

Temporary Accommodation (TA)

Briefing to Housing & Social Care  
Scrutiny Panel

February 2019

# Objectives of the inquiry

- Types of temporary accommodation used by the council.
- Reasons for the increase in the use of temporary accommodation.
- Typical length of stay.
- The allocation process.
- The role of the private rental sector and how the council works with it.
- The council's plans to address the increasing use of this accommodation.
- The council's work with other local authorities.

# How the council delivers this work

- The Housing Options Service (within the Housing, Neighbourhood & Building Service Directorate)
  - Assessment & Advice
    - Customer-facing staff who help people as they approach PCC
  - Accommodation & Allocations
    - Team that support people into TA, and then into move on accommodation
  - Supported Housing
    - Specific support for the most vulnerable
- Rough Sleeping Initiative

# What is Temporary Accommodation(TA)?

- The council has statutory duties towards those who are homeless, or at threat of homelessness.
- Homeless means more than those sleeping rough on the streets. Most who are legally defined as homeless have not been sleeping rough.
- If homeless people approach the council for support, we have a legal duty to assess their case.
- Whilst being fully assessed, or waiting for move on accommodation, we may have a duty to provide a temporary home. This is referred to as Temporary Accommodation.

# Types of Temporary Accommodation?

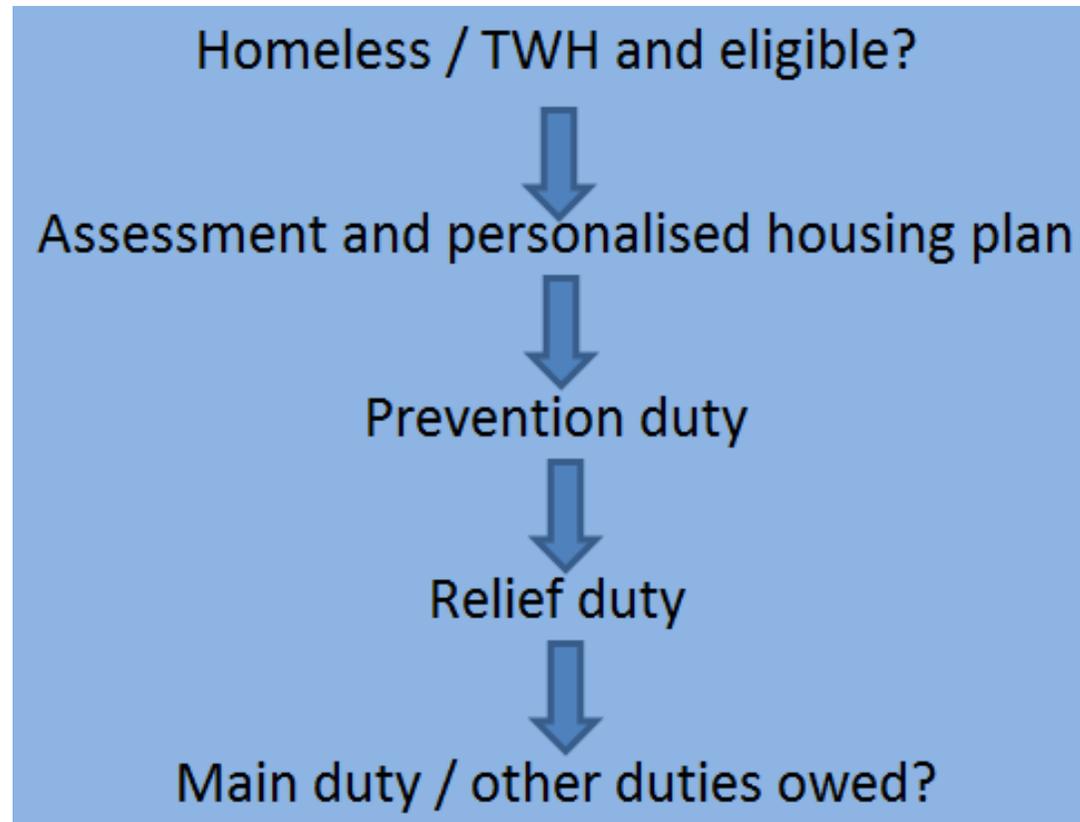
- The Council has a range of places it can place people:
  - Emergency Accommodation
  - Short-term
  - Medium-term
  - Long-term?
- Placements are not classified as tenants. They are housed on licence and have different rights to those who hold a tenancy.

