

Powys County Council

Our Approach to Flipping Temporary Accommodation

Enw'r cyflwynydd | Presenters name: Richard Batt & Adie Andrew
Dyddiad ayb | Date: 24th September 2025

*Rapid Rehousing Summit – Increasing & Aligning Housing Supply
Workshop*



Cyngor Sir Powys
County Council

CRYFACH *tecach* **GWYRDDACH**  **STRONGER** *fairer* **GREENER**



What our presentation will cover

- Development of our approach.
- Challenges faced.
- Successes to date.
- Homeless client perspective.
- Next steps.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER




Powys

Fun Facts About Powys

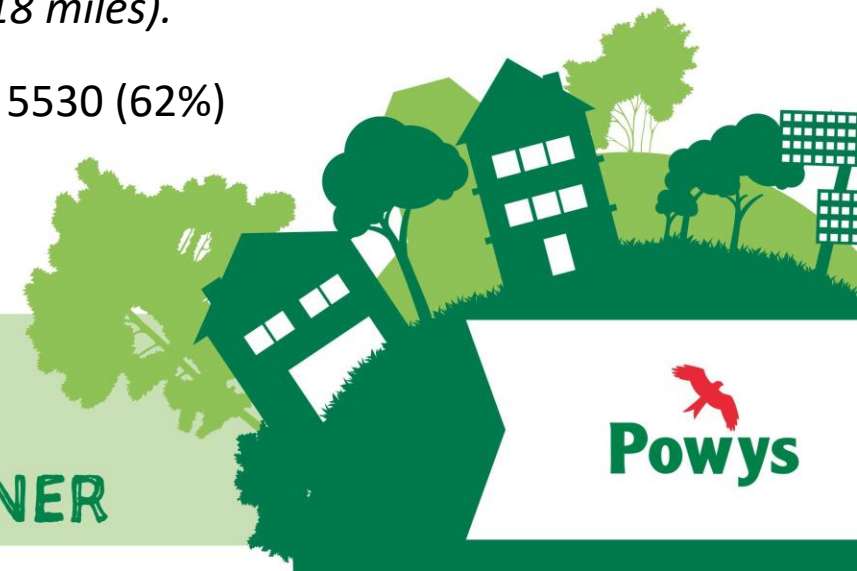


- Largest county in Wales covering approximately 2,000 square miles (*slightly larger than Trinidad & Tobago which is 1,981 square miles*).
- Population 133,030 – 58,435 households (*population density of 41 per mile – one of lowest in Wales*).
- Powys stretches approximately 130 miles from North to South (*distance from Bristol to London is 118 miles*).
- Powys has 8,897 social housing properties, 5530 (62%) owned by Powys County Council.



Cyngor Sir Powys
County Council

CRYFACH tecach GWYRDDACH  STRONGER  fairer GREENER

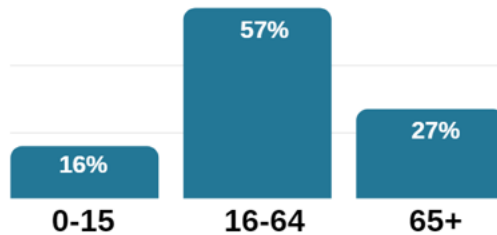


Powys

Population: 133,030

Average of **26** people per KM²

Population by age band

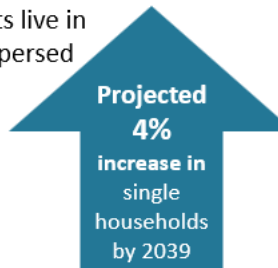


58,345 households

over half of our residents live in villages, hamlets or dispersed settlements

Average household size is 2.2

34% are single person households



1 in 5 residents speak Welsh



£33,458
Average Powys household income



55%

Of households earn less than the Welsh average household income

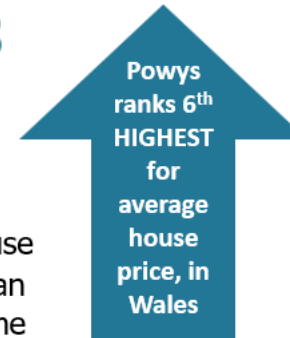
70%

Of households earn less than the UK average household income



£216,998
Average house price in Powys (Wales £194,575)

