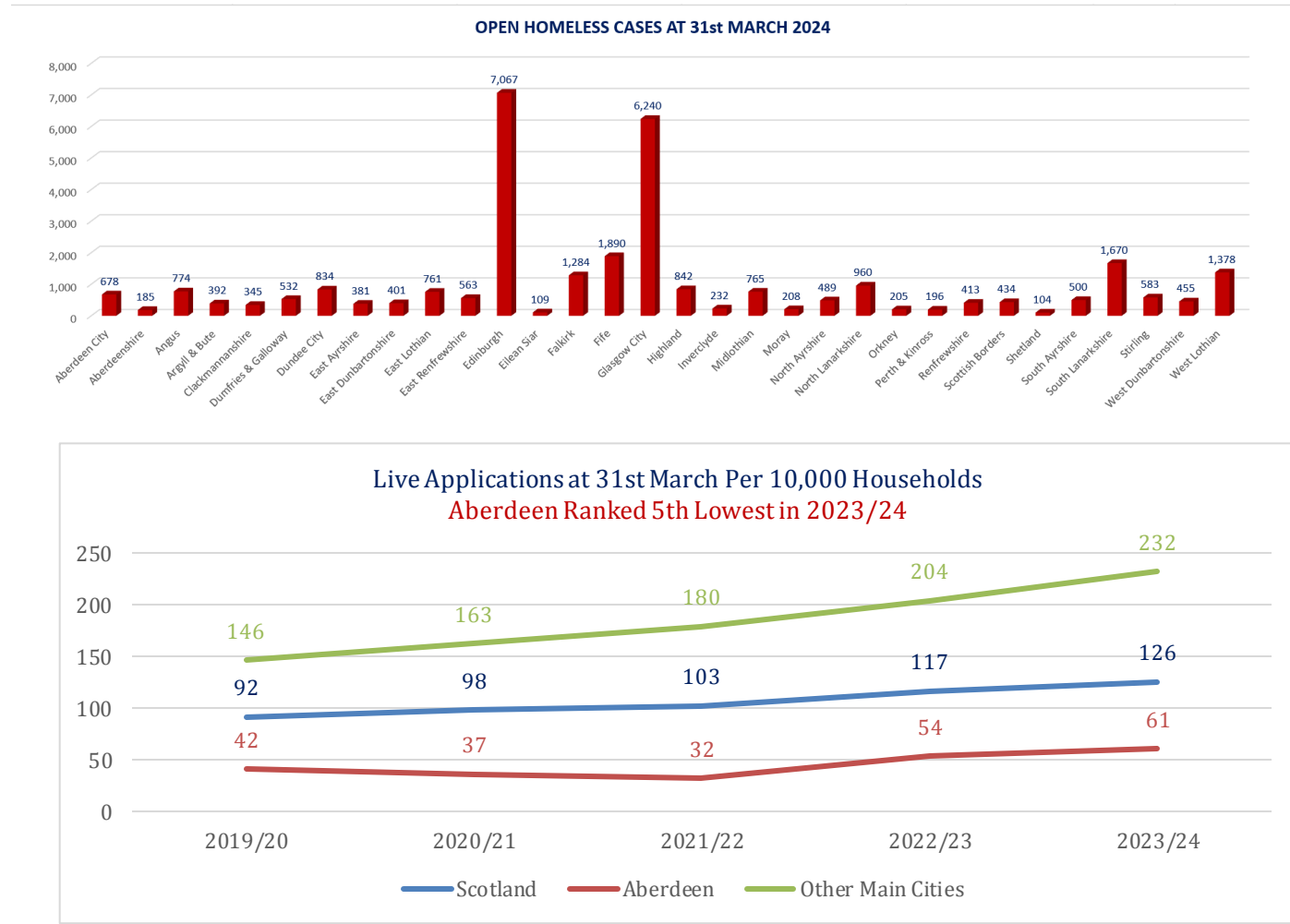




# **Homeless Benchmarking Summary Report (2023/24)**

1. OVERVIEW

- 1.1. Official figures released by the Scottish Government on the 24<sup>th</sup> of September 2024 provide a national picture of homelessness based on the HL-1 dataset collected by all 32 Scottish local authorities. The information presented focusses in on the key strategic priorities central to alleviating homelessness and achieving rapid rehousing across Scotland. The publication can be viewed via the link below. <https://www.gov.scot/collections/homelessness-statistics/>
- 1.2. The purpose of this summary report is to interpret the findings and provide a local overview of how homelessness in Aberdeen City compares with other local authorities. Throughout the summary particular attention has been given to the performance of the other three major cities – Glasgow, Edinburgh, and Dundee. Reference will also be given to neighboring Aberdeenshire and to outlier Local Authorities as there may be something to learn from them.
- 1.3. Any reference to statistical information contained within the summary report can be found [Homeless Benchmarking Graphs 2023-24.xlsx \(sharepoint.com\)](#).
- 1.4. **Note:** Validity of information contained is only as good as the data sent to the Scottish Government and timeliness’ of this. Figures will be subject to future change if there is any updating or backdating of records post data collection. For benchmarking purposes the **Main Cities** within the graphs are **Dundee, Edinburgh and Glasgow**.



## 2. KEY FINDINGS

- 2.1. The national publication reports that 2023/24 was yet another tough operating year for homelessness services across Scotland, one with further increases in homeless applications, placement times and record levels of households occupying temporary accommodation.
- 2.2. Case closure rates across Scotland did pick up in 2023/24, however failed to keep pace with growth in new homeless demand and due to this a further rise in the homeless backlog emerged, placing even greater strain on an already fragile system.
- 2.3. Many local authorities continue to cite the ongoing cost-of-living crisis and struggles with backlogs caused by the ongoing effects of COVID-19 for the rise in these new and existing demands. Suspension of local connection provisions in November 2022 and the relocation of displaced Ukrainian households has also been noted as adding to the strain felt, particularly in areas disproportionately affected by these factors.
- 2.4. The presenting figures for Aberdeen City paint a mixed picture, yet the overall mid-term trends broadly mirror what is happening nationally, particularly in terms of increases in new and existing demands. There were however, encouraging signs that applicant demands began to plateau in 2023/24, yet do still remain high.
- 2.5. Despite seeing a downturn in 2023/24, the one area that Aberdeen City continues to remain strong in and sets them apart from many other larger, urban local authorities across the country is minimising the time households spend in temporary accommodation and securing settled outcomes for homeless households as quickly as possible - the underlying principle of national rapid rehousing policy.
- 2.6. It must be borne in mind that increases in demand, and slowdown in outcomes did not begin to bite until the second half of 2022/23 in Aberdeen City leading to excessive backlogs and waiting times. Due to this many of the timebound indicators have felt the full effect of this retraction in 2023/24. However, the majority of longstanding cases have now secured outcomes and because of this it is anticipated that performance against these measures will again begin to stabilise and perhaps improve in 2024/25.
- 2.7. The table below provides a snapshot of performance against some key strategic measures, whereupon a more detailed national/local comparative summary is provided in the following sections.

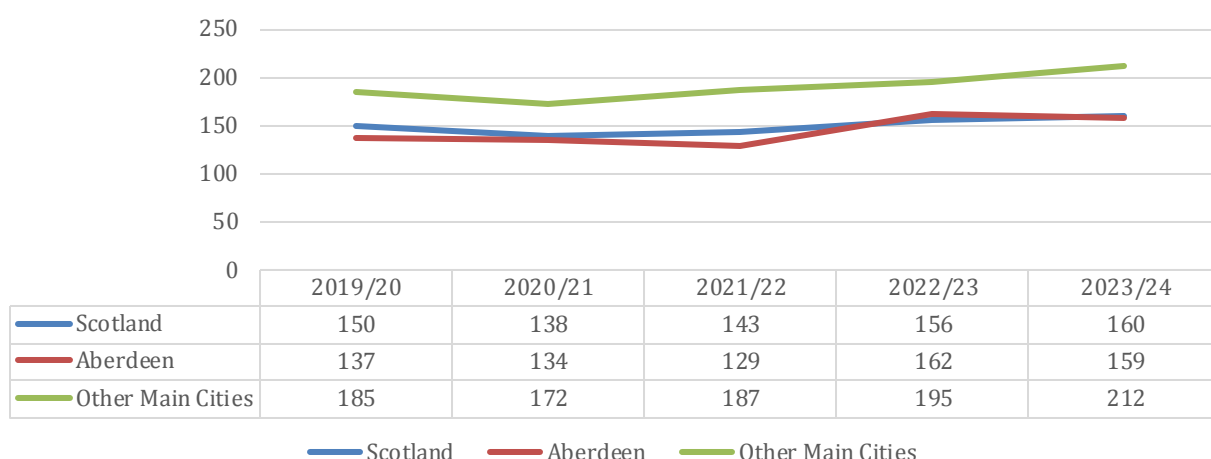
| Indicator   | ACC  | ACC Trend | National | National Trend |
|---|------|-----------|----------|----------------|
| Homeless Applications                                     | 1763 | -1%       | 40,685   | +4%            |
| Households Assessed as Homeless                           | 1270 | No Change | 33,619   | +3%            |
| Repeat Homelessness                                       | 3.5% | +0.4%     | 3.9%     | +0.2%          |
| Average Length of Time to Assess an Application (days)    | 39   | +17       | 19       | -2             |
| Average Length of Homeless Journey (days)                 | 166  | +44       | 297      | +9 days        |
| Households Accommodated in Temp on 31 <sup>st</sup> March | 442  | +11%      | 16,330   | + 9%           |
| Average Time Spent in Temp at Case Closure (days)         | 127  | +27       | 226      | +1             |

- 2.8. As part of their matrix to measure risk, the Scottish Housing Regulator use national averages as a tool to monitor and engage with poorer performing local authorities. On the evidence presented here, there are many key areas where Aberdeen City's performance continued to deteriorate and where they are now found to be performing below the national average. Some of the more concerning areas where Aberdeen City reported higher rates, or witnessed significant adverse shifts in homeless performance are outlined below.
- Decision making times rose to 39 days seeing Aberdeen City post the 2<sup>nd</sup> highest time of all authorities.
  - Increase in non-statutory homeless decisions where rates are now the 2<sup>nd</sup> highest across Scotland. Higher levels of applicants withdrawing their application and losing contact were key drivers.
  - Levels of Intentionality continue to climb where Aberdeen City have gone from having the lowest rates in 2020/21 to the 8<sup>th</sup> highest in 2023/24.
  - The homeless journey increased by 44 days, the fourth sharpest rise across Scotland. Despite this Aberdeen are still among the top performers but have slipped down the table in the last 2 years.
  - New levels of homeless demand continue to outstrip case closure rates leading to further backlogs. Due to this live homeless applications increased by 15% following a 72% increase in 2022/23.
  - Temporary accommodation occupancy levels continue to increase where more households with dependent children were accommodated at year end.

