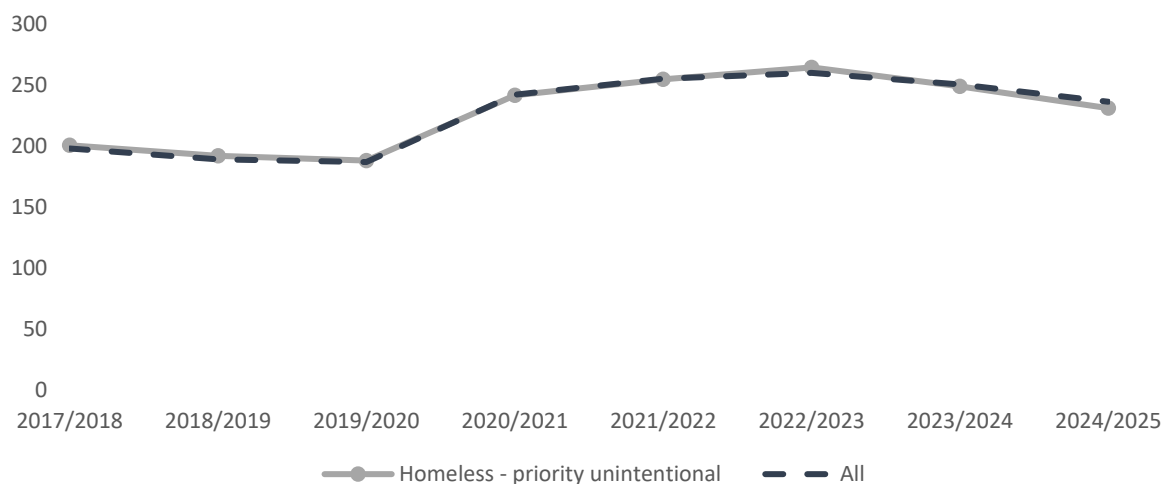


Source: Dundee City Council HL1 2024/2025

2.5. Average length of cases closed during the financial year

The average case duration in 2024/2025 for those assessed as homeless or threatened with homelessness was 236 days. This is an increase of 31 days from 2017/2018 but a decrease of 18 days from the previous year. This was mainly a result of the number of lets made during 2024/2025.

Average length of case (days) for unintentionally homeless cases 2017/2018 to 2024/2025

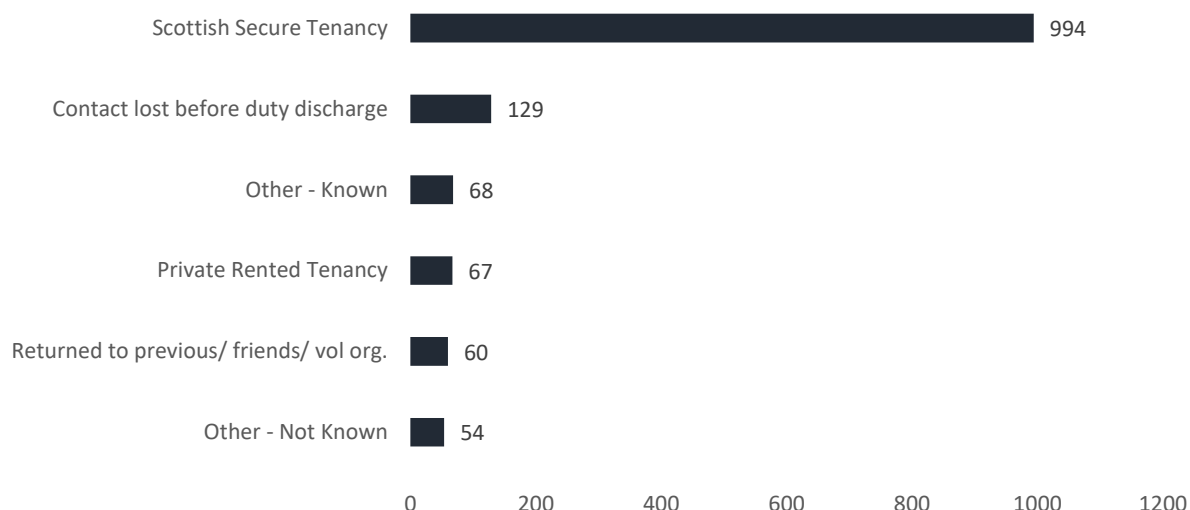


Source: Dundee City Council HL1 2024/2025

2.6. Outcomes

There were a total of 1669 cases closed during 2024/2025. For those where there was a duty to rehouse by Dundee City Council, 994 were rehoused into a Scottish Secure Tenancy and 67 in the private rented sector during 2024/2025. As a proportion of all outcomes 77% of applicants where an outcome was recorded secured settled accommodation¹.

Outcomes for cases assessed as unintentionally homeless 2024/2025



Source: Dundee City Council HL1 2024/2025

During 2024/2025, Dundee City Council let 857 properties to homeless applicants, this was approximately 67% of all lets. There was an increase in the number and percentage of DCC properties compared to the previous year. The figure for RSLs within the Common Housing Register was 221 lets to homeless applicants which represented approximately a 10% increase in lets from the previous year. Please note these values do not necessarily tie in exactly with the number of outcomes due to people not necessarily exiting homelessness as soon as a let is made as well as applicants with Notice to Quit points also being in the homeless group.

Using just those assessed as unintentionally homeless in the financial year, lets across all sectors met 86% of new demand. This is an increase from the baseline position of 81% and the first time this has happened during the plan. However, due to the backlog created in previous years, it only accounted for about 53% of all statutory demand during the year. It reduces to 50% of all demand if cases where there is a threat of homelessness also need to be rehoused.