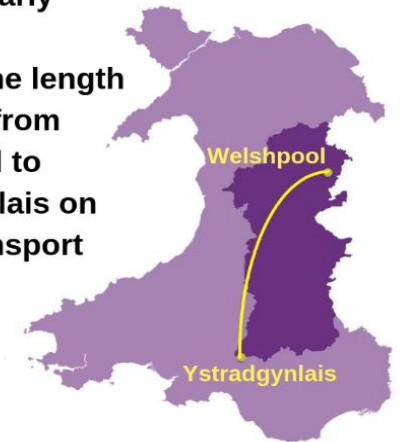
Housing affordability, average house price is **11.8 times higher** than gross disposable household income



It takes nearly **5 hours** to travel the length of **Powys** from Welshpool to Ystradgynlais on public transport



86 miles by bus



It takes only **4.5 hours** to travel the length of **Wales** from Cardiff to Llandudno on public transport



192 miles by train



@powyscc
@cspowys

@powyscc
@cspowys



Cyngor Sir Powys
County Council

CRYFACH *tecach* **GWYRDDACH** **STRONGER** *fairer* **GREENER**

Development of our approach

- 2023-28 Rapid Rehousing Transition Plan (RRTP).
- Homes in Powys Allocation Policy amendments.
- Key changes to service delivery.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



2023/28 RRTP

- Cabinet approval August 2023.
- Where cannot prevent homelessness move households from temporary accommodation (TA) (*particularly expensive B&B*) to settled accommodation as quickly as possible.
- Flexible approach to meeting individual needs, whether that means independent living (with tailored support) or supported accommodation.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



RRTP: Underlying Principles

- Recognise that each person's journey to a settled home is unique.
- Individuals take the lead wherever possible in improving their housing circumstances.
- Multi-agency involvement in preventing/ending homelessness – wider than a Housing/Housing Services issue.
- **Trauma informed approach centred on minimising the number of moves households have to go through before they secure settled accommodation.**
- Individuals not to see homelessness as a route in housing.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



Homes in Powys Allocation Policy

- Common Allocation Policy and Common Housing Register (CHR) introduced in April 2019.
- Partnership between Powys County Council and 8 Partner Community Landlord.
- Simplifies the application process and ensures fair allocations based on need for all social housing across Powys.
- Allocation policy regularly reviewed by partners to ensure still 'fit for purpose'.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



Some key recent policy amendments

- **June 2022:** Additional priority given to homeless households that reach Section 75 (Full) Homeless Duty and not found to be intentionally homeless.
- **August 2023:** Other households on Common Housing Register can be overlooked to enable the flipping of TA to a Secure Contract where have a local connection and reasonable to do so; Households can request to be considered for one bedroom above their identified need (potential allocations would be subject to an affordability assessment).
- **November 2024:** Households ready to move on from supported housing (including Children Looked After) and Care Leavers where haven't secured settled accommodation to be placed in highest Priority Band (each request to be considered on its' individual merits).



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER

@powyscc

@powyscc

Cyngor Sir Powys

@cspowys

County Council



Key changes to service delivery

- Weekly allocation meetings prioritize moving households from TA starting with B&B.
- Refocused Homeless Support Officers on early intervention and prevention. And supporting households in B&B to move quickly to more suitable TA.
- Regular liaison meeting with main support provider to avoid duplication.
- Additional Interim Accommodation Officer to enable homeless clients to meet conditions of TA occupancy agreement - intention will then be flipped (with appropriate support) wherever we can.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



Challenges faced

- Awareness of the need to provide supporting financial information (**particularly bank statements**) – Lots of potential ‘flips’ will result in under-occupation so potential Spare Room Subsidy (‘Bedroom Tax’) implications.
- Social housing demand/supply mismatch, especially one-bedroom units (57% of households on CHR require 1 bedroom, >90% in B&B).
- High use of empty council housing for temporary accommodation (>40% of voids used as TA) – less properties that can be let via CHR.
- Timing of 'Flip' - Move from HB to Universal Credit.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER  fairer GREENER