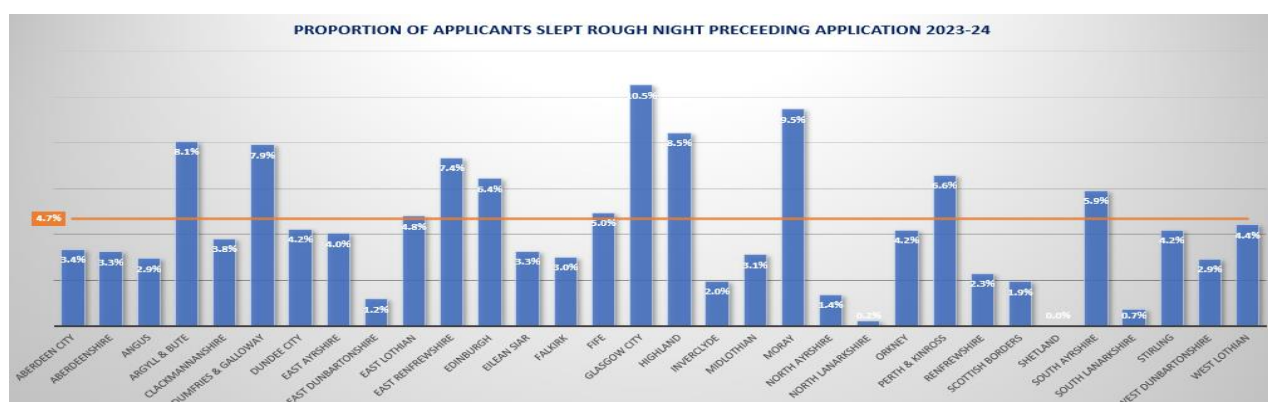
### 3. HOMELESS DEMAND

- 3.1. In 2023/24 there were 40,685 homeless applications received across Scotland, an increase of 1,377 (+4%) when compared with 2022/23. 17 local authorities reported a rise in homeless applications with Inverclyde experiencing the largest proportionate rise of 29% and Glasgow seeing the largest numerical rise (983 more applications in the year). A -1% decline sees Aberdeen City among only 15 local authorities to experience a reduction in homeless applications. East Dunbartonshire recorded the highest reduction of -22%, followed by East Ayrshire -19% and Aberdeenshire at -16%. At -3% Dundee reported the biggest reduction of the four major cities and it would be helpful to understand how Dundee have managed to achieve this. Glasgow (+15%) and Edinburgh (+5%) both reported rises in applications. The proportion of all applications (nationally) presenting in Aberdeen has remained unchanged since 2019/20 and still sits at 4%. The city is an outlier with regard to the percentage of applicants (5% locally compared to 3% nationally) who only have a local connection with another local authority, only Renfrewshire and South Ayrshire have a higher percentage. There is a need to try to understand this better.
- 3.2. At a rate of 71.9 applications per 10,000 households, East Dumbartonshire recorded the lowest levels of demand across Scotland in 2023/24, followed closely by Aberdeenshire at 72.8. Aberdeen City recorded the 13<sup>th</sup> highest rate at 158.8 (an improved position from last year when placed 11<sup>th</sup>), and is now slightly below the Scottish average of 160.5 (our rate last year was above). When compared with the other three major cities our data is broadly in line with Edinburgh. Both Glasgow and Dundee recorded higher levels at 260 and 197 respectively. As a Local Authority we need to work to maintain emerging improvement in our relative position compared to other Local Authorities.

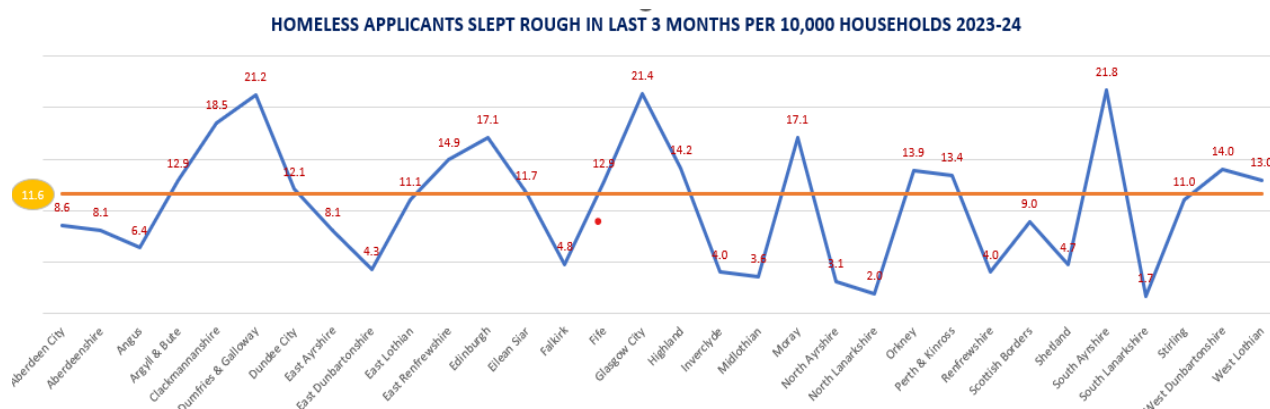
### Homeless Applications Per 10,000 Households Aberdeen Ranked 13th Highest in 2023/24



- 3.3. 1915 applicants nationally slept rough the night prior to their homeless application, up 28% on the previous year. Fourteen local authorities recorded reductions in this area with West Lothian seeing the highest numerical fall (-40) and Shetland the highest proportionate fall of 100%. East Renfrewshire recorded a 400% rise, the greatest of all the authorities. Aberdeen City were among six authorities to record no change. Aberdeen City accounted for 2.6% of all applications nationally who slept rough the night preceding application in 2023/24, lower than Dundee at 3.1%, Edinburgh at 12.1% and Glasgow at 33.4%. Aberdeen City data sits well below the national average as further illustrated in the graph below showing levels of rough sleeping in all local homeless applications.



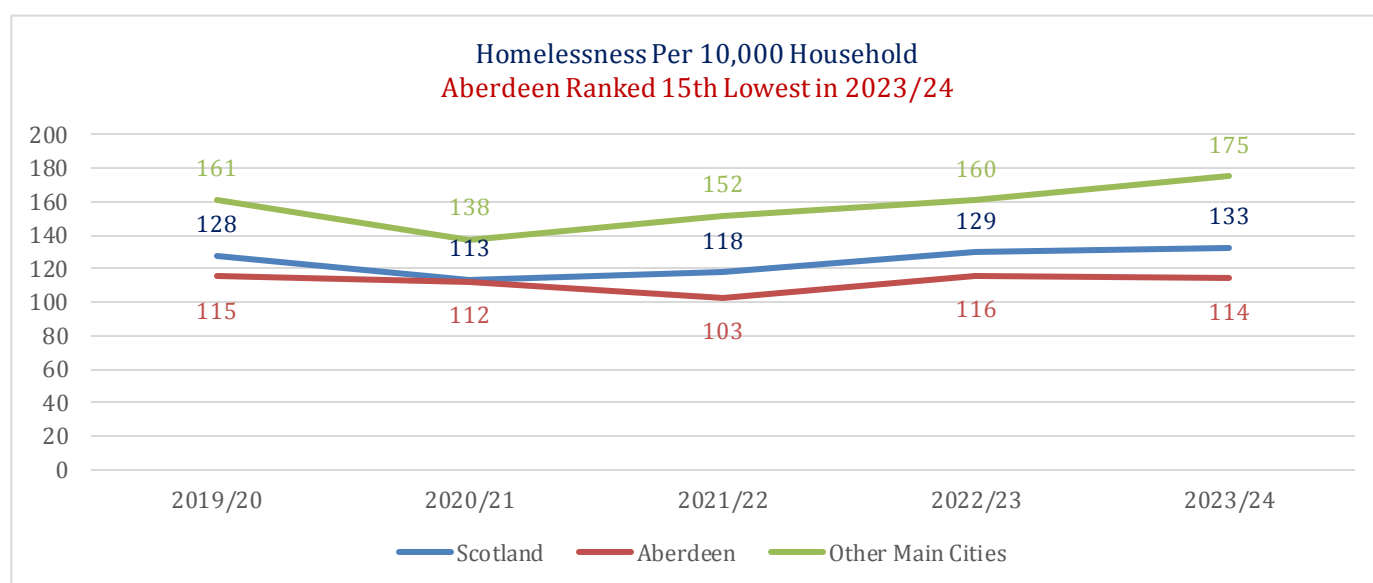
- 3.4. In Aberdeen City, 8.6 applicants per 10,000 households were reported to have slept rough in the last 3 months, 3 lower than the national average of 11.6. Dundee (12.1), Edinburgh (17.1) and Glasgow (21.4) all reported higher levels than Aberdeen City. South Lanarkshire recorded the lowest levels of rough sleeping at 1.7 per 10,000 households. Midlothian, who appeared to have tackled and solved rough sleeping, reported their first incidences in over 5 years. There has been a rising national trend in this area since 2019/20, Aberdeen bucks this trend.



3.5. The number of households assessed as homeless across Scotland follows an upward trend (3% increase reported in 2023/24). Aberdeen is one of 14 local authorities to record a decline in levels of homelessness during the year. East Dunbartonshire recorded the sharpest fall at 24% and Aberdeenshire the 3<sup>rd</sup> sharpest fall at 18% (equivalent to 150 fewer homeless households). The Aberdeen City decline was small (0.3%) but outperformed Glasgow (+15%) Edinburgh (+1%) and Dundee (+1%) who all reported growth in levels of homelessness. Aberdeen City applications accounted for 4% of all new homeless cases in Scotland in 2023/24. This compares to 18% in Glasgow, 10% in Edinburgh and 3% in Dundee.

