

Rapid Rehousing Summit

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Housing Supply deep dive

RCT / Conwy / Cardiff

- Data and information
- Diverse housing needs of households
- Experiencing homelessness
- Delivery of housing supply

Ymchwiliad manwl ar y Cyflenwad Tai RCT / Conwy / Caerdydd

- Data a gwybodaeth
- Anghenion tai amrywiol aelwyddydd
- Yn profi digartrefedd
- Gweithredu ar gyflenwi tai

Good practice / learnings

- Homelessness and Housing Register data
- **Equalities characteristics data**
- Positive practice capturing equalities characteristics data:
 - Prison leavers
 - Young people
- Equalities characteristics assessments of future housing needs

Arfer da / dysgu

- Data y Gofrestr Digartrefedd a Thai Data
- Data nodweddion cydraddoldeb
- Ymarfer cadarnhaol sy'n dal data nodweddion cydraddoldeb:
 - Pobl sy'n gadael y carchar
 - Pobl ifanc
- Asesiadau nodweddion cydraddoldeb o anghenion tai yn y dyfodol

Good practice / learnings

- Needs data - RRHTP / Local Housing Market Assessment (LHMA) / Local Development Plan (LDP) and Housing Prospectus
- Housing and Planning Policy teams work together
- Increase supply of Houses of Multiple Occupancy (HMO's) and shared housing
- Increase supply through Empty Homes Scheme / Houses into Homes / Acquisitions using TACP funding

Arfer da / dysgu

- Data anghenion - RRHTP / Aseiad o'r Farchnad Dai Leol / Cynllun Datblygu Lleol a Phrosbectws Tai
- Mae timau Polisi Tai a Chynllunio yn gweithio gyda'i gilydd
- Cynyddu'r cyflenwad o dai amlfeddiannaeth (HMO's) a thai a rennir
- Cynyddu'r cyflenwad drwy Gynllun Cartrefi Gwag / Troi Tai'n Gartrefi / Caffaeliadau yn defnyddio cyllid TACP

Good practice / learnings

- RRHTP - changes in the supply of settled housing
- Regular dialogue and identification of new sites between RSL and LA Strategy Team
- Affordable Housing Project Team including internal consultees to help accelerate planning enquiries and applications
- Delivering need through the existing stock - repurposing existing buildings.

Arfer da / dysgu

- RRHTTP - newidiadau yn y cyflenwad o dai sefydlog
- Deialog rheolaidd a nodi safleoedd newydd rhwng RSL a Thîm Strategaeth yr ALI
- Prosiect Tai Fforddiadwy gan gynnwys ymgynghorai mewnl i gyflymu ymholiadau a cheisiadau cynllunio
- Cyflawni angen drwy'r stoc bresennol - ail-bwrpasu adeiladau sy'n bodoli.

Good practice / learnings

Gaps in provision:

- PRS
- Young people
- Large family 4 bed + properties
- 1 bed units
- Accessible units
- Shared houses
- Long term managed accommodation for single homeless people

Increased housing:

- Families
- Single person Households
- Single person households with low to moderate support needs, and,
- Other groups, including people with complex needs by using a Housing First Approach

Arfer da / dysgu

Bylchau yn y ddarpariaeth:

- Sector Rhentu Preifat
- Pobl ifanc
- Eiddo ar gyfer teuluoedd mawr gyda 4 ystafell wely +
- Unedau 1 ystafell wely
- Unedau hygyrch
- Tai a rennir
- Llety tymor hir a reolir i bobl ddigartref sy'n sengl

Mwy o dai:

- Teuluoedd
- Aelwydydd person sengl
- Aelwydydd person sengl gydag anghenion cymorth isel i gymedrol, a,
- Grwpiau eraill, gan gynnwys pobl ag anghenion cymhleth gan ddefnyddio Dull Tai yn Gyntaf

Good practice / learnings

- Data and information / housing needs / housing supply
 - Community Living Scheme
 - Modular homes
 - Specialist supported housing and managed blocks
 - Women and men leaving prison
 - Data on homeless households
 - Housing First

Arfer da / dysgu

- Data a gwybodaeth / anghenion tai / cyflenwad tai
 - Cynllun Byw'n Gymunedol
 - Cartrefi modiwlaid
 - Tai â chymorth arbenigol a blociau a reolir
 - Menywod a dynion yn gadael y carchar
 - Data ar aelwydydd digartref
 - Tai yn Gyntaf

Good practice / learnings continued.....