Challenges faced continued

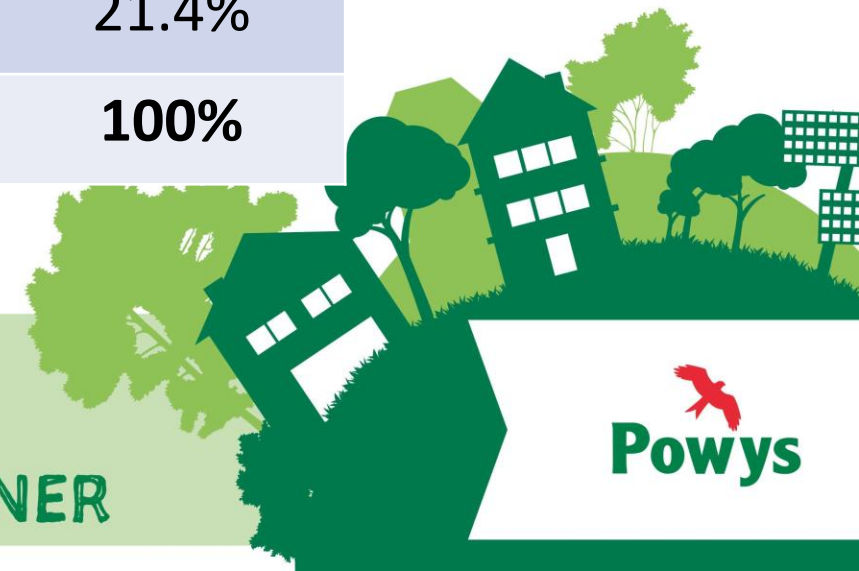
- Equitable distribution of TA between Powys CC and Partner Landlords

	October 2024		September 2025	
Landlord	No.	%	No.	%
Bed & Breakfast	26	10.4%	23	8.6%
Powys County Council	178	71.2%	178	66.6%
Private Rented Sector TA	12	4.8%	9	3.4%
Partner Landlords	34	13.6%	57	21.4%
Total	250	100%	267	100%



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER




Powys

Challenges faced continued

- Equitable rate of flips between Powys CC and Partner Landlords

Landlord	Flips since 07/04/25	Potential Flips	% Flip Conversion Rate
Powys County Council	43	49	47%
Partner Landlords	11	44	20%
Total	54	93	37%



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER




Powys

Successes to date

- **September 2022 – September 2025**
Statutory homeless cases decreased by 120 (31%).
- **October 2023 – September 2025:**
Emergency housing use reduced by over 50%.
Weekly (estimated) net cost of emergency housing reduced by over £20,000
- **Since April 2024:**
225 'flips' to secure contracts, with 93 more identified.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



Homeless Client Perspective

- Recognised that limited feedback from those with 'lived experience' of homelessness.
- Use of Shared Prosperity (Levelling Up) Funding.
- Feedback to date already helping to shape service delivery.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



What the residents say when their Temporary Accommodation was flipped to a permanent home

"Excited"

"Excited and happy that I was in a secure place"

"Very happy initially"

"Relief. Less stressed. Happy to stay in a place we can call home."

"Over the moon. Settled in well"

"Relief."

"At peace with the decision. No more upheaval."



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



What the residents say when their Temporary Accommodation was flipped to a permanent home

"Relieved not be out on the street."

"Really good. Gave me sense of security. Relieved."

"Relief. Felt like a home then rather than a place to be."

"Happy. Secure. "

"Very happy. Close to family."

"Over the moon. Fantastic. Felt settled."

"Considerably relieved . Very grateful."



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER



What the residents say when their Temporary Accommodation was flipped to a permanent home

"Over the moon! Relieved."

"Overwhelmed. A weight of shoulders. Really good accommodation."

"Amazing! Very happy."

"Sceptical. Was repeatedly told accommodation was not permanent."

"Felt good."

"Really pleased. Very happy."

"Relieved, also frustrated this wasn't laid out at the start."

"Perfect area!"



Cyngor Sir Powys
County Council

CRYFACH *tecach* **GWYRDDACH**  **STRONGER** *fairer* **GREENER**




Powys

Next steps

- Increase focus on early intervention to prevent homelessness – **Homeless Triage Pilot.**
- Obtain relevant financial information from homeless clients more efficiently.
- Maximise housing options – greater use of private rented sector.
- Explore in-house provision of emergency and supported accommodation.
- Embed homeless client feedback in future service delivery.



Cyngor Sir Powys
County Council

CRYFACH *tecach* GWYRDDACH  STRONGER *fairer* GREENER




Powys

Before we finish..



Cyngor Sir Powys
County Council

CRYFACH *tecach* **GWYRDDACH** *Yn agored a blaengar* **STRONGER** *Open and enterprising* **GREENER**




Powys


Powys