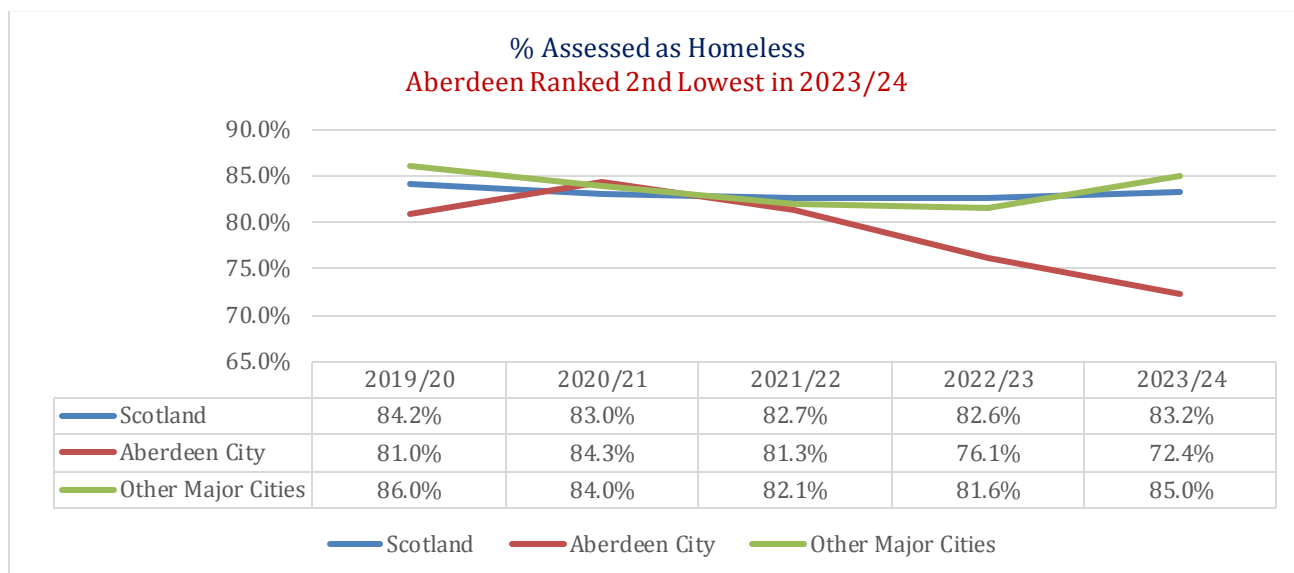
3.6 114 applicants per 10,000 households were found to be homeless across Aberdeen City in 2023/24, 19 lower than the national average of 133 and the lowest of all major cities – Dundee 157, Edinburgh 139 and Glasgow 208. Rates of homelessness however are more than double that of neighboring Aberdeenshire who have the second lowest level at 60.

3.7

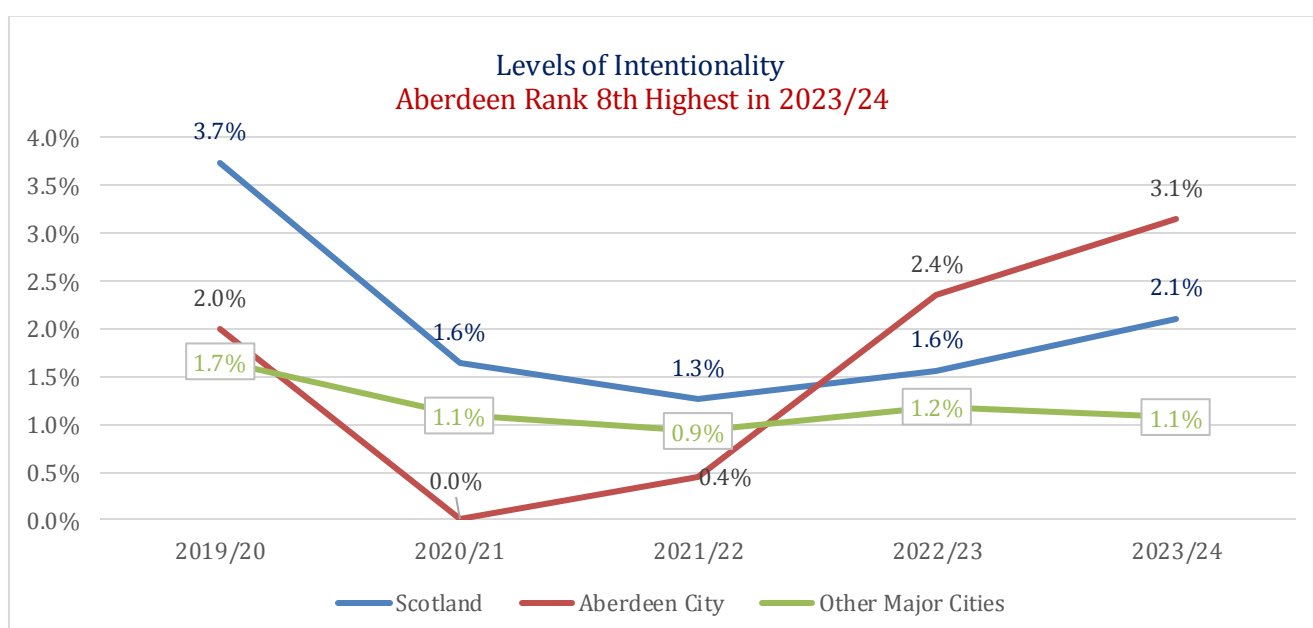


3.8 The number of children associated with a homeless household across Scotland fell by 7%, the first reduction reported in the last four years. After seeing an increase in 2022/23, Aberdeen City witnessed a 9% reduction in 2023/24 and was one of 22 authorities to record a fall. 59 less children in the city were associated with applications in 23/24 (equating to 3.8% of the number nationally). Levels are now broadly in line with those reported in the city in 2019/20.

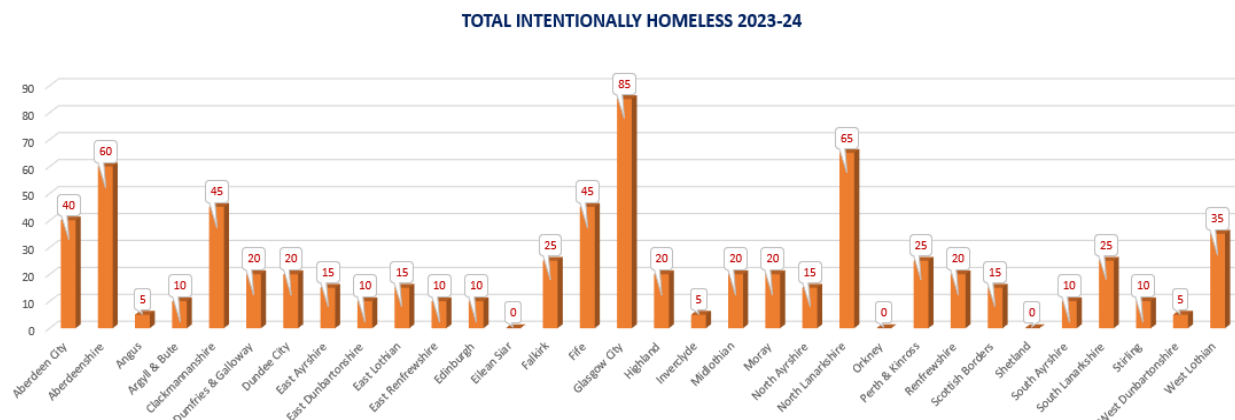
3.9 Nationally, 83% of all applicants were assessed as being homeless during 2023/24, a rise of 1% when compared with the previous year. Applicants assessed as homelessness in Aberdeen City, however, fell to 72.4% (from 74% in 2022/23), 11 percentile points below the national average and the second lowest rate in the country behind Moray at 69%. Highland recorded the highest levels at 94%. There is a need to take time to understand why nearly 30% of avoidable demand is coming into the system to more fully to determine next steps.



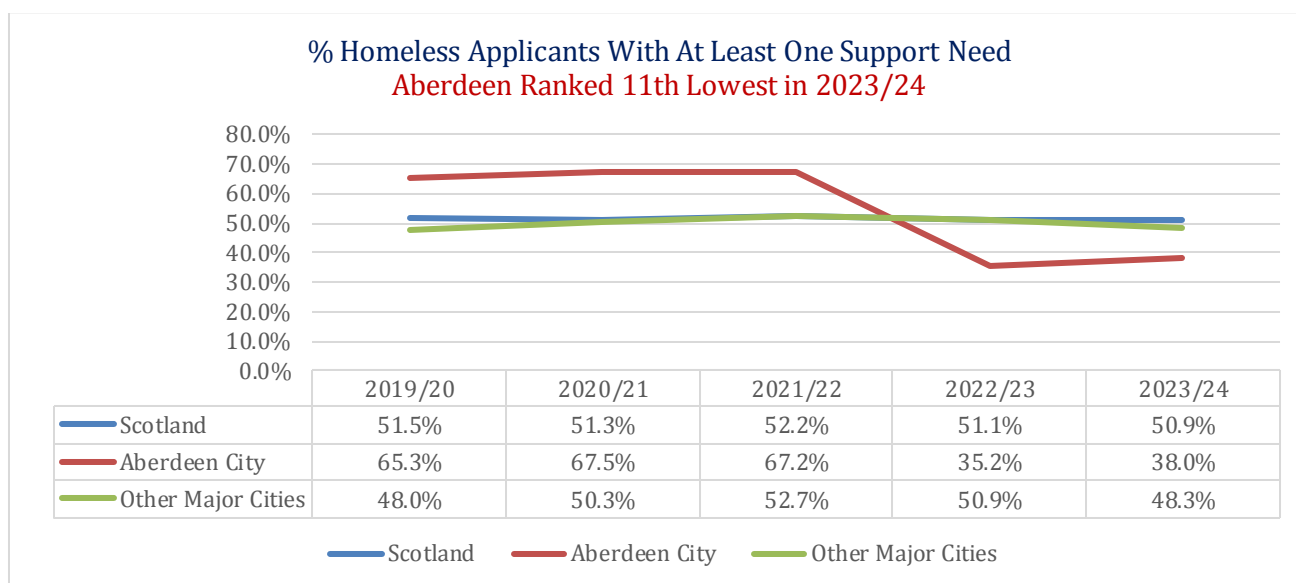
3.10 Levels of intentionality (where a tenant deliberately does something, or fails to do something, that led to them losing their home) have declined sharply across Scotland in recent years, falling from 5.1% in 2017/18 to 2.1% last year. The fall is likely an unintended consequence of the change in legislation enacted in November 2019 that removed the duty to assess intentionality, instead replacing it with a power allowing local authorities to choose whether, or not they wish to assess intentionality. Over the last few years levels of intentionality in Aberdeen City have begun to climb, where the city has gone from having among the lowest rates of intentionality in 2020/21 at 0.4%, to among the highest last year at 3.1%. Clackmannanshire reported the highest levels of intentionality at 9.3% followed closely by Aberdeenshire at 8.6%. Eilean Siar, Shetland and Orkney reported no levels of intentionality. This rise needs to be better understood.