¹ Percentage of applicants securing a LA tenancy, RSL tenancy or private sector tenancy

3. Temporary accommodation position

This section of the plan describes the position of temporary accommodation in Dundee City during 2024/2025. The broad descriptions used for temporary accommodation types are the same as those used in the Rapid Rehousing Transition Plan guidance. These are:

- Emergency accommodation – Provided at first point of contact and only used as short term accommodation
- Interim – Accommodation provided on an interim basis before the LA has discharged its duty into settled accommodation
- Temporary Furnished Flats (TFF) – Self-contained flats in the community used as temporary accommodation
- Other – Anything else used as temporary accommodation (e.g. Refuge accommodation)

3.1. Capacity

As a response to the pandemic, a significant amount of additional temporary accommodation was created to mitigate no permanent lets being made. Most additional capacity was met by creating additional temporary furnished flats. We have also needed to utilise B&B accommodation. This has continued to be used for emergency placements with alternative accommodation being sourced as quickly as possible.

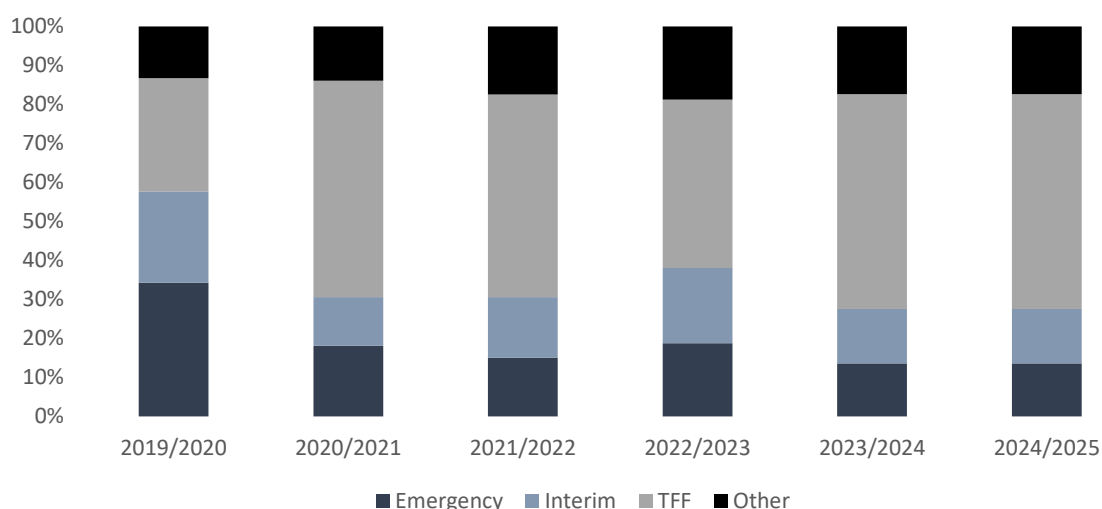
There were 467 units of potential temporary accommodation capacity at 31 March 2025 (excluding B&B and hotels). This accommodation is spread throughout the city and comprises of flats, hostels, supported accommodation and supervised units. This is approximately a 65% increase from the baseline and similar to the capacity at the end of the previous reporting year.

The total capacity can fluctuate throughout the year depending on demand and flipping of temporary accommodation to permanent stock.

3.2. Type of provision

Based on the overarching type of the accommodation, the composition of Dundee City Council's provision of temporary accommodation at 31/03/2025 was:

Proportion of temporary accommodation types across plan



Source: Dundee City Council

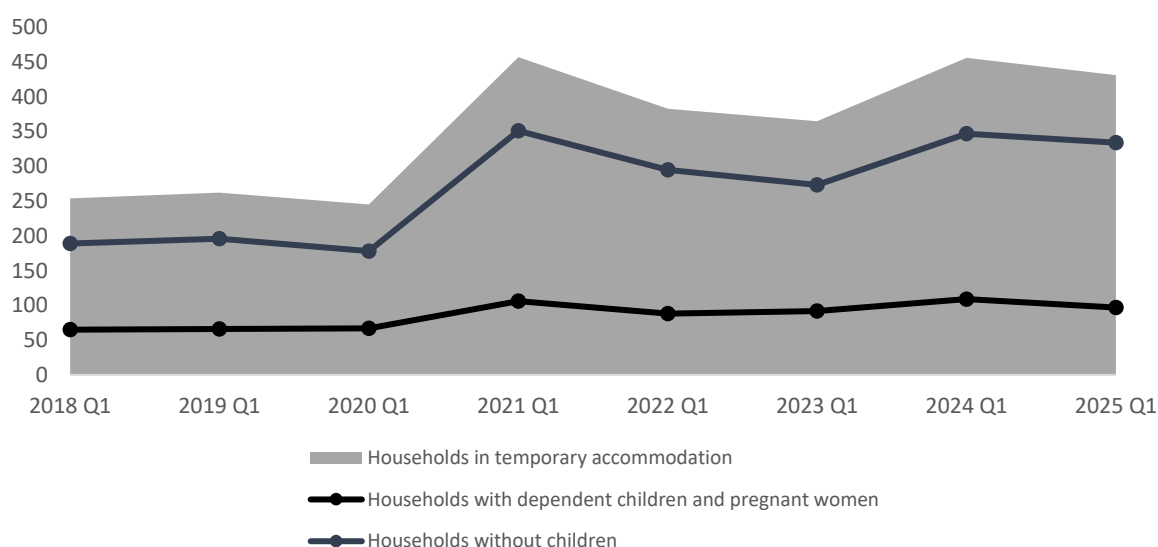
Throughout the year 58 new temporary furnished flats were created to replace properties that were flipped to permanent accommodation. As it stands over half of our temporary accommodation is now temporary furnished flats. The creation of this type of accommodation gives us the greatest flexibility when adjusting our capacity.

The 'other' category includes Women's refuge accommodation and unfurnished flats which can be used for applicants with their own furniture. B&B accommodation is not included in our capacity but has been used to meet surplus demand when normal capacity is exhausted.

3.3. Households in temporary accommodation at end of year

The backlog of households living in temporary accommodation decreased through the year from 456 on 31/03/2024 to 431 on 31/03/2025. This was a 5% decrease in the number of households staying in temporary accommodation at the end of the year. However, it is around a 70% increase from the baseline year.