# Legislation

- Housing Act 1996
  - Requirement for an allocations policy
- Homelessness Act 2002
  - Requirement for a Homelessness Strategy
- Homeless Reduction Act 2017 (came into effect April 2018)

*“An Act to make provision about measures for reducing homelessness; and for connected purposes”*

# Homelessness Reduction Act 2017

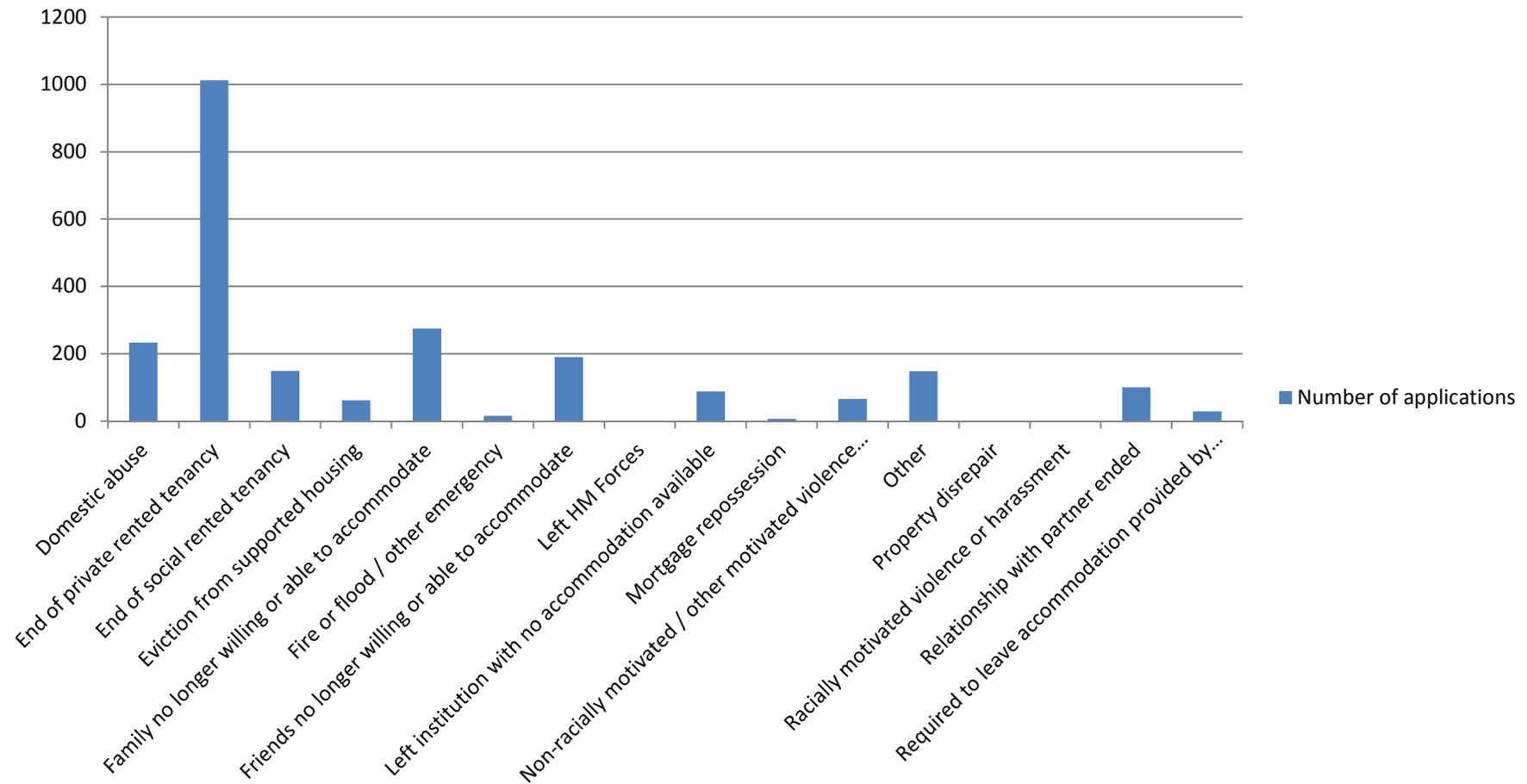


A good guide to the Homelessness Reduction Act 2017 is available from Shelter:

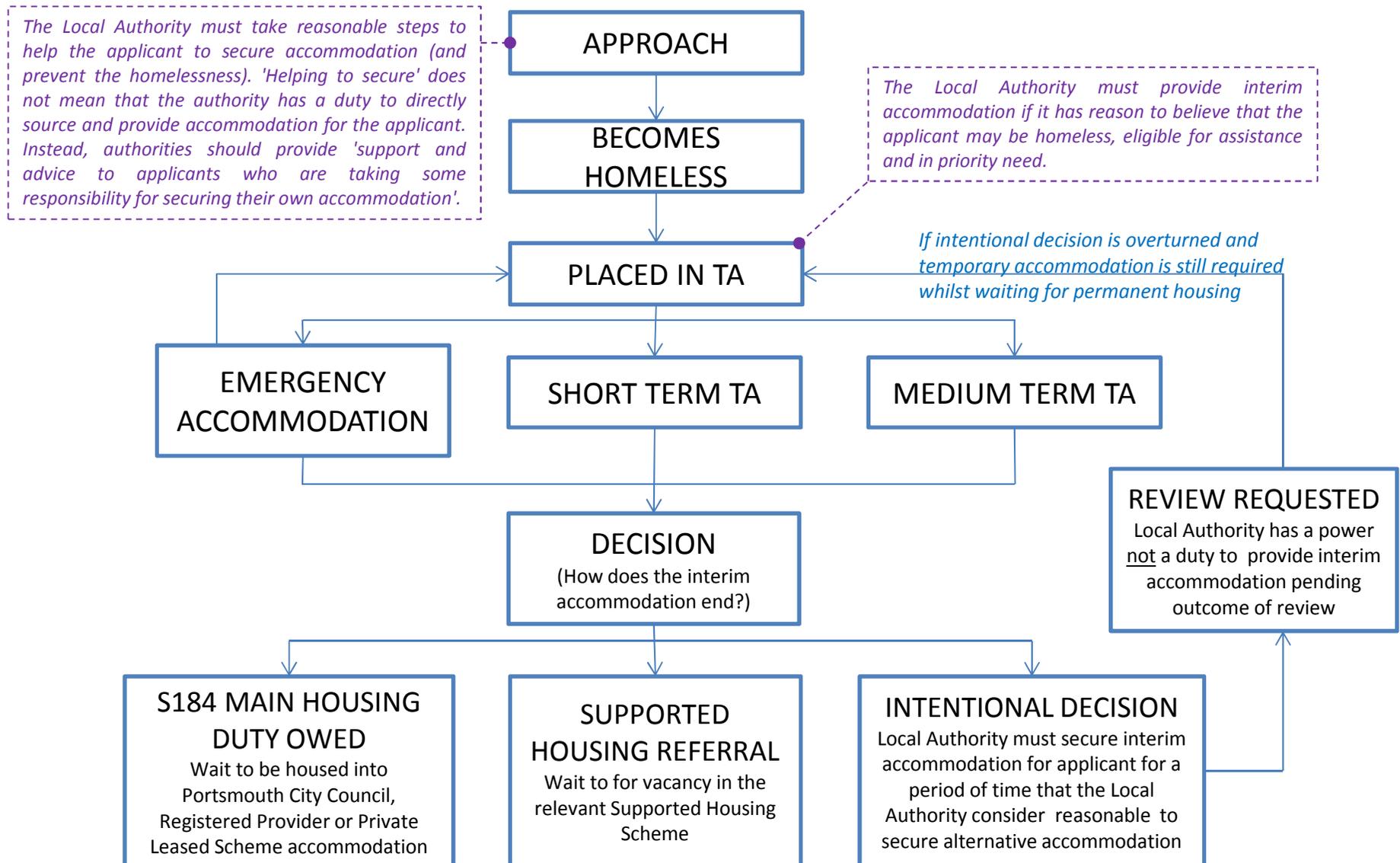
[https://england.shelter.org.uk/data/assets/pdf\\_file/0007/1494871/Homelessness\\_HRA17\\_Implementation\\_Briefing\\_FINAL.pdf](https://england.shelter.org.uk/data/assets/pdf_file/0007/1494871/Homelessness_HRA17_Implementation_Briefing_FINAL.pdf)