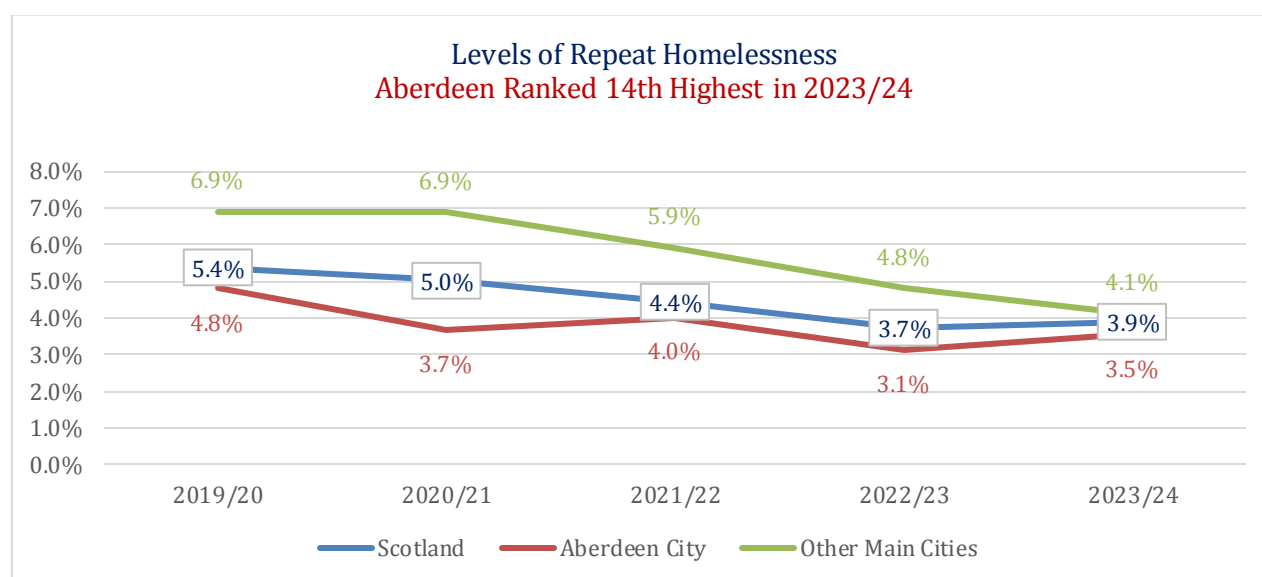
3.11 The majority of local authorities across Scotland reported falls in the number of statutory homeless households presenting with one or more support needs. At 38%, Aberdeen City were one of 14 local authorities to report a rise, however local levels remained significantly lower than the national average of 51% (and below Glasgow at 48% and Edinburgh at 53%). East Ayrshire reported the highest level of applicant need at 97%. In 2019/20, 65% of those assessed as homeless in the city had an identified support need, in 2023/24 this reduced to 38% and suggests that there may be work to do to ensure that support needs are accurately identified and appropriately supported. The 5 year reduction, despite known increases in mental health needs, has triggered a review of local arrangements and this has contributed to live data for 2024/25 showing a 47% increase. This work will be maintained suggest that there is a need to check that all support needs are appropriately recorded.



3.12 There has been an 18% increase in the number of households losing contact prior to decision across Scotland. In 2023/24 1510 households lost contact prior to decision, representing 3.8% of all applications assessed nationally (up 0.4% on the previous year). Aberdeen City has also seen an increase in lost contact decisions and at 5.1% recorded the 7<sup>th</sup> highest rate across Scotland and sit above the national average for the first time in 8 years. The only major city to eclipse Aberdeen's rate was Glasgow at 5.6%. Edinburgh was one of the best performers at 1% with Dundee coming in at 3%. East Ayrshire and Shetland reported no lost contacts and it would be helpful to understand their arrangements further to help reduce lost contacts locally.



- 3.13 The number of applicants who withdrew their application prior to decision fell nationally by 11% to 1511 in 2023/24, representing 3.7% of the total population assessed. At 8.3% Aberdeen City sit well above the national average and reported the third highest level behind North Ayrshire and East Ayrshire. Those making application in Aberdeen City are twice as likely to withdraw than the national average. There is a need to understand the journeys of those who withdraw their applications more fully to determine next steps and address this potentially avoidable demand.
- 3.14 Across Scotland, 715 households were assessed as ineligible for assistance in 2023/24, a fall of 15% compared with the previous year. The decline was driven by a 29% reduction in Glasgow and a 13% reduction in Edinburgh however these two authorities still account for over three quarters (545) of the national population assessed as ineligible. Aberdeen City continued to oversee a small increase and reported their highest levels since 2007/08. At 4.3% (75 of the 1,755 decisions reached) Aberdeen City saw the second highest level of ineligible applications behind Edinburgh at 9.4%. Glasgow and Dundee recorded 2.3% and 0.4% respectively. Of note in local data is the relatively high proportion of applications ineligible for assistance (over 4% of all local applications), this is considerably higher than the 1.7% recorded nationally, another example of potentially avoidable demand to be addressed.
- 3.15 Nationally, the number of households re-assessed as homeless within one year increased by 8% (1310). This led to a 0.2% rise in the levels of repeat homelessness in 2023/24 with 3.9% of all households assessed in Scotland having previously experienced homelessness within the last year. Numbers in Aberdeen City increased slightly (+5 applications), with rates climbing by 0.5%, however at 3.6% local data still falls below the national average of 3.9%. Levels in Aberdeen are higher than Edinburgh (1.8%) yet lower than Glasgow at 5.3% and Dundee at 4.5%. East Dunbartonshire, Midlothian, Orkney and Shetland all recorded no instances of repeat homelessness during the year. It would be helpful to understand approaches taken in those local authorities with few/no cases of repeat homelessness.



- 3.16 At 28% Aberdeen City have the second highest rate of no duty decisions reached across Scotland, sitting 11 percentage points above the national average of 17%. Only Moray (at 31%) reported higher levels. Rates in Glasgow and Dundee are 10% lower than Aberdeen City while Edinburgh is 15% lower. Aberdeen however are among the top 10 authorities for preventing homeless prior to decision which will impact upon the overall level of no duty decisions reached.

### 3.17 Conclusion:

Aberdeen City recorded the 13<sup>th</sup> highest rate of homelessness per 10,000 households at 158.8 (an improved position from last year when placed 11<sup>th</sup>), and is now slightly below the Scottish average. Levels of rough sleeping are lower than the national average and the other major cities. There are subtle differences in those cohort presenting as homeless in Aberdeen compared to other local authorities, resulting in relatively high rates of applicants who are only known to another local authority. This may be a factor in the relatively high rate of intentionality and number of applicants who the housing service lose contact with or who withdraw their application. Comparator data would suggest that support needs are not being fully recorded. The rate of applications where there is no statutory homeless duty is very high at 28%. There is a need to review how those seeking assistance are routed into the system to reduce levels of avoidable demand.

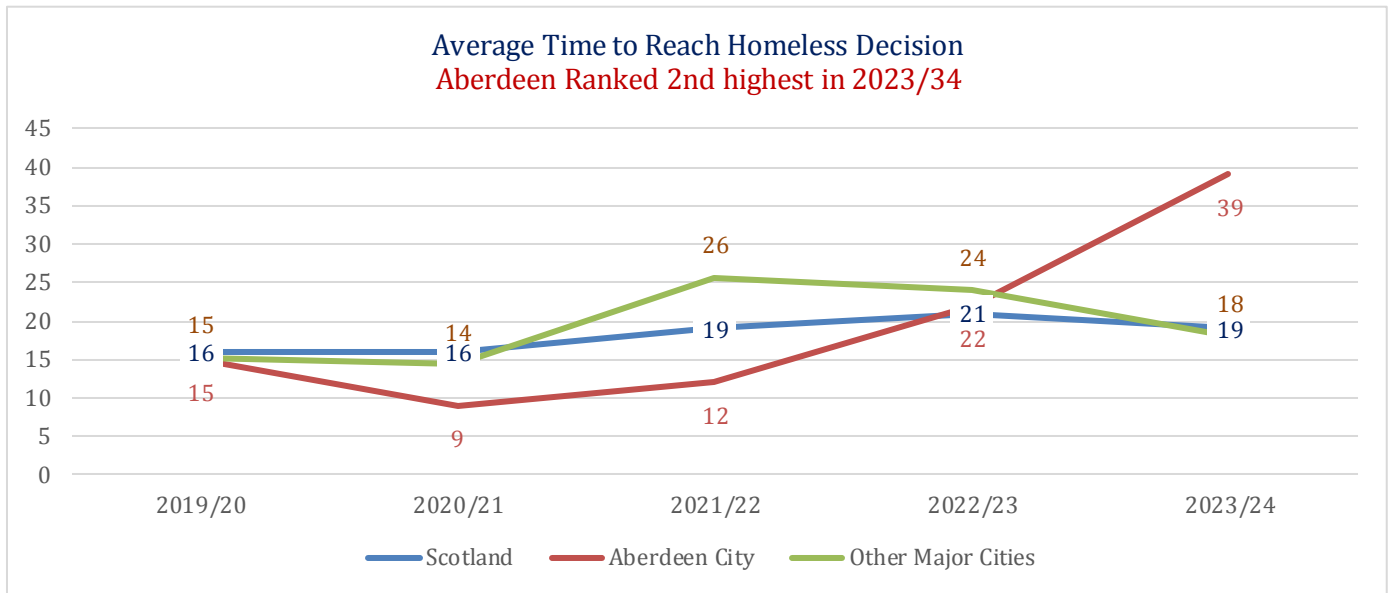
Early indications from local data for the first half of 2024/25 are encouraging with demands having plateaued and improvements being made against the number of households assessed with a statutory homeless duty increasing. The proportion found to have no statutory homeless duty has also fallen by 6%, where the number of ineligible households applying is at its lowest level in 3 years. A 9% rise in applicant need has also been witnessed with 47% of homeless households assessed as requiring support during this period. Rates of intentionality however continued to grow and will require continued focus. An emerging area of risk around rough sleeping is noted where numbers have more than doubled when compared with the same period the previous year.