Number of households in temporary accommodation at end of financial year 2017/2018 to 2024/2025



Source: Dundee City Council HL3 2024/2025

3.4. Number of households living in temporary accommodation during 2024/2025

During 2024/2025 there were 960 individual households that started new temporary accommodation placements, this was an increase on the 885 households that started new placements in 2023/2024. When these households are added to the applicants who were in temporary accommodation from the previous reporting period there were an estimated 1416 households living in temporary accommodation throughout 2024/2025.

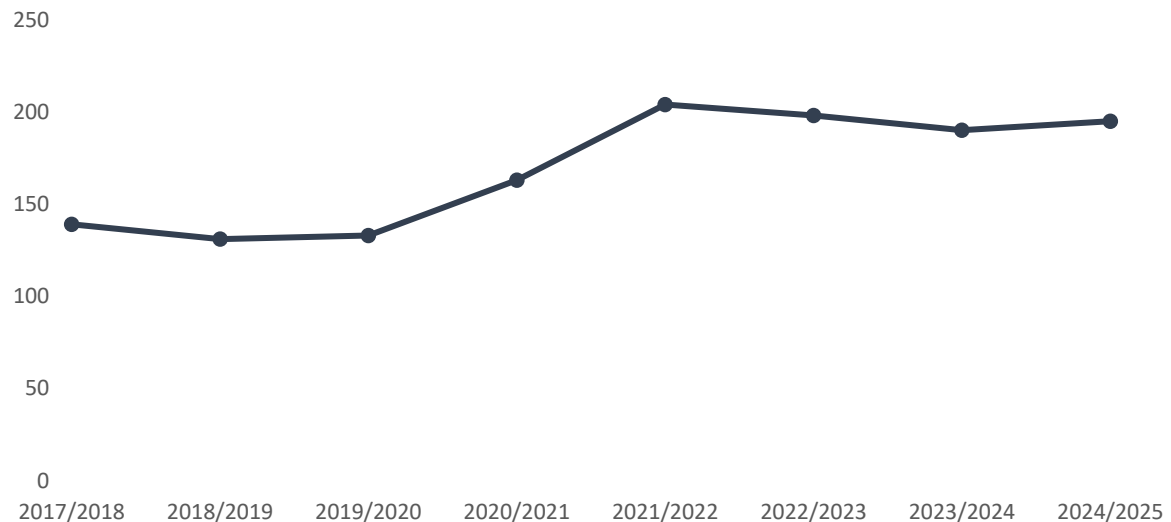
3.5. Type of households

During 2024/2025 there were 1416 unique households which lived in temporary accommodation. Approximately 78% of these households were single persons. This proportion has increased from 75% in 2017/2018. The majority of multiple placements were made by households without children.

3.6. Length of placements

The total length of stay in temporary accommodation has risen by almost 55 days from the baseline position to 195 days. There is some variance between household types (mainly due to size of accommodation required) but the overall averages for households containing children is higher than for single people at approximately 225 days.

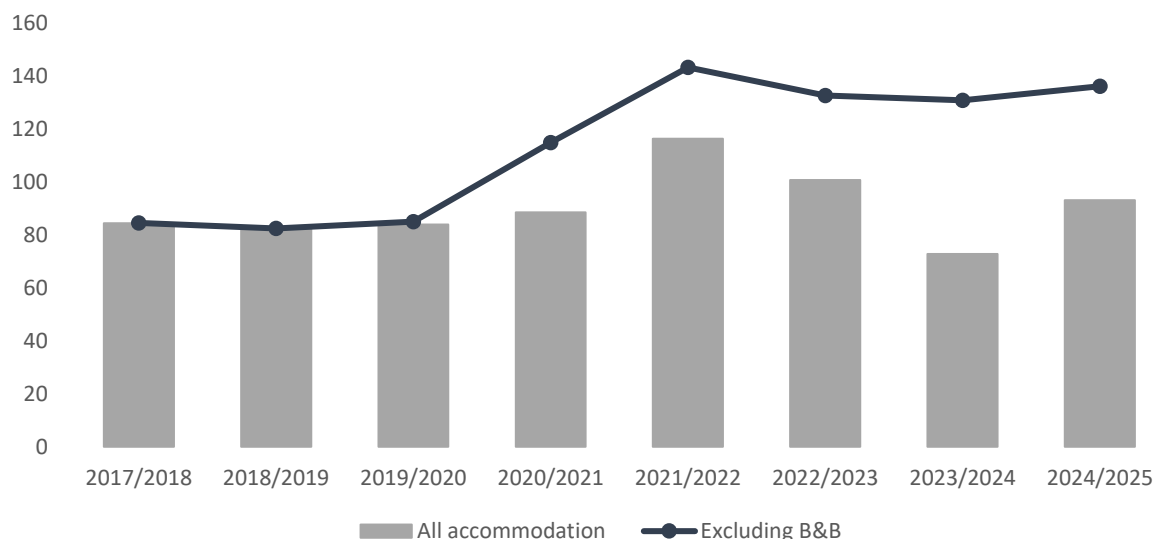
Average length of stay across all placements during plan



Source: Dundee City Council

The average length of stay in temporary accommodation per placement in 2024/2025 was 93 days this was a 20 day increase from 2023/2024 and an 8 day increase from 2017/2018. However, this average is kept artificially low as a result of 639 B&B placements at an average of 11.5 days. With B&B removed, the average length of stay per placement was 136 days. This was 5 days more than in 2023/2024 and a 52 day increase since the baseline.

Average length of stay per placement in temporary accommodation 2017/2018 to 2024/2025



Source: Dundee City Council HL3 2024/2025

The average length of placements was in temporary furnished flats at 193 days. However, there is significant variance within this category depending on the size of house required for permanent accommodation.

Average length of placements within interim accommodation was also 193 days. There is still some variance between the length of stay between accommodation providers in this type of accommodation.

'Other' temporary accommodation includes a variety of temporary accommodation such as women's refuge, B&B and unfurnished properties, as such there is significant variance in this category. The overall average was 52 days.

The average length of placements in B&B accommodation were considerably shorter at 11.5 days than other types of temporary accommodation. Applicants tend to be accommodated in this type of temporary accommodation initially before being moved on to other types of temporary accommodation.

4. Temporary accommodation projections

A key objective of the original RRTF was to reduce reliance on temporary accommodation. However, the situation with homelessness has changed significantly since 2020. Social housing lets were reduced due to the pandemic and while homeless applications had been fairly steady in Dundee, a backlog of applicants in temporary accommodation seen an increase in the use of temporary accommodation. An increase in homeless applications of 18% in 2024/2025 compared to the previous year has put additional pressure on temporary accommodation. This is despite an increased turnover rate as more applicants secured permanent accommodation.

This section will set out the immediate resource requirements to meet continuing demand for temporary accommodation and mitigate the use of unsuitable temporary accommodation such as hotels. A wider strategic response is planned to fully review the temporary and supported accommodation provision throughout the city.

It is still unknown what the ongoing trend will be. As a result, there will be models created with various assumption. For the purpose of models within this plan, the central assumptions will be used. There are particular concerns that there continues to be an increase in homelessness and demand for accommodation as a result of the current economic situation and national housing emergency.

4.1. Demand

During 2024/2025, approximately 55% of applicants required temporary accommodation. This is the same proportion as the previous year but due to the increased number of applications, 136 additional households required temporary accommodation. Completely new demand accounted for 903 households and there was also a further 57 households that presented in previous years but required temporary accommodation for the first time in 2024/2025. In total, 1416 households resided in temporary accommodation at some point during 2024/2025, a 19% increase on 2023/2024.

Approximately, 76% of new demand was from single person households. This is a similar proportion to previous years. For households containing children, just under 80% contain 1 or 2 children. Although households containing more children would only make up a small proportion of demand, these households do tend to stay in temporary accommodation for longer periods.

These proportions are relatively similar to the households which were remaining in temporary accommodation at the end of the year.

Due to the current economic situation and other external factor such as successful asylum seekers, it is extremely difficult to predict demand for 2025/2026. Although the demand for last year was the highest in many years, it would not be prudent to assume a reduction. The central assumption should be for a similar level of new demand as last year (around 900 households of new demand). The lower assumption would be a return to the levels seen in previous years (around 800 households of new demand). The higher assumption would be an increase to around 1000 households of new demand.

4.2. Average length of stay

The average length of stay in temporary accommodation for all individuals who left temporary accommodation during 2024/2025 was 195 days. There is considerable variation within this and households with children had a higher average length of stay (214 days) than single persons (188

days). For households with 1 or 2 children, the length of stay was lowest (156 days) but households containing 3 or more children had by far the highest average length of stay (416 days). There are various reasons for this but single person households are more likely to have very short stays through returning to previous arrangements and losing contact with the service.

For those whose case was closed during the year, their entire time in temporary accommodation will be included, not just time spent in temporary accommodation during the reporting year.

As highlighted previously, most of the demand for homelessness services is from single person households. There is considerable waiting times for 1 bedroom permanent accommodation but many single applicants have access to children that allows them to be offered a 2 bedroom property under our allocation policy. There is a risk that the average length of stay will increase due the current level of demand from single person households. The length of stay and average case duration in 2024/2025 was around the same level as previous years. The central assumption will be a slight increase in average length of stay compared to 2024/2025 to 205 days. The lower assumption is a reduction in length of stay but this would not be expected to be significant, possibly down to 190 days. A bigger risk is average length of stay can increase due to such high levels of demand and other external factors. The higher assumption could be up to 220 days.

4.3. Capacity

The capacity of temporary accommodation was 467 units at the end of 2024/2025. This did not include bed and breakfast/hotel type accommodation which was used to meet demand above useable capacity. Useable capacity would exclude void/damaged properties or where the household could not access available accommodation for example if a household with children presented and the only available accommodation was in Lily Walker Centre. Accommodation such as hotels and bed and breakfast can normally be used for up to 7 days in respect to the applicant's case without being unsuitable. The most households we had in temporary accommodation at any point during 2024/2025 was 457.

Approximately thirty percent of the temporary capacity is in specifically designed accommodation for single homeless households. This is accommodation such as Lily Walker Centre, Brewery Lane, Dundee Survival Group and accommodation run by Salvation Army. There are other specialist provisions such as Dundee Women's Aid and Action For Children that cater for specific groups. Approximately 62% of temporary accommodation is in Temporary Furnished flats dispersed throughout the community. These flats provide the most flexible accommodation and can be used for all household types.

Over half of the network flats (56%) are 2 bedroom properties, 35% are 1 bedroom or bedsits and 8% are 3+ bedroom. As 2 bedroom properties can be used for single person households or households containing children, these proportions seem fairly representative of demand.

4.4. Modelling capacity

As noted in the introduction, the purpose of this report is to set out the immediate resource requirements to meet continuing demand for temporary accommodation and mitigate the use of unsuitable temporary accommodation such as hotels. It is not intended to remodel the temporary accommodation supply, this will require a wider strategic response and consultation. As such, this modelling will only set out the total capacity requirements to meet demand.

Current capacity = 467

In temporary accommodation at end of reporting year = 431

Central Assumptions

New demand throughout year = 900

Numbers exiting temporary accommodation = 900

Total stays during year = 1331

Average length of stay = 200 days

Void rate = 10%

Bed nights required = (Demand * Average length of stay)

Bed nights required = $900 * 200 = 180000$

Usable capacity required per night = $180000/365 = 493$

Total capacity required = Useable capacity + void rate

Total capacity required = $493 + 10\% = 542$

Deficit = $542 - 467 = 75$

Based on the central assumptions, it is clear that there is a current deficit in temporary accommodation supply if we are to stop the use of bed and breakfast accommodation. This deficit is higher than the number of bed and breakfast spaces utilised due to turnaround times and the requirement to have sufficient voids to meet daily demand.

- To achieve this target it is recommended that we –
- Set up additional temporary furnished flats to meet deficit
- Use mainly 1 and 2 bedroom properties to allow flexibility in placements
- Review decoration arrangements for temporary furnished flats to improve turnaround times
- Review support needs assessment to ensure sustainable placements
- Formulate alternative models to ensure capacity matches demand

All variables will require to be reviewed on a regular basis to ensure an appropriate balance between providing temporary accommodation and permanent accommodation.

5. Support Needs

The provision of the appropriate level of support for each applicant will be a key determinant of the success of the transition to rapid rehousing.

- Housing First is the first response for people with complex needs and facing multiple disadvantages where assertive, intensive housing support will be provided.
- Where mainstream housing, including Housing First, is not possible highly specialised supported accommodation with on-site support provision.
- Within tenancies housing support services.

The baseline and predicted levels of support needs are documented in this section of the plan. A more detailed assessment of support needs is required. As part of this assessment, dedicated Social Workers are now available to the Housing Options service as part of our RRTP.

5.1. Type of support needs

Based on HL1 assessment data in 2024/2025, 55% of applicants who were assessed as homeless or threatened with homelessness had no support needs (this was 65% last year) and a further 21% had one identified support need (20% last year). Two support needs make up 14% of those assessed (8% last year) and 10% have 3 or more support needs (7% last year). Since the baseline position there has been a significant rise in the proportion with no or one support need and a decrease in those with 2 or more support needs. Anecdotal evidence suggests that along with the proportion of applicants with high support needs increasing, the level of support that is required for these individuals is significantly increasing.

Of those with identified support needs in 2024/2025, the most common support needs were mental health problems, almost 1 in 3 applicants described themselves as having support needs for mental health problems and Basic housing management/independent living skills (22% of applicants). Drug and/or alcohol dependency was a recognised support need for only 5% applicants who were identified as having support needs. In the baseline position Basic housing management was the most common support need but this has now been surpassed by mental health problem.

5.2. No/low support needs

The majority of homeless applicants to Dundee City Council will fall into this category. These applicants will have no or low support needs except for assistance in being provided with suitable accommodation. Based on current data 55% of applicants have no support needs and 21% have only 1 identified support needs so may also fall into this category. This ties in with the HL1 data on housing support assessments which assessed 74% of applicants assessed as homeless or threatened with homelessness as not requiring housing support services. This group of applicants would need case management and housing options assistance to source a suitable property as well as sign-posting and low-level tenancy services provided by housing providers.

5.3. Medium support needs

This proportion of homeless cases requiring this level of support would be approximately 14% based on current data. This is based on the proportion of applicant's who have been assessed as requiring support excluding applicants who fall into other categories. This group would be capable of sustaining mainstream housing with the support of a visiting housing support service, along with other statutory and third sector supports.

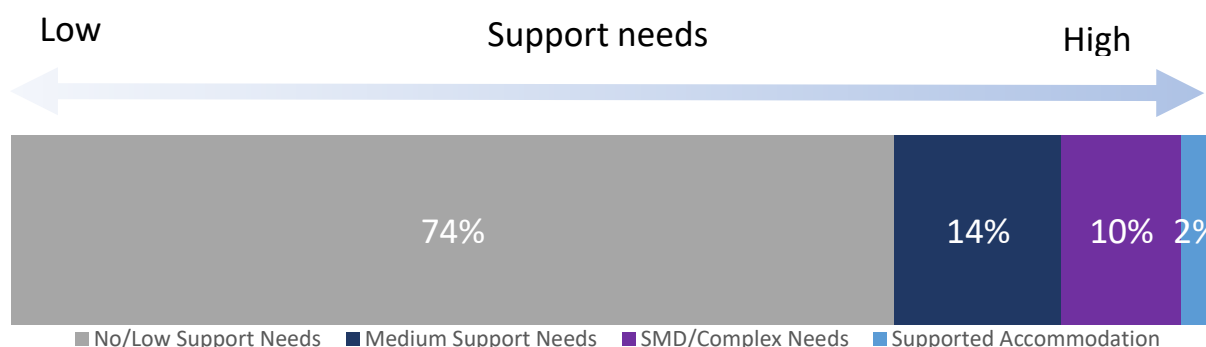
5.4. High Support Needs (SMD/Complex needs)

Based on research carried out by Heriot-Watt University, Dundee City Council has one of the highest incidences of Severe and Multiple Disadvantage/Complex needs in Scotland. This includes applicants with history of involvement with homelessness, criminal justice and substance misuse. By applying this methodology to HL1 data from 2024/2025, approximately 12% of applicants assessed as homeless could fall into this category. With suitable multi-agency planning a proportion of this cohort would be capable of sustaining a mainstream tenancy with housing support and other professional supports while a small proportion may require supported accommodation. This may reduce the proportion requiring a more intensive support-based approach, such as housing first to around 10%. This approach should reduce the likelihood of repeat homelessness.

5.5. Supported Accommodation

This category would contain applicants where independent living within the community is not possible and permanent supported accommodation would be the most appropriate outcome. It is expected that the proportion of applicants requiring this form of accommodation would be lower, with perhaps only 1- 2% of cases per annum falling into this category. It is expected that the proportion could drop once appropriate supported accommodation is available for all applicants that require this type of accommodation. The supply for this accommodation could be met by realigning from existing temporary accommodation stock.

Proportion of support requirements across plan



Source: Dundee City Council

6. Rapid Rehousing Plan

This section will contain the main plans, targets and projects to achieve the overall aims of our rapid rehousing plan over the course of the plan. It is acknowledged the plan will remain dynamic and the main focus will be on plans for the next year and will be continually monitored and adapted.

6.1. Proportion and numbers for rehousing supply requirements to meet demand over plan

The backlog of cases at the end of Year 1 was 478, this has now risen to 776 (although it has reduced from 802 at the end of Year 2). To reduce this backlog during 2025/2026 will require a substantial number of lets across all housing providers and tenures. Due to the uncertainty over the number of lets which will become available and the level of homeless applications in the future, this element of the plan remains extremely changeable and are very much estimates only.

It was initially expected that the increased focus on prevention would lead to at least a small reduction in the number of homeless applications over the plan but future trends remain very uncertain. Based on the significant increase in applications during 2024/2025, it would be prudent to model for similar numbers. The central assumption will therefore be approximately 1600 applications.

It is estimated that around 75% of applicants will be assessed as unintentionally homeless and a further 6% as threatened with homelessness. There will also be some lost contacts, applicants who make their own arrangements or return to previous arrangements which would reduce the total number of lets required. This normally makes up around 18% of case closures on average.

Using the central assumptions of 1600 homeless applications in 2025/2026. In order to reduce the backlog to around 700 households, the following targets will be required in this model:

- 60% of lets across the Common Housing Register until the bulk of the backlog of applicants is cleared. Based on the assumption that Dundee City Council would let approximately 1100, this would result in an approximately 660 lets to homeless applicants
- Approximately 250 lets from Registered Social Landlords in the CHR.
- Due to the nature of the stock in the city this is likely to be the highest achievable figure.
- Approximately 60 lets from Registered Social Landlords who are not part of the Common Housing Register
- Approximately 80 private sector tenancies. This is a significant increase on the baseline position and would be achieved through increased use of the rent deposit guarantee scheme. This will be subject to the property being affordable to the household.
- Approximately 300 cases closed due to applicants returning to previous arrangements, making their own arrangements or losing contact.
- This would see the backlog reduce to under 700 applicants by the end of 2025/2026. It is unlikely that we would be able to achieve a better projection than this

Either an increase in homelessness or a decrease in lets would likely see the backlog increase. A worst-case scenario where there is an increase in homelessness and a reduction social sector lets would see the backlog increase significantly if the other variables remained constant.

6.2. Securing accommodation under homelessness legislation

Due to unprecedented pressures on housing stock and temporary accommodation, all applicants that are being assisted under homelessness legislation will be required to maximise their housing

options. This means that all tenures, areas and property types will be considered when securing accommodation.

This will apply to all applicants that Dundee City Council consider to be homeless or threatened with homelessness. It will also apply to applicants that have been allocated notice to quit points to prevent homelessness from occurring.

6.3. Working with social housing providers to optimise the rehousing process

Dundee City Council have an established Common Housing Register including Abertay Housing Association, Caledonia Housing Association and Hillcrest Housing Association as full partners. These housing providers also share a Common Allocations Policy with Dundee City Council. The agreed quota of lets to homeless applicants is 55%.

There are several Registered Social Landlords that have housing in Dundee but are not part of the Common Housing Register. Where Dundee City Council nominate or refer to another landlord to secure accommodation, it will be for all property types and areas as per above. Individual applications can also be made to these landlords and it is expected that housing options will be maximised to enhance prospects.

The Registered Social Landlords are currently developing new build housing throughout the city and have committed to nominations and referrals from Dundee City Council for all developments.

6.4. Rehousing solutions in the private sector

The Rapid Rehousing Transition Plan requires increased utilisation of the Private Rented Sector. This is normally used a viable housing option and particularly for applicants requiring housing in areas or property types which have a low turnover in the social rented sector.

Homefinder, our Rent Deposit Guarantee Scheme works to increase accessibility to the PRS. This team will provide specialised support to liaise with private sector landlords, facilitate viewings and secure private sector housing for applicants in housing need to alleviate and prevent homelessness. This was also supplemented with a rent in advance scheme to further enhance accessibility to this sector. There were 67 households directly rehoused through this project during 2024/2025.

During 2025/2026, we aim to deliver an enhanced PRS Access Scheme incorporating the existing Rent Deposit Guarantee Scheme. This proposal would see the Homefinder team qualified to deliver an enhanced service which would allow a more interactive service for PRS landlords whereby the team could assist landlords with creating tenancy agreements and other tenancy notices and providing ongoing support and assistance to maintain and sustain tenancies.

Included in the service redesign would be further support to assist both landlords and tenants to manage and sustain tenancies in a responsible manner. This could significantly reduce the number of evictions from the private rented sector to ease pressure on homeless services.

Action For Children Family Sustainment Service worked in partnership with Dundee City Council to prevent families residing in rented accommodation from eviction. The service works with the families to maximize their income and overcome any disputes they may have with the Landlord. The service assisted 39 families over the last year. Homelessness was prevented in all but 4 cases.

Positive Steps provide supported accommodation within the private rented sector. This service provides furnished properties to vulnerable individuals who require substantial support to maintain and engage a tenancy. These properties are leased from both the social and private sector and

decorated and furnished by Positive Steps. The individual is supported for a minimum of 2 years and when independence is reached, the property is signed over to the tenant and they become the tenant of the social or private landlord from which the property is leased. This service provides homes to over 50 individuals at any one time and properties are dispersed throughout the city. This provides choice of area and properties to the individuals that are supported. This service has been operational for more than 15 years and has now also purchased properties to expand this service within Dundee.

6.5. Converting temporary furnished flats to settled home/Scottish Secure Tenancies

The original plan featured a target to convert 20 temporary furnished flats to Scottish Secure Tenancies. As a result of a significant increase in temporary furnished flats being created to provide temporary accommodation during the pandemic this was increased in Year 2 as part of our recovery plan. There have now been close to 200 units of temporary accommodation converted to permanent accommodation. During 2024/2025, there were 59 flipped properties against the target of 36 properties over the course of the year (average of 3 per month). The target will remain the same for 2025/2026.

This initiative provides permanent housing which minimises disruption for the household. The suitability of the accommodation will always be considered as well as the demand for accommodation in the area.

6.6. Housing First

The initial plan outlined the transition and mainstreaming of Housing First if successful, would be funded through the reconfiguration of existing support services being delivered across the hostel/temporary accommodation supply in the city. This commenced in March 2020 when the partnership closed one of the largest hostels in the city with Transform Community Development and reconfigured the service to deliver outreach housing support aligned with Housing First principles. In year 3 of our RRTP, this service was mainstreamed to deliver Housing First support to residents of Dundee.

Transform Community Development has continued to provide a community-based Housing First programme in partnership with Dundee City Council and the Dundee Health & Social Care Partnership. Hillcrest and Home Group also form an integral part of the partnership by providing permanent tenancies for the project. Funding for this project has increased due to the closure of a supported accommodation unit. This now gives a staff team of 12 with capacity for 84 participants. There were 37 new housing First tenancies started in 2024-2025 with the project running at capacity throughout the year.

There is an acceptance that for some households mainstream housing or community based housing first will not be appropriate. An assessment of need will take place during this year to develop housing based solutions for this group with appropriate support. This demand could be met by the reconfiguration of units currently used as temporary accommodation.

6.7. Furnished tenancies

Dundee City Council used RRTP funds to provide furnished permanent lets during 2024/2025. The properties were carpeted, have basic furnishings and white goods provided. This was in partnership with Transform Community Developments Furniture Project. The purpose of this was to allow homeless people to move into their permanent accommodation as soon as they have signed for the property.

528 tenancies were set up or partially set up using this fund during 2024/2025. This investment will continue during 2025/2026.

This will particularly be targeted at those moving on from temporary accommodation who would struggle to obtain their own furnishings. The intention of this is to reduce time in temporary accommodation and allow for successful integration into the local community.

Dundee City Council also provide grant funding to Transform Community Development

6.8. Particular Pathways

Our original plan identified 3 particular pathways that required particular responses as part of our Rapid Rehousing Transition Plan.

Below is a brief summary on how these operated during 2024/2025 -

Prisoners

A pilot was carried out by Positive Steps where they provided supported housing in a private sector flat for prisoners directly on release from prison. This pilot was expanded to provide a housing first tenancy on liberation. This is a Dundee City Council property which Positive Steps lease and let as a Private Residential Tenancy to the applicant with intensive housing support.

A dedicated support programme, Positive Pathways, will support offenders on liberation. This support can range from tenancy support, sourcing storage of personal goods, benefit and poverty support, sign posting to specialised external agencies, addressing substance use, relationship issues, sourcing accommodation on liberation, meet and greet on liberation, etc. the aim is to reduce repeat homelessness, support will continue for 12 months after liberation. The service enables individuals to move to settled accommodation on release and for staff to support with preventative and reactive assistance. In total, 44 people were accommodated through this project. This demographic has a high proportion of repeat homelessness and high support needs. There was an 84% sustainment rate which is generally comparable to rates for other applicants.

Positive Pathways also provided crisis intervention support during 2024/2025. This service supported individuals who have been incarcerated, regardless of the length of sentence or from which prison they have been liberated, to access services and accommodation in the same way as other people living in the community. Positive Pathways Crisis Intervention supported individuals who have been identified as requiring support regarding crisis, homelessness, and threat of homelessness, to break the repeated process of incarceration, homelessness, and incarceration.

While there is recognition of the positive progress made, there is also an understanding that to fully adopt the requirements set out in the SHORE standards we can do more.

During 2025/20256, there will be a short-life model for providing services in HMP Perth for those people who are in prison and who have housing issues. The aim of this pilot would be to improve working links between HMP Perth and DCC housing services; to prevent homelessness where possible and provide homeless individuals with the right support during their sentence and following liberation to improve their housing outcomes and to prevent re-offending. The pilot model outlined in this proposal would be run from HMP Perth.

The overall project aim is to improve engagement with people in prison and establish strong working relationships with prison staff to prevent homelessness occurring among sentenced prisoners and people on remand.

Going into more details, the project aims to enable people in prison to:

- maintain accommodation through their prison sentence where possible;
- to responsibly surrender accommodation where appropriate including alternative housing options for release from prison
- Support to explore employability opportunities both within and outwith prison and;
- to access accommodation and support on release from prison.

Additional aims of the project are to:

- Assist in managing direct and indirect costs associated with the tenancies and temporary accommodation for people in prison and people released from prison;
- Liaison with landlords, benefit agencies and any relevant support providers to prevent housing loss.
- Prevent re-offending;
- Contribute to community safety;
- Contribute toward policy development within prisons and Scottish Government;
- Promote and develop learnings from the delivery model.

Gendered approach

The scope of the original domestic abuse pathway has increased to a gendered approach to service provision.

Following research from University of Dundee and Dundee Women's Aid we have repurposed a temporary accommodation unit to a gender specific service for homeless females. This accommodation will provide 11 self-contained 1-bedroom flats along with gender specific support.

Gender specific support has also been recognised as a key factor in sustainment and part of the R RTP funding has continued to be allocated to provide 2 housing support workers within the temporary accommodation unit. This provided support to 36 residents during 2024/2025.

Dundee City Council also have a domestic abuse policy which aims to prevent homelessness by prioritising high risk domestic abuse cases to be rehoused as an emergency.

Young People

Action For Children delivered a Youth Prevention Service in partnership with Dundee City Council during 2024/2025. This service was set up to proactively prevent young people leaving the family home, if it is safe to do so. AFC support young people and families to take a solution focus approach through facilitated conflict resolution until a suitable outcome is achieved.

Action for Children used a number of interventions to assist and support a young person. Some examples are listed below.

- Conflict resolution
- Homeless education
- Outdoor activities
- Diversionary activities
- Individual support
- Tenancy support, if they are already in accommodation
- Flat sharing where appropriate
- Access to temporary supported accommodation in crisis situations

- Support to both young people and their families where an assessment has indicated this need
- Advocating on Young people's behalf's
- Engaging young people with employability training providers

This service assisted 99 young people in the last year, the predominant reason for presentation was relationship breakdown and/or were experiencing conflict at home. There is also longer-term early intervention work carried out such as delivering housing and homeless awareness sessions in local schools (HEY Dundee). Temporary accommodation is also provided by AFC for homeless young people within dedicated blocks of supported temporary accommodation. 17 Young people were provided with this form of temporary accommodation during 2024/2025.

6.9. Voices making changes

Voices Making Changes was commissioned by Dundee City Council to capture lived experiences of homelessness in Dundee, aiming to inform service improvements. The research was carried out by Policy Scotland.

The intention was to address the lack of qualitative data in homelessness services and embed lived experience into policy and practice.

37 individuals participated in qualitative interviews, sharing insights into temporary accommodation, support services, and prevention strategies.

The main recommendation of the research were -

Temporary Accommodation

- Improve quality and accessibility (e.g. trauma-informed environments, disability adaptations).
- Reduce stigma through education and sharing success stories.
- Enhance communication and information sharing with residents.
- Provide travel support for those placed far from essential services.
- Improve logistics and planning around moves.

Support Services

- Maintain and expand staff expertise.
- Improve support for prison leavers (e.g. SHORE guidance, digital tools).
- Enhance mental health resources and out-of-hours support.
- Develop the women's homelessness pathway and explore Housing First for women.

Prevention & Retention

- Expand early intervention efforts in line with the Housing Bill's 6-month prevention window.
- Develop the Taypar model – a one-stop shop for tenancy sustainment and practical support.

- More tenancy visits and face-to-face support.
- Improve awareness and access to financial support and furnishings.

Other Areas

- Strengthen face-to-face service delivery and staff training.
- Broaden tenant participation and co-develop a new strategy.
- Improve website accessibility and communication.
- Explore pet-friendly tenancy policies.

7. Investment

The successful implementation of this plan will rely on the appropriate resources being available. Some of these actions such as increasing quotas of social lets will have no additional cost.

This section will mainly focus on planned investment using existing allocations and will adapt as further resources and allocations are known.

Funding for the next year will be invested in the following initiatives.

Activity	Description
Private Sector Rent Deposit	Dundee Homefinders provides access to the private rented sector through a rent deposit guarantee scheme and rent in advance. This is a vital component of our Rapid Rehousing Transition Plan and maximises housing options.
Homeless Prevention Officer	A dedicated officer to provide tailored housing options and prevention advice. This role will mainly be community based to work with partner agencies to identify those at risk of homelessness at an early stage and intervene as appropriate.
Housing Support Officer	This post will provide housing support within the gender specific temporary accommodation at Honeygreen Road. The support will be tailored to the individual's needs and will involve preparing for a smooth and sustainable transition to permanent housing
Temporary Accommodation Officer	Based within the temporary accommodation service to co-ordinate placements in temporary accommodation, match households to suitable temporary accommodation, ensure the completion of personal housing plans for those in dispersed temporary accommodation and facilitate efficient transfers to permanent accommodation
Homeless prevention fund	A flexible fund to provide targeted support to those at risk of homelessness. This could be through the provision of funds to address rent arrears, minor adaptations, funds for decoration and direct support for those at risk of rough sleeping
Furnished tenancy initiative	To provide white goods and furnishings to allow homeless people to move from temporary accommodation to a permanent tenancy without delay.

These are projects that will directly be funded from the RRTP monies and are designed to complement other projects that are funded through Dundee City Council and the Dundee Health & Social Care Partnership.

7.1. Activities

Activities in 2025/2026 will be focussed on the following three elements of the plan.

Temporary Accommodation Remodelling and Increase Supply of Settled/Supported Accommodation

Over the next year we aim to:

- Continue to ensure compliance with temporary accommodation standards and factor this within the review of temporary accommodation.
- Continue maximising access to the Private Rented Sector through our Homefinder Service
- Continue with increased lets to homeless applicants to work through the backlog of cases.
- Continue the programme to flip temporary accommodation to permanent accommodation
- Use a housing options approach to maximise use of available stock to rehouse homeless applicants
- Develop and implement a Personal Housing Action Plan for Homeless applicants to facilitate rehousing and support in quickest possible timescales.
- Create action plan based on recommendations within Voices Making Changes

End Rough Sleeping

- Ensure appropriate support and accommodation is available to those at risk of rough sleeping and deliver this in partnership with 3rd Sector organisations.
- Implement recommendations and outcomes from independent review of service relating to access
- Provide funding for 3rd Sector support focusing on individuals rough sleeping or at risk of rough sleeping
- Continue to provide Housing First support for those with the most complex needs who are most at risk of rough sleeping

Prevent Homelessness from occurring

- Ensure service delivery across our Housing Options Team is accessible and provide community based surgeries to maximise opportunities to prevent homelessness
- Implement a flexible homeless prevention budget
- Review our Housing Options and Homeless Strategy.
- Review our Housing Options and Homeless Policy
- Implement prevention recommendations within Voices Making Changes

7.2. Monitoring

This Rapid Rehousing Transition Plan is intended to:

- End Rough Sleeping
- Prevent homelessness from occurring
- Improve the standards and types of temporary accommodation
- Reduce time spent in temporary accommodation
- Increase supply of permanent accommodation options
- Provide appropriate support and accommodation

These intended outcomes are monitored on a monthly and an annual basis. In addition the Homeless Strategic Partnership monitors quarterly to ensure that the implementation is successful and that appropriate resources are harnessed to deliver the RRTP.

8. Appendix A Temporary Accommodation Provision

Accommodation Type	Name of accommodation	Description	Number of units at 31/03/2025
Temporary Furnished Flats	Network Flats (including Single Network Flats)	Dundee City Council fully furnished properties in various property sizes	238
	Single Supervised Unit - DCC	Supported accommodation block for single people. Support provided by Housing First	11
	RSL Managed Accommodation	Temporary accommodation block managed and supported by Hillcrest Housing Association	9
Interim	Transform Community Development	Supported temporary accommodation managed by Transform Community Development within self-contained flats	22
	Salvation Army	Supported temporary accommodation managed by Salvation Army within self-contained flats	20
	Dundee Survival Group Phase 2	Supported temporary accommodation managed by Dundee Survival Group within self-contained flats	14
	Action For Children	Supported temporary accommodation for young people managed by Action For Children within self-contained flats	11
Emergency	Dundee Survival Group Phase 1	Direct access temporary accommodation managed by Dundee Survival Group	14
	Salvation Army	Direct access temporary accommodation managed by Salvation Army	25
	Lily Walker Centre	Direct Access Assessment provided by Dundee City Council	26
Other	Low Management Accommodation	Dundee City Council Unfurnished and part furnished temporary accommodation in various sizes	51
	Dundee Women's Aid	Refuge accommodation provided by Dundee Women's Aid	19

9. Appendix B – Voices making changes

PDF to be inserted here