- Working with **PRS** to increase housing supply
- Alternative models of temporary accommodation (TA) - Shared housing model and dispersed accommodation.
- Welsh Government Leasing Scheme Wales (**LSW**)
- Empty Homes
- Transitional Accommodation Capital Funding Programmes (**TACP**)
- Social Housing Grant (**SHG**)

Arfer da / Dysgu

- Gweithio gyda'r Sector Rhentu Preifat i gynyddu'r cyflenwad tai
- Modelau amgen o lety dros dro - Model tai a rennir a llety gwasgaredig
- Cynllun Lesio Llywodraeth Cymru (LSW)
- Cartrefi Gwag
- Rhaglenni Cyllido Cyfalaf Llety Trosiannol (TACP)
- Grant Tai Cymdeithasol (SHG)

Barriers	Solutions
Gaps in standard recording systems	Spreadsheets used to capture additional data requirements, Wales wide Housing Needs and Homelessness system
LHMA lack of data	Review of LHMA and SHG guidance
Unmet need - Prison Leavers	Private Landlord to develop a temporary community-based accommodation
Lack of single person social housing and lack of one bed homes	Developing more social secure and permanent social housing at affordable rents Extensive new build programmes Converting existing unused spaces Increasing use of Houses of Multiple Occupancy (HMOs)*Buy-backs

Rhwystrau	Datrysiadau
Bylchau mewn systemau cofnodi safonol	Taenlenni a ddefnyddir i ddal gofynion data ychwanegol, system Anghenion Tai a Digartrefedd Cymru gyfan
Diffyg data LHMA	Adolygiad o ganllawiau LHMA a SHG
Angen heb ei ddiwallu – Pobl sy'n gadael carchar	Landlord preifat i ddatblygu llety cymunedol dros dro
Diffyg tai cymdeithasol ar gyfer pobl sengl a diffyg cartrefi un ystafell wely	Datblygu mwy o dai cymdeithasol diogel a pharhaol ar rent fforddiadwy Rhaglenni adeiladu newydd helaeth Trosi mannau sydd ddim yn cael eu defnyddio ar hyn o bryd Cynyddu'r defnydd o dai amlfeddiannaeth (HMOs)*Trefniant Prynu'n ôl

Barriers	Solutions
Balance of need	Exploring more flexible use of homes
Affordability	Incentives for PRS Landlords More shared housing models
Landlords leaving sector	Support with Discretionary Housing Payments (DHP)

Rhwystrau	Datrysiadau
Cydbwyso'r angen	Archwilio defnydd mwy hyblyg o gartrefi
Fforddiadwyedd	Cymhellion i Landlordiaid yn y Sector Rhentu Preifat Mwy o fodolau tai a rennir
Landlordiaid sy'n gadael y sector	Cymorth gyda Thaliadau Disgresiwn at Gostau Tai (DHP)

Key points

- Increasing housing supply
- Changes in policy
- Flexibility for local authorities around funding
- Use existing funding ie placemaking, creatively
- Reducing barriers when offering new development funding streams
- Development of shared housing in the private sector
- Bringing more empty properties back in to use

Pwyntiau allweddol

- Cynyddu'r cyflenwad tai
- Newidiadau mewn polisi
- Hyblygrwydd i awdurdodau lleol ynghylch cyllid
- Defnyddio cyllid sy'n bodoli h.y. creu lleoedd, bod yn greadigol
- Lleihau rhwystrau wrth gynnig ffrydiau cyllido datblygu newydd
- Datblygu tai a rennir yn y sector preifat
- Dod â mwy o eiddo gwag i'w ddefnyddio unwaith eto

Key points

- Working with partners
- Working with PRS to increase housing supply
- Managed housing for single people with long term trauma
- Use funding pots creatively
- Regeneration funding

Pwyntiau allweddol

- Gweithio gyda phartneriaid
- Tai wedi'u rheoli ar gyfer pobl sengl â thrawma hirdymor
- Defnyddio potiau arian yn greadigol
- Cyllid adfywio