### 3.17 Recommendations:

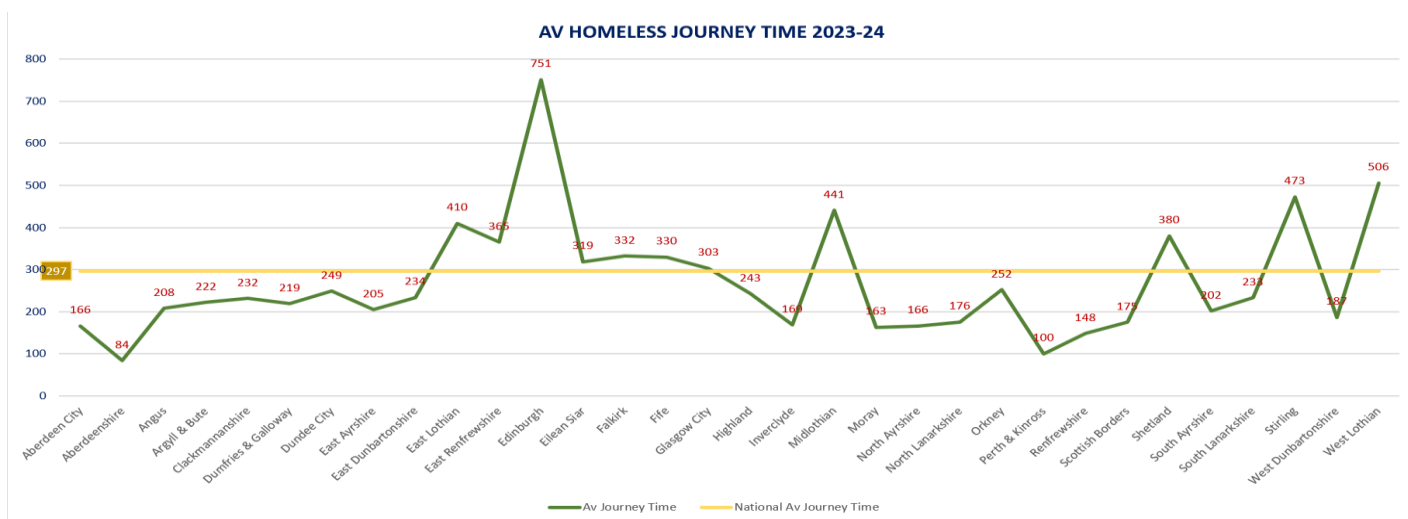
1. Map and better understand how those seeking assistance are routed into the homelessness system to see if there is greater scope for some of this negative demand to be prevented at an earlier stage, negating the need for a homeless application to be submitted.
2. Make contact with Edinburgh Council to understand their low levels of lost contacts, and with Dundee to understand their reduction in demand.
3. Undertake further analysis to understand if the relatively low level of support needs are as a result of the number of inappropriate homelessness applications and understand if this also influences the high number of applications withdrawn.

## 4. HOMELESS OUTCOMES

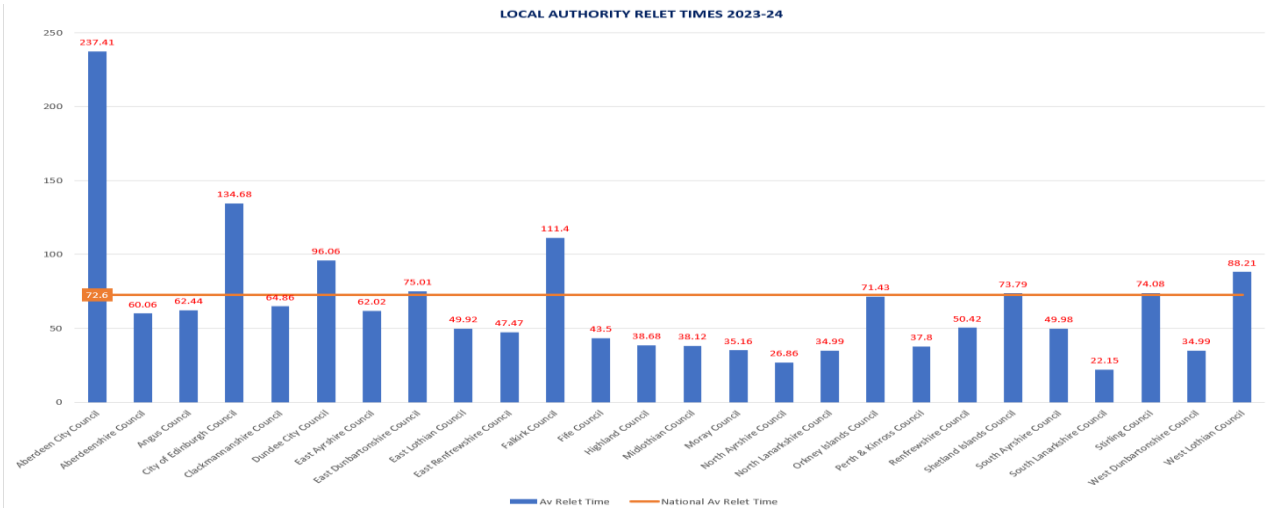
- 4.1. In 2020/21 Aberdeen City completed all statutory decisions within the 28-day timescale and posted the best average time of 9 days for reaching a statutory homeless decision, as of March 2024 this now sits at 39 days, the second highest behind East Renfrewshire at 51 days. Aberdeen City were among one of only four authorities to post an average decision time that was higher than the nationally recommended 28 days target in 2023/24, the others being East Renfrewshire, East Lothian and Shetland. There looks to be a corresponding increase in the number of no duty decisions reached where those who make application look elsewhere for a solution.



- 4.2. The increase in decision times, alongside an increase of 27 days in securing outcomes after a decision is made has adversely affected the average homeless journey in Aberdeen City (rose by 44 days to 166 in 2023/24). Despite this increase, the journey time achieved still far outperformed the national average of 297 days, which also increased slightly upon the previous year. Aberdeen City remain in the top quartile however fell two places posting the fifth quickest homeless journey time behind Aberdeenshire at 84 days, Perth & Kinross at 100 days, Renfrewshire at 148 days and Moray at 163 days. Furthermore, Aberdeen City outperformed the other major cities in this area with Edinburgh operating at 751 days (the longest of all authorities), Glasgow at 303 days and Dundee at 249 days.

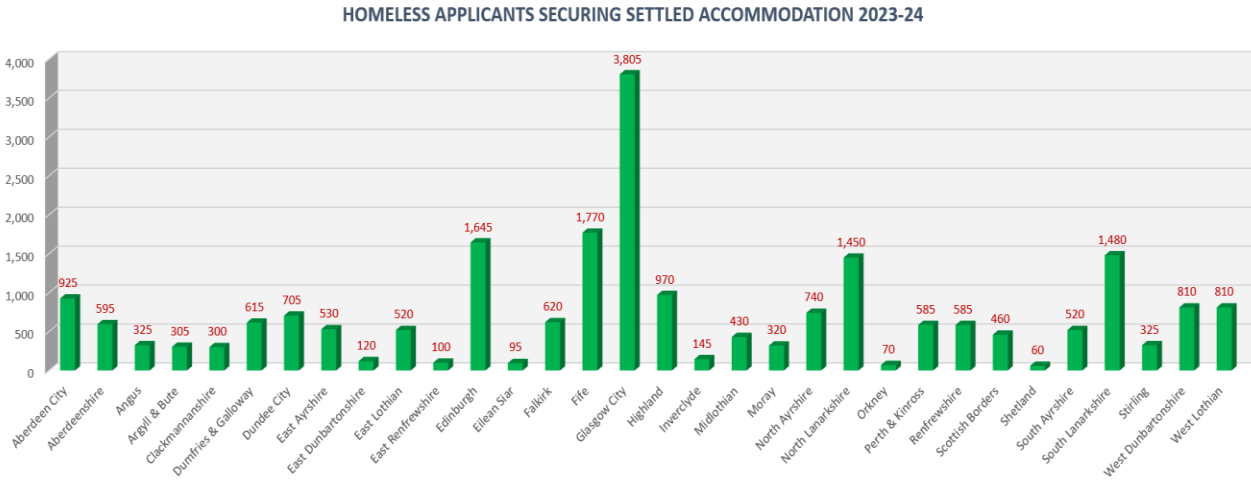


4.3. The average time taken to re-let a void property in 2023/24 was 237 days (the highest in Scotland) and significantly higher than the four other authorities with lower homeless journey times (177 more than Aberdeenshire, 199 more than Perth & Kinross, 187 more than Renfrewshire and 202 days more than Moray). There is a need to continue our focus on void properties.

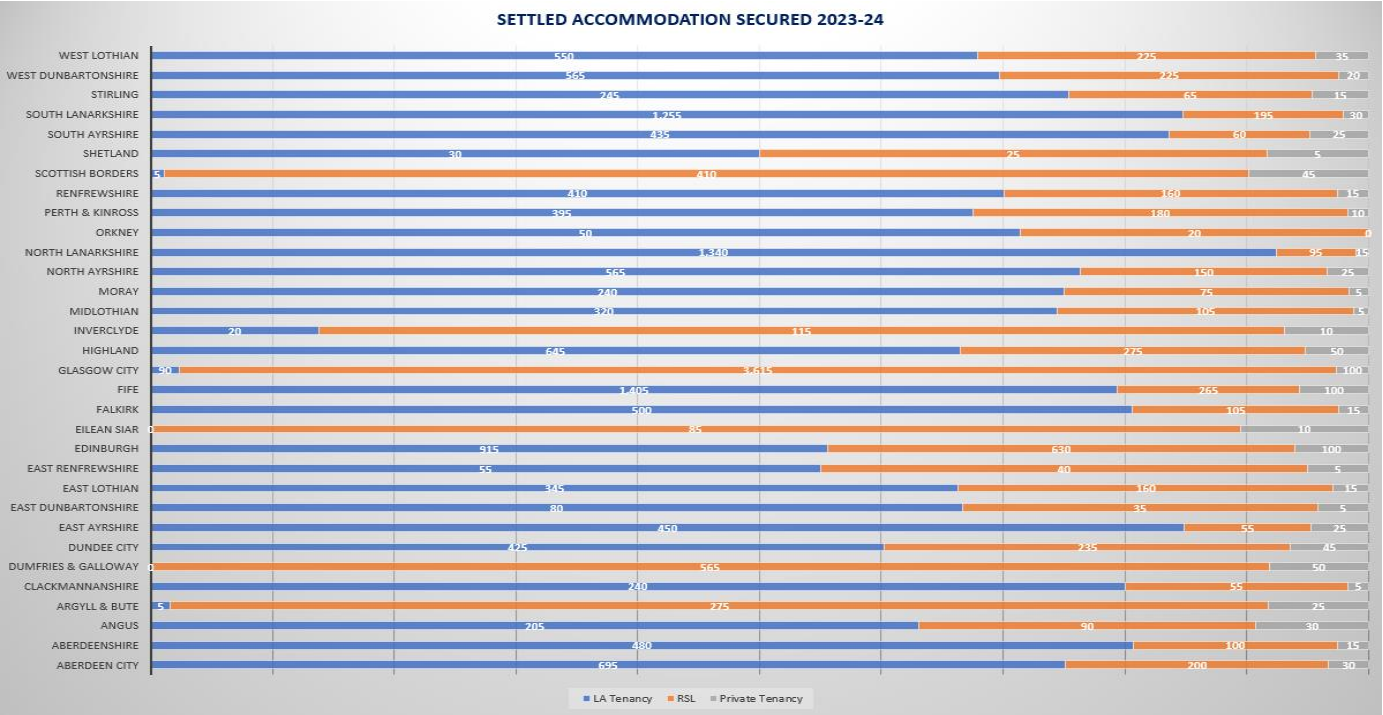


4.4. Across Scotland, 31,423 statutory homeless households secured an outcome in 2023/24, up 9% (2651) on the previous year. However, during the year homeless demand grew to 33,619, outstripping case closures by 9%. All but six local authorities, including Aberdeen City, recorded a negative co-efficient. Owing to this there was an 8% (2462) increase in the number of live homeless applications across Scotland on 31<sup>st</sup> March 2024 compared with the same period the previous year. Cases in Inverclyde more than doubled where they experienced the greatest proportional rise in 2023/24. Aberdeen City reported a 15% increase, much lower than the 67% recorded the previous year, however were still one of 19 authorities to record a rise in open cases. While there has been significant growth in the number of live homeless cases in Aberdeen City over the last 2 years, the 678 reported at 31<sup>st</sup> of March 2023 is still far less than Dundee - 834, Edinburgh - 7,067, and Glasgow – 6,240. At 61 live cases per 10,000 households Aberdeen City has the fifth lowest level across Scotland. Aberdeenshire has the lowest rate at 16. Aberdeenshire did however oversee the biggest downturn in 2023/24 with a 33% reduction in live cases reported.