# Reasons For Homelessness

## Causes of homelessness



# Temporary Accommodation - Customer Journey



# Current TA Provision

## SHORT TERM

Temporary Accommodation  
Service = 30 flats



## MEDIUM TERM

Grove Road North  
(HRA owned) = 20 flats



Leased Properties  
= 4 flats & 1 house



5 HMO's = 25 Rooms

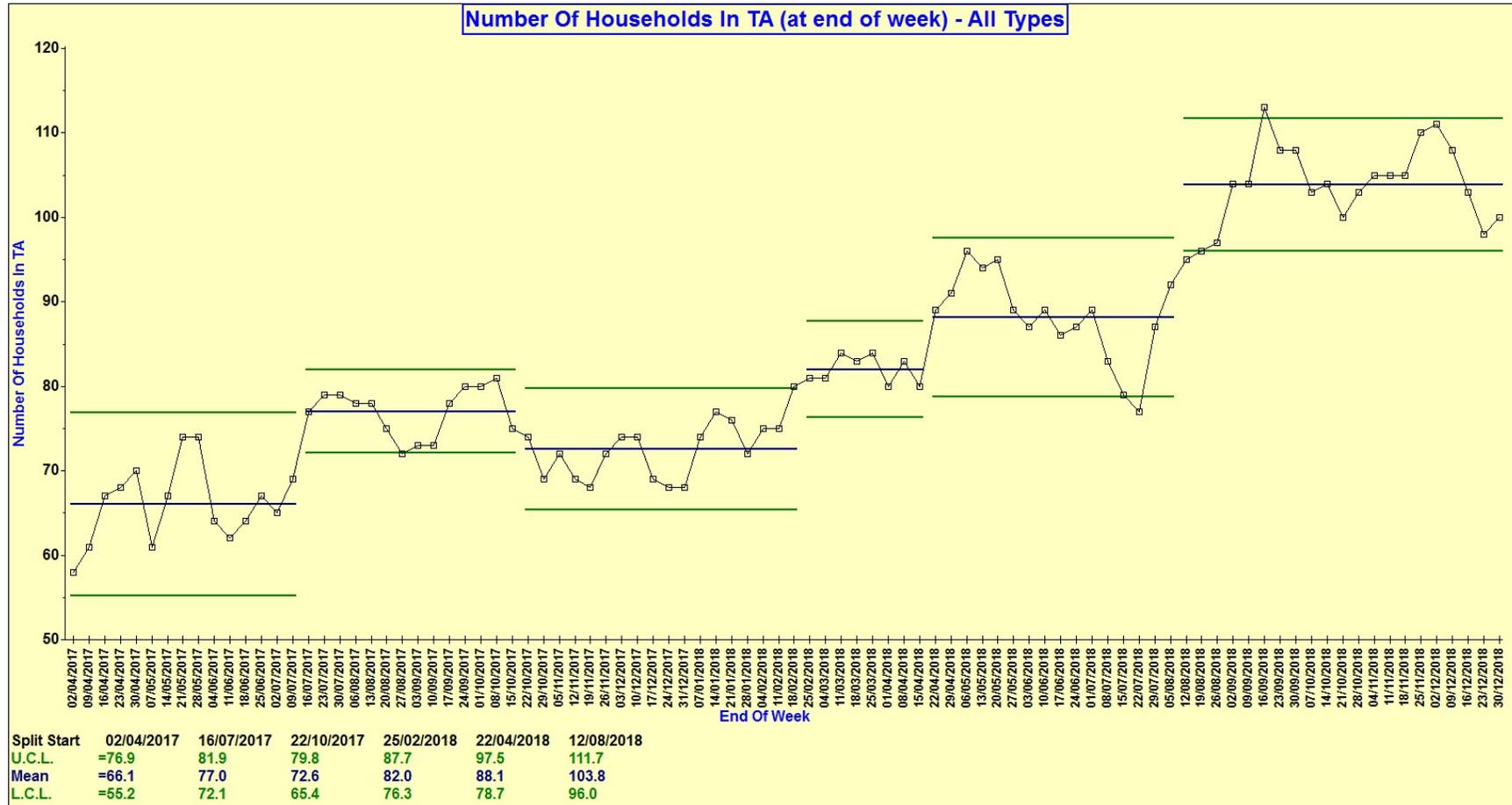


## EMERGENCY ACCOMMODATION

Hotels and B&B's

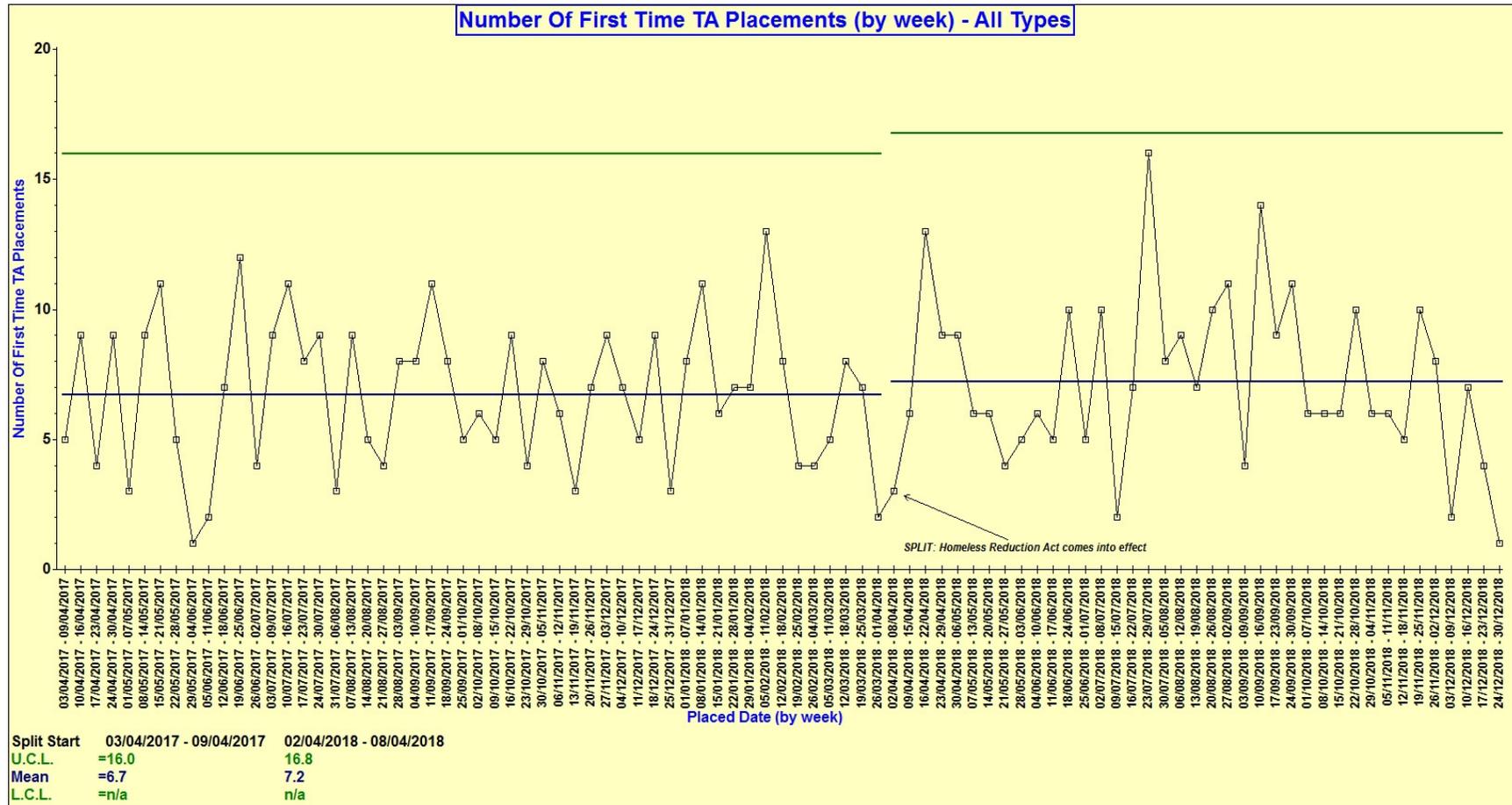


# Number of Households in TA



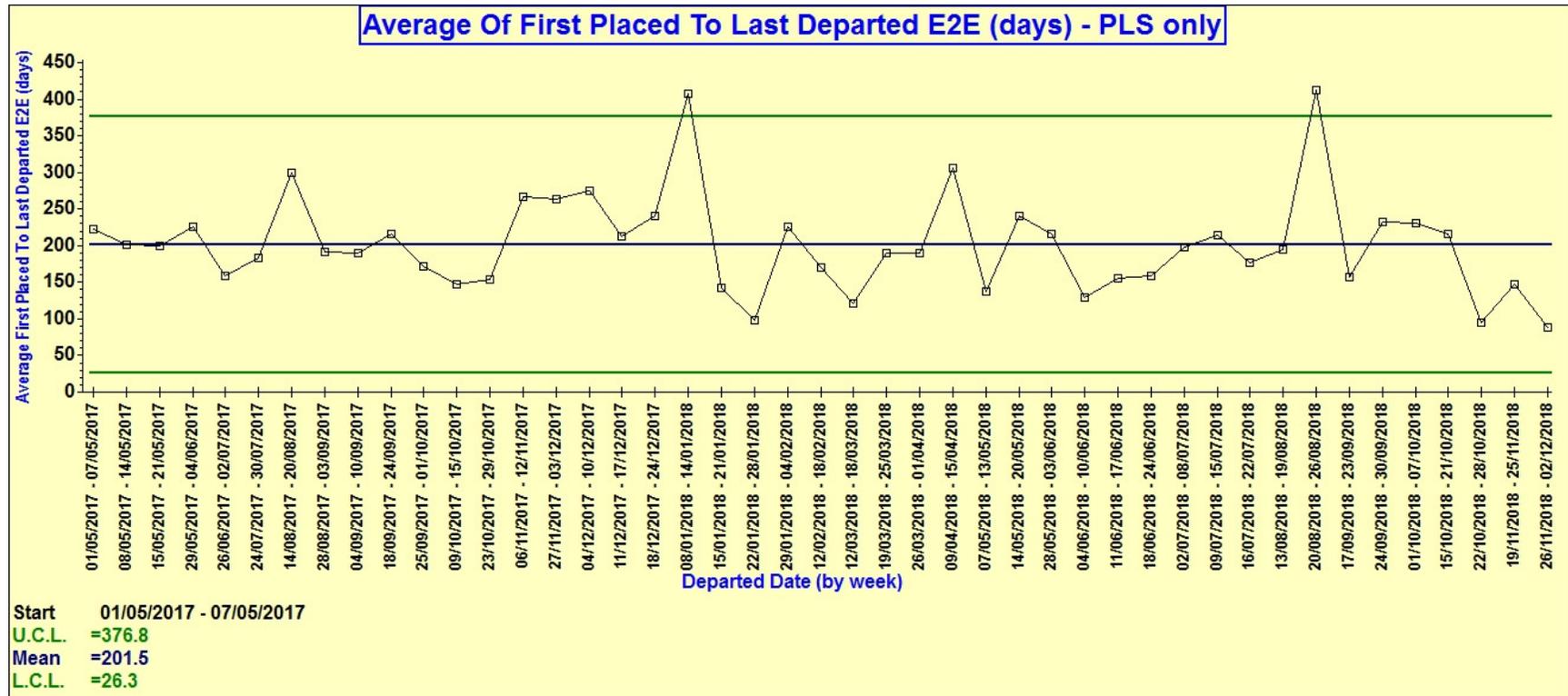
This chart shows how the number of households in TA rose from an average of 66 in April 2017 to a current average of 103 per night by the end of 2018. At the end of last year it was statistically normal to have between 96 and 112 households in temporary accommodation. A 'Household' (aka a placement) can be a single person, a couple or a family.

# No. of TA Placements



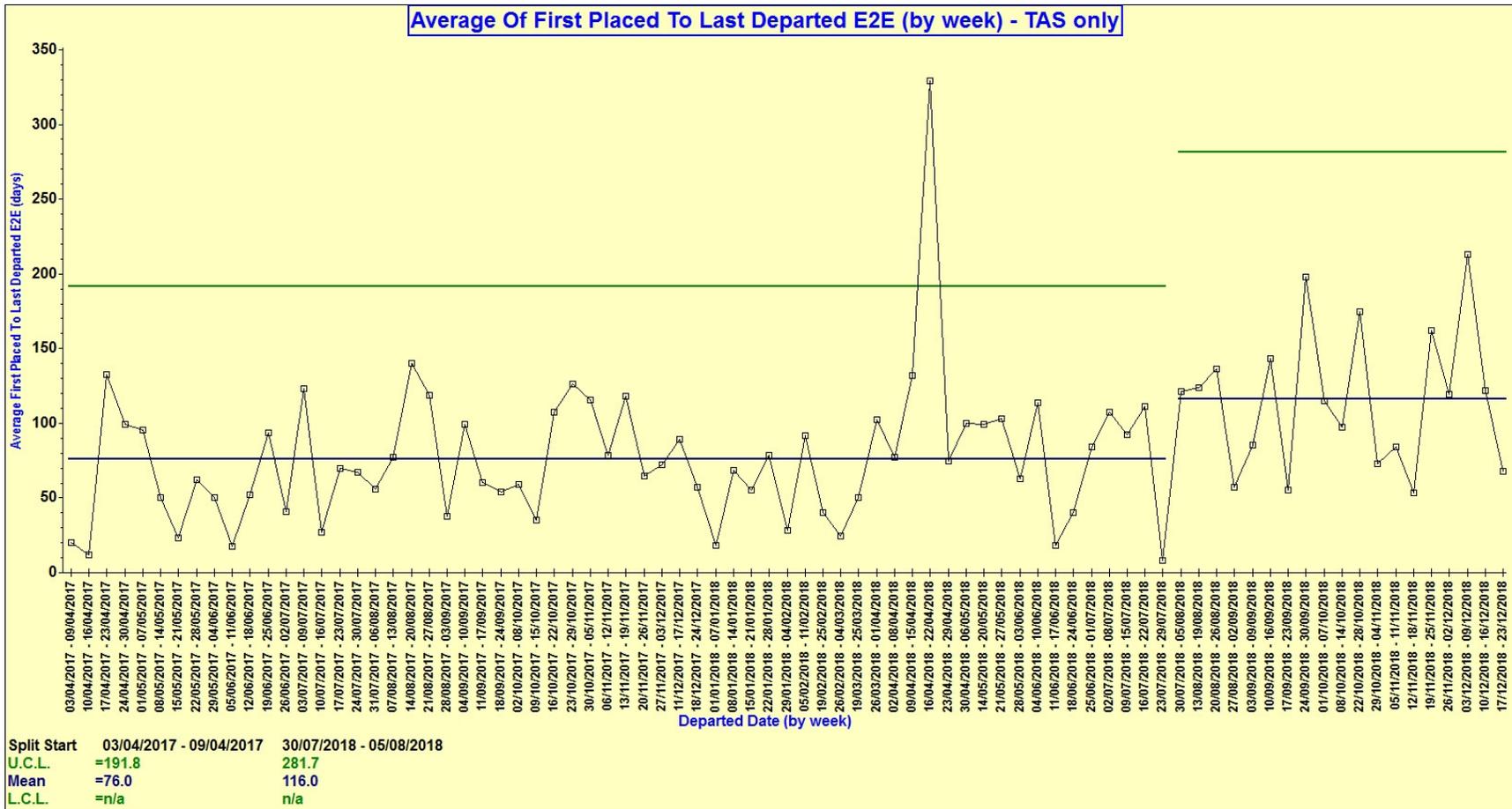
This chart shows how the number of placements into TA (per week) has risen slightly. Following the introduction of the HRA we have witnessed a small rise of 0.5 households placed per week, from an average of 6.7 per week in April 2018 to the current average of 7.2 per week. At present, it would be statistically normally to expect to place between 0 and 17 new households each week.

# Average End to End time for placements in for Medium Term TA



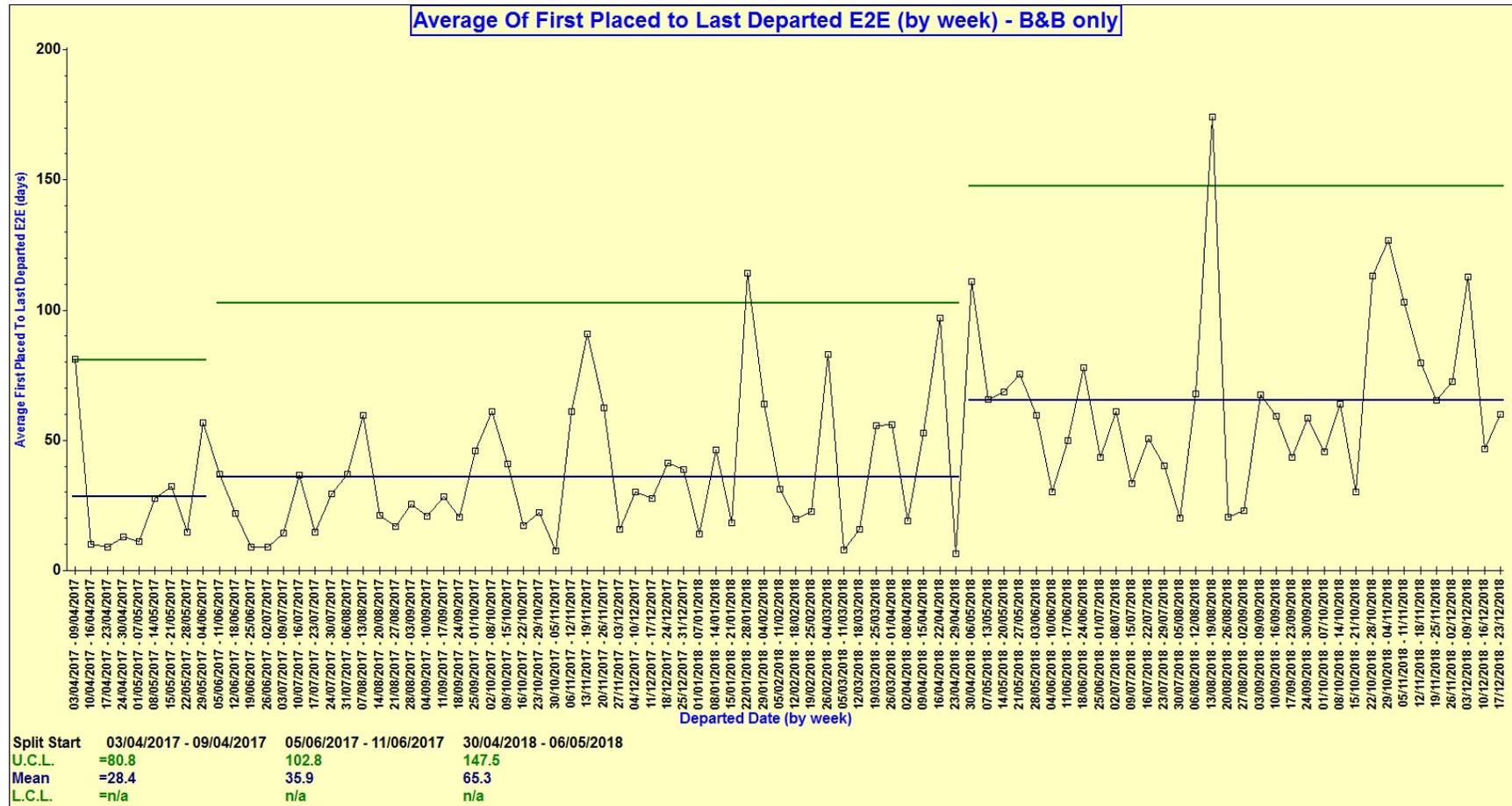
This chart shows how the average number of days a household typically spends in spent in medium term temporary accommodation (from first placed to when they leave). As you can see, the average E2E time for this type of TA has remained a consistent 201 days with a statistically normal range of between 26 and 379 days. This indicates a highly variable, but stable, system.

# Average End to End time for placements in Short Term TA