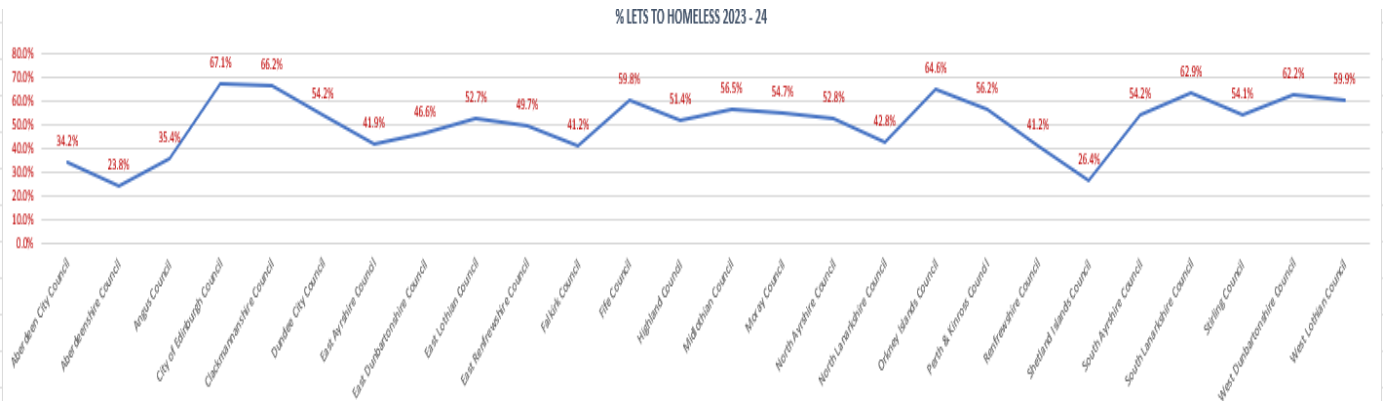
4.5. The number of households with a rehouse duty maintaining contact and securing settled accommodation in Aberdeen City increased to 83%, up six percentage points on the previous year and now on par with the national average. Compared to the other major cities, only Glasgow reported a lower rate of 77%, with Edinburgh and Dundee reporting 86% and 85% respectively.



4.6. Aberdeen City is among five local authorities heavily reliant on use of its own stock for rehousing homeless households where in 2023/24, 75% of all settled accommodation outcomes secured were LA Tenancy, significantly higher than the 57% national average. In stark contrast the proportion of applicants securing RSL accommodation in Aberdeen City was 22%, far lower than the 39% national average. There is a need to work to secure higher levels of accommodation for the homeless households from RSLs.

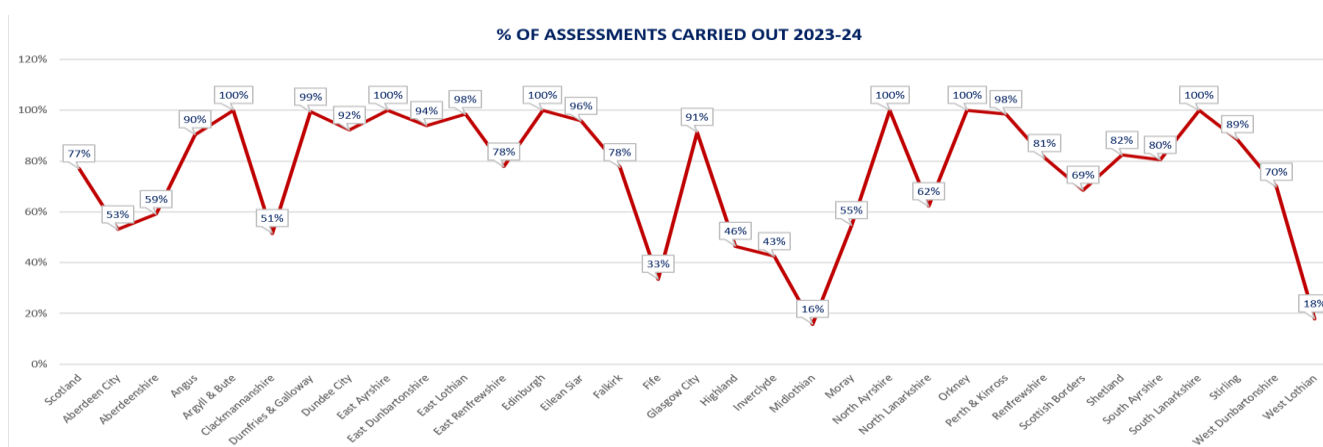


4.7. Of the 26 local authorities with housing stock, Aberdeen City relet 2123 properties in 2023/24 (the third highest rate behind North Lanarkshire and Fife). Despite the higher levels of turnover, at 34%, allocation rates to homeless households in Aberdeen City were lower than the national average of 54% and the third lowest across all 26 authorities. Aberdeen City however did allocate the highest number of supported properties for which few homeless households qualify. The on-going need to maintain properties for those fleeing conflict and those impacted by RAAC is likely to be impacting this data.

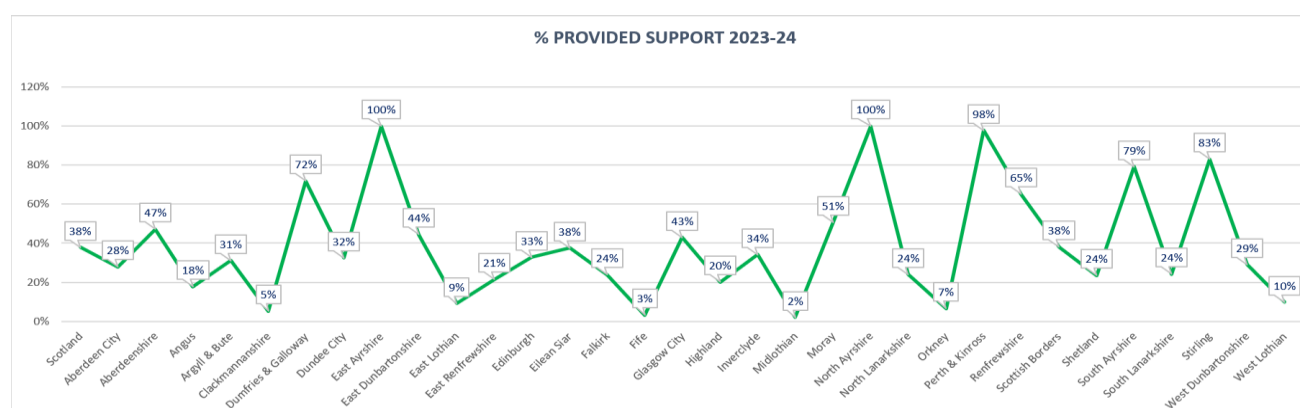


Allocation policies, homeless applicant profile, stock size and type will differ across Scotland. This should be borne in mind when interpreting these figures at the local authority level.

- 4.8. For the fifth successive year the number of households with a rehouse duty who maintained contact and secured accommodation in the private rented sector fell. In 2023/24 3.9% of all homeless households permanently rehoused across Scotland secured a private let. Rates in Aberdeen City were slightly lower at 3.2% and lower than Edinburgh (6.1%) and Dundee (6.4%) yet slightly higher than Glasgow (2.6%).
- 4.9. Levels of homeless tenancy sustainment in Aberdeen City increased slightly to 86.7% in 2023/24, up 0.7% but still lower than the national average of 89.5%. While their ranking position did improve, Aberdeen City still rank among the seven lowest performing local authorities behind Shetland (76.9). Aberdeenshire (81.2%), North Ayrshire (84.0%), Dundee (84.8%), East Ayrshire (84.8%), Perth & Kinross (85.5%) and Renfrewshire (86.5%). Midlothian reported the highest levels at 97.3%.
- 4.10. Lower levels of tenancy sustainment in Aberdeen City might be impacted by the lower rate of support assessments being carried out. In 2023/24, 53% of statutory homeless applicants securing an outcome in 2023/24 were assessed, the 7<sup>th</sup> lowest across Scotland and far below the national average of 77%.



The proportion assessed and who received support was much lower at 28%, yet was higher than some other authorities who proportionally undertook more assessments. North Ayrshire and East Ayrshire both assessed and provided support to all statutory homeless households that maintained contact and secured an outcome.





#### 4.10 **Conclusion:**

Aberdeen City has the fifth lowest level of live cases across Scotland. The average time taken to reach a statutory homeless decision in Aberdeen City has risen to 39 days in 2023/24, well above the statutory recommended 28 days. The increase in decision times has adversely affected the homeless journey time, as has the time taken to secure an outcome post decision. Many areas can affect the journey time post decision however the two key areas driving the increase in 2023/24 were high void times and higher levels of deferred homeless applications and work should continue to address these areas. Aberdeen City is heavily reliant on use of its own stock for rehousing homeless households where in 2023/24, 75% of all settled accommodation outcomes secured were LA Tenancy, significantly higher than the 57% national average. There is also a need to engage with RSLs to explore what more they might be able to do to contribute to improved outcomes for those presenting as homeless. Levels of homeless tenancy sustainment in Aberdeen City increased slightly to 86.7% in 2023/24, up 0.7% but still lower than the national average of 89.5%.

Early indications from local data for the first half of 2024/25 are encouraging where decision times have fallen by 5 days and the number meeting the 28 day target has risen by 10%. Homeless case closure rates are also up 47% and now outstrip new levels of demand which has led to a 13% reduction in applicants waiting to be rehoused. This has led to accelerated outcomes for homeless households where the average homeless journey time has reduced to 141 days. A 63% increase in ACC lets to homeless households during this period appears to be driving the improvements.

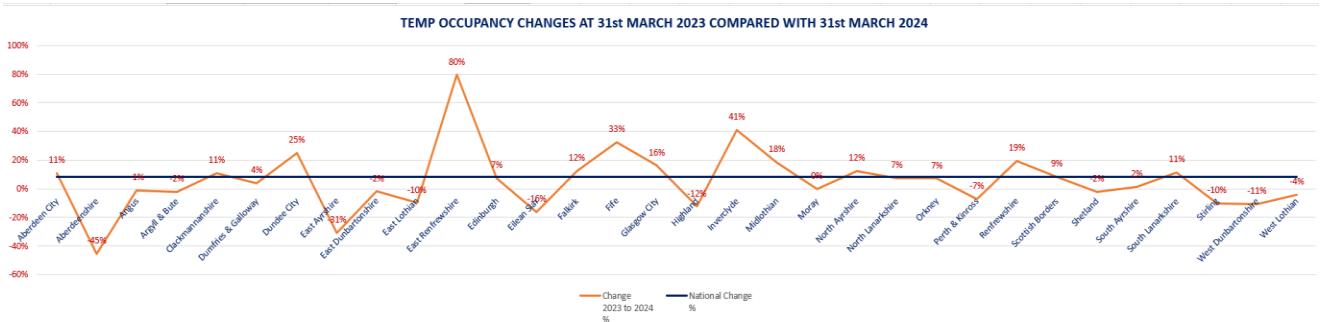
#### 4.11 **Recommendations:**

4. Continued focus on monitoring data through the recently published data dashboard at operational and strategic level to help secure continuous improvement in both voids and journey times.
5. Continue to progress work to develop an Asset Plan to ensure that the housing stock we need to support those presenting as homeless is available in the longer term.
6. Continued monitoring and review of deferred applications as to reasons why deferred and solutions to make the applications live on the housing system wherever appropriate.
7. Ensuring RSLs are fulfilling their commitment to providing 50% of allocations to homeless households across the city.

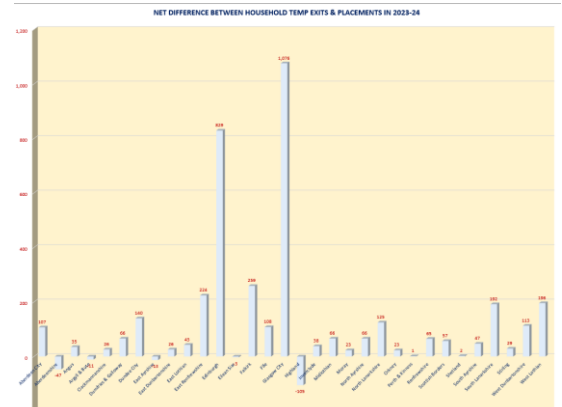


## 5. TEMPORARY ACCOMMODATION

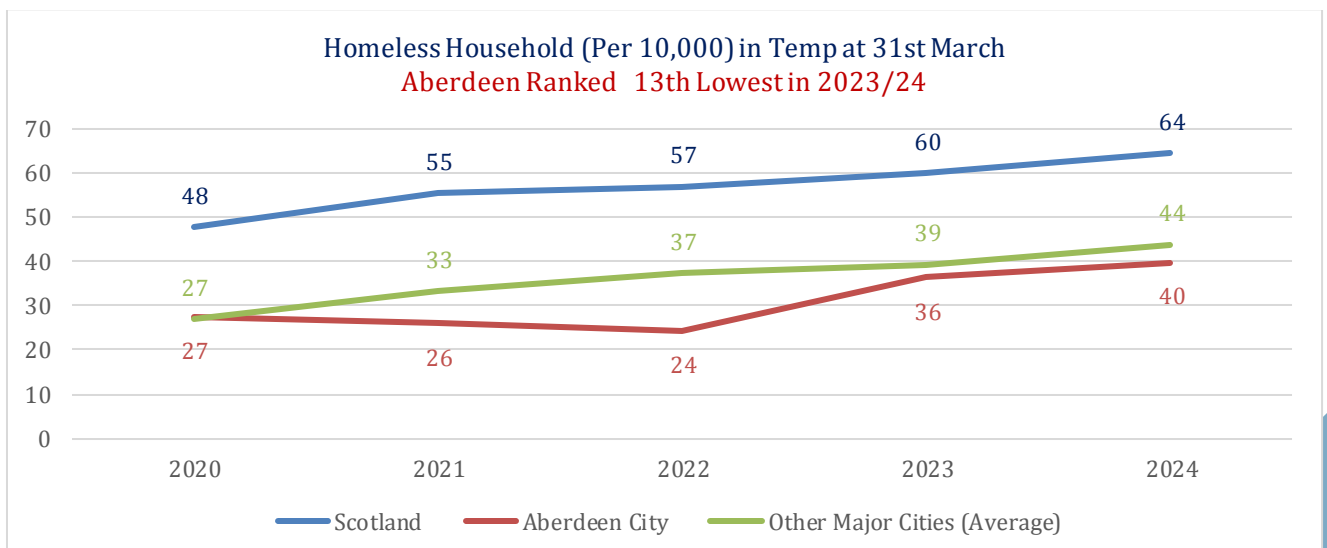
- 5.1 On the 31st of March 2024 there were 16,330 homeless households accommodated in temporary accommodation across Scotland, a 9% increase upon the same time the previous year and the highest levels recorded since records began in 2002. During the period, 18 local authorities experienced an upturn in the number of households accommodated, with Aberdeen City recording the 10th sharpest increase of 11% (+43), slightly higher than the national average of 9%. East Renfrewshire reported the largest proportionate rise of 80% whereas Glasgow saw the largest numerical rise with 520 (+16%) more households accommodated. Edinburgh experienced a 7% increase and Dundee a 25% increase.



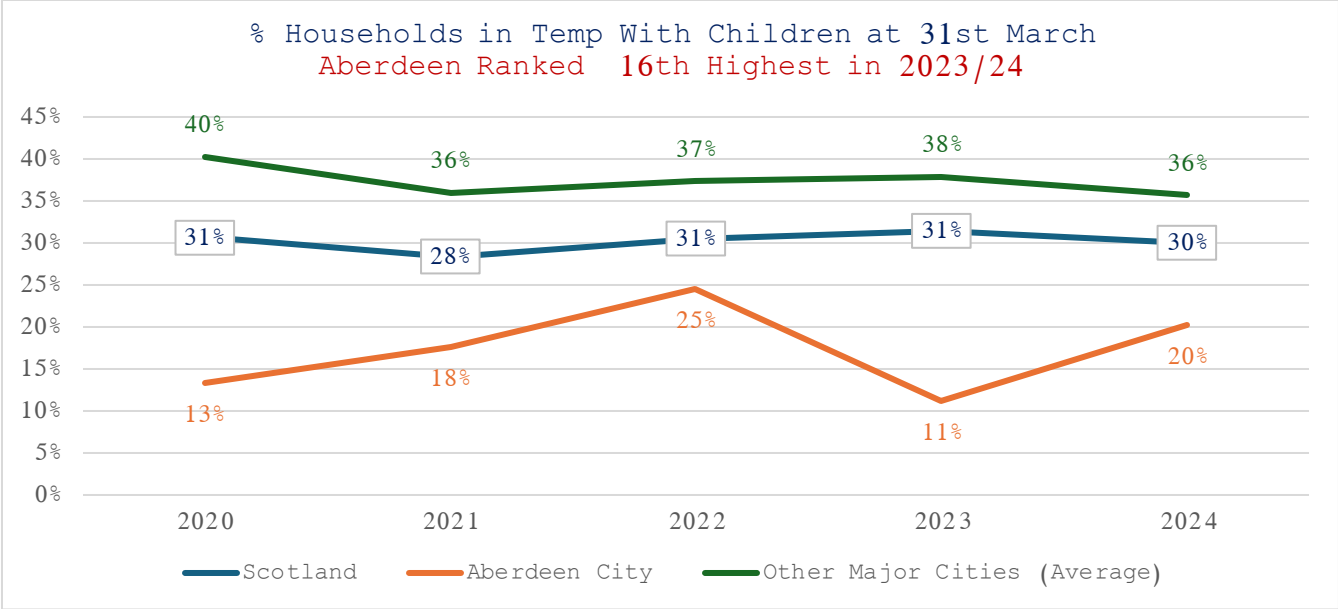
- 5.2 The rise in numbers accommodated in temporary accommodation was driven not only by increases in demand but also a slowdown in households moving out of temporary accommodation. Across Scotland there were 3803 (19%) more households placed in temp than were exiting. Aberdeen City reported a 10% differential which was lower than the national average and all other major cities – Edinburgh 36%, Glasgow 21% and Dundee 18%.



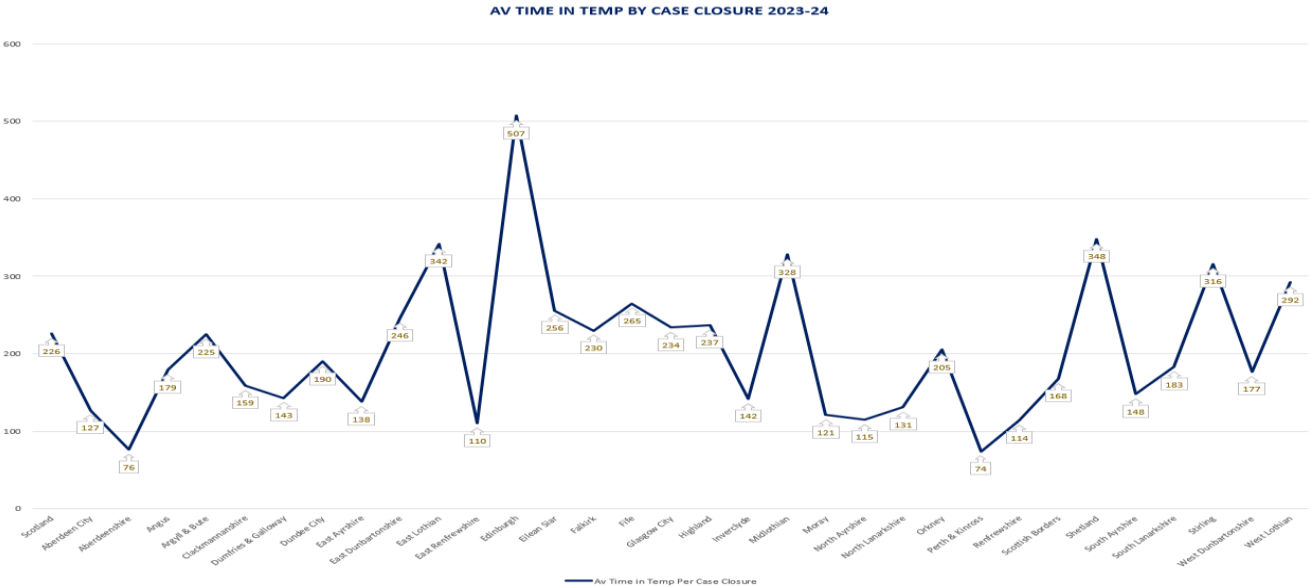
- 5.3 Per 10,000 households the number accommodated in temporary accommodation across Scotland on the 31<sup>st</sup> of March 2024 was representative to 64. The ratio accommodated in Aberdeen City was much lower at 40 and is the 13<sup>th</sup> lowest of all authorities and significantly lower than Glasgow (125), Edinburgh (158) and Dundee (65). Aberdeenshire reported the lowest rate of 6.



5.4 30% (4910) of all households accommodated in temporary accommodation across Scotland had dependent children. In comparison, rates in Aberdeen City were much lower at 20%, however, the city did see a significant increase in children accommodated in temporary accommodation when compared with the same period the previous year. Glasgow, Edinburgh, and Dundee all had higher rates than Aberdeen City at 32%, 40%, and 24% respectively.



5.5 The average time households spend in temporary accommodation (across all placements throughout the life of the application) increased by 3 days to 226 in 2023/24. Just under a half (14) of all local authorities recorded a rise in household durations with Aberdeen City seeing the 2nd highest incline of 27 days. Edinburgh recorded the sharpest rise of 78 days.

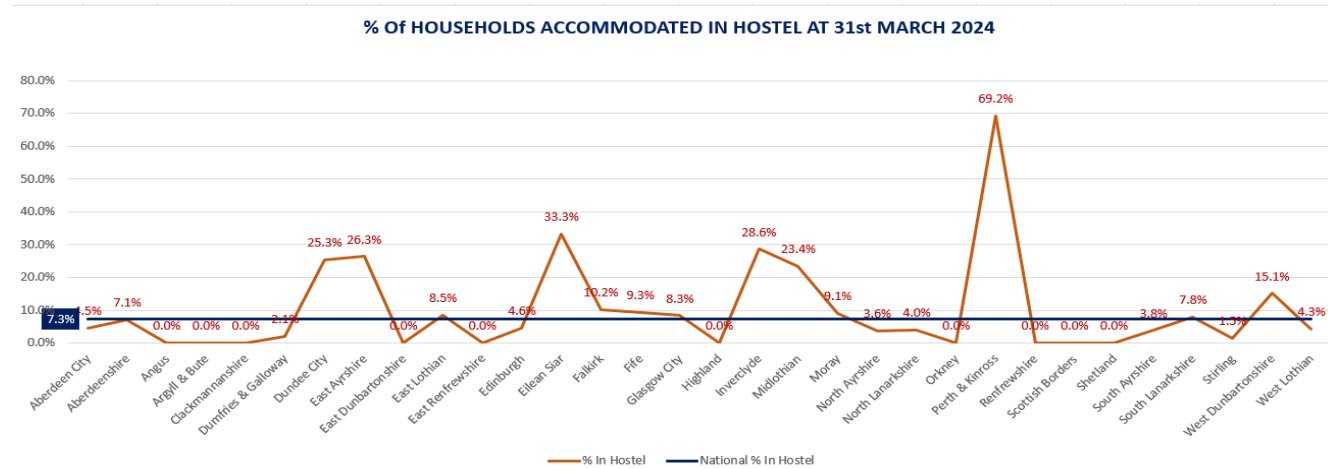


5.6 The average time of 127 days posted by Aberdeen City is still 99 days better than the national average and ranks 7<sup>th</sup> quickest of all authorities. Perth & Kinross at 74 days, Aberdeenshire at 76 days, Renfrewshire at 114 days and Moray at 121 days are included within this top group all of whom reported better homeless journey times than Aberdeen City. Aberdeen City far outperforms the other three major

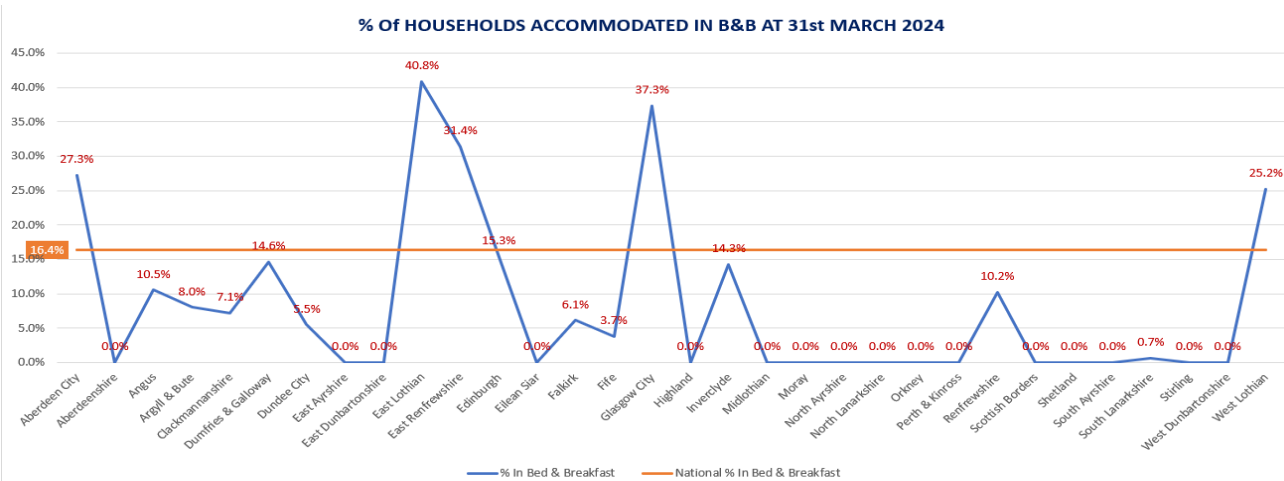
cities where the average time spent in temporary accommodation is 63 days shorter than Dundee (190), 107 fewer than Glasgow (234) and 380 fewer than Edinburgh (507).

5.7 A key rapid rehousing priority is providing temporary accommodation that is mainstream, furnished and set within the community. For many local authorities with stock, providing sufficiently furnished temporary council accommodation is key to meeting this. On the 31st of March 2024, 39% of households across Scotland were accommodated in this type. Of the households accommodated in Aberdeen City, 69% were accommodated in this type, down 2% on the previous year yet higher than the national average. In 2021/22 only two other local authorities, Orkney & Clackmannanshire, had a higher rate of households accommodated in this type than Aberdeen City, yet two years on there are now fifteen with higher rates.

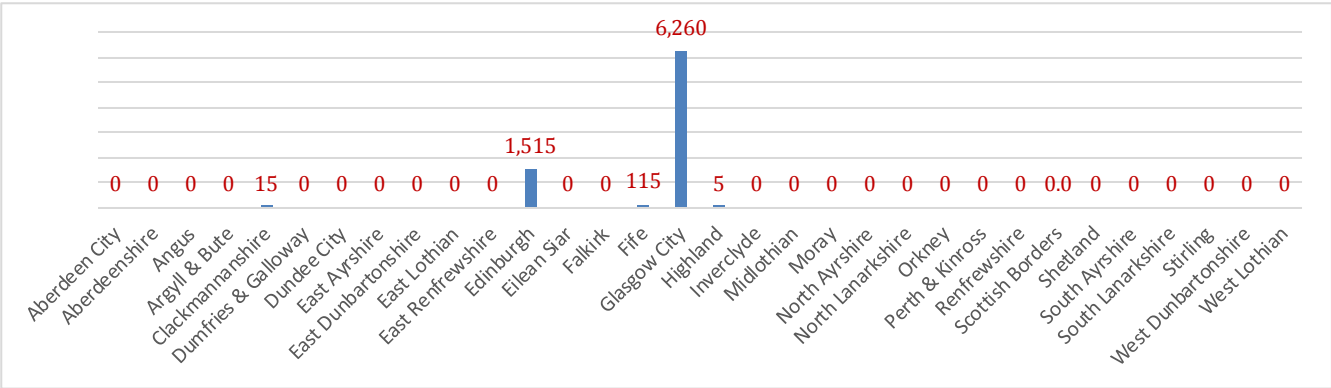
5.8 Snapshot in time data at the 31<sup>st</sup> March 2024 suggests that only five Local Authorities have been able to eradicate the use of both Hostel and Bed & Breakfast accommodation, the types most likely to be considered unsuitable in accordance with The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 – Orkney, Shetland, Highland, Scottish Borders, and East Dumbartonshire.



5.9 The data further suggests that half of all local authorities have ceased using Bed & Breakfast to temporarily house homeless households. Aberdeen City is one of 16 authorities to still be using B&B whereupon at 31<sup>st</sup> March 2024, 27% of all placements were accommodated in this type. Proportionally only Glasgow, East Lothian and East Renfrewshire recorded higher B&B placement levels. Most placements were in Edinburgh (585) and Glasgow (1390) accounting for almost three quarters of all such placements across Scotland.



- 5.10 A total of 7400 breaches of the Unsuitable Accommodation Order were recorded across Scotland in 2023/24. Due to review and clarity in recording, more local authorities than ever reported breaches in the year with Glasgow recording the most at 2990, equivalent to 40% of all reported. Edinburgh reported 1525 (21%) and together with Glasgow contribute to 61% of all breaches reported. Aberdeen City recorded their highest levels on record and the 540 reported was the third highest of all authorities.
- 5.11 A total of 7915 homeless households across Scotland were not offered temporary accommodation at time of application and denied their legal right of access, a 1659% increase on the previous year. Glasgow (79%) and Edinburgh (19%) were worst affected and attributable for 88% of all incidences. Aberdeen City were one of nine other authorities to report a very small amount.



**Conclusion:**

Use of hotels in Aberdeen City were commissioned as a short term option to provide accommodation on an emergency basis, however, overtime this has become a more medium term option with average placement times rising from 9 days in 2022/23 to 45 days in 2023/34. The increase subsequently led to 540 breaches of The Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2014 being reported in the year, the highest level on record. While hotels continue to be used there remains significant compliance risk.

Over the last two years an additional 100 furnished flatted units have been incorporated into temporary stock. This has helped reduce hotel use where recent records show occupancy levels are now operating at between 65-75 at any given time, however placement times do continue to increase. Despite more temporary furnished flatted units being made available, void rates among this type have risen and now persistently remain high at around 20% - 25%. The average time taken to let a temporary flat off the homeless void path has increased from 28 days in 2018/19 to 54 days in 2023/24

Early indications from local data for the first half of 2024/25 are encouraging. Temporary accommodation turnover rates have increased by 5% seeing more households leaving temporary accommodation than entering. This has led to a decline in temp occupancy levels, where a snapshot of homeless households accommodated at end of the first half 2024/25 indicates a 13% decline in occupancy rates when compared with year end 2023/24 (-58). The number of households accommodated in hotel has also fallen by 45%.

**Recommendations:**

- 8. Continue to implement the action plan to reduce the use of temporary accommodation.
- 9. Quicker turnaround of void temp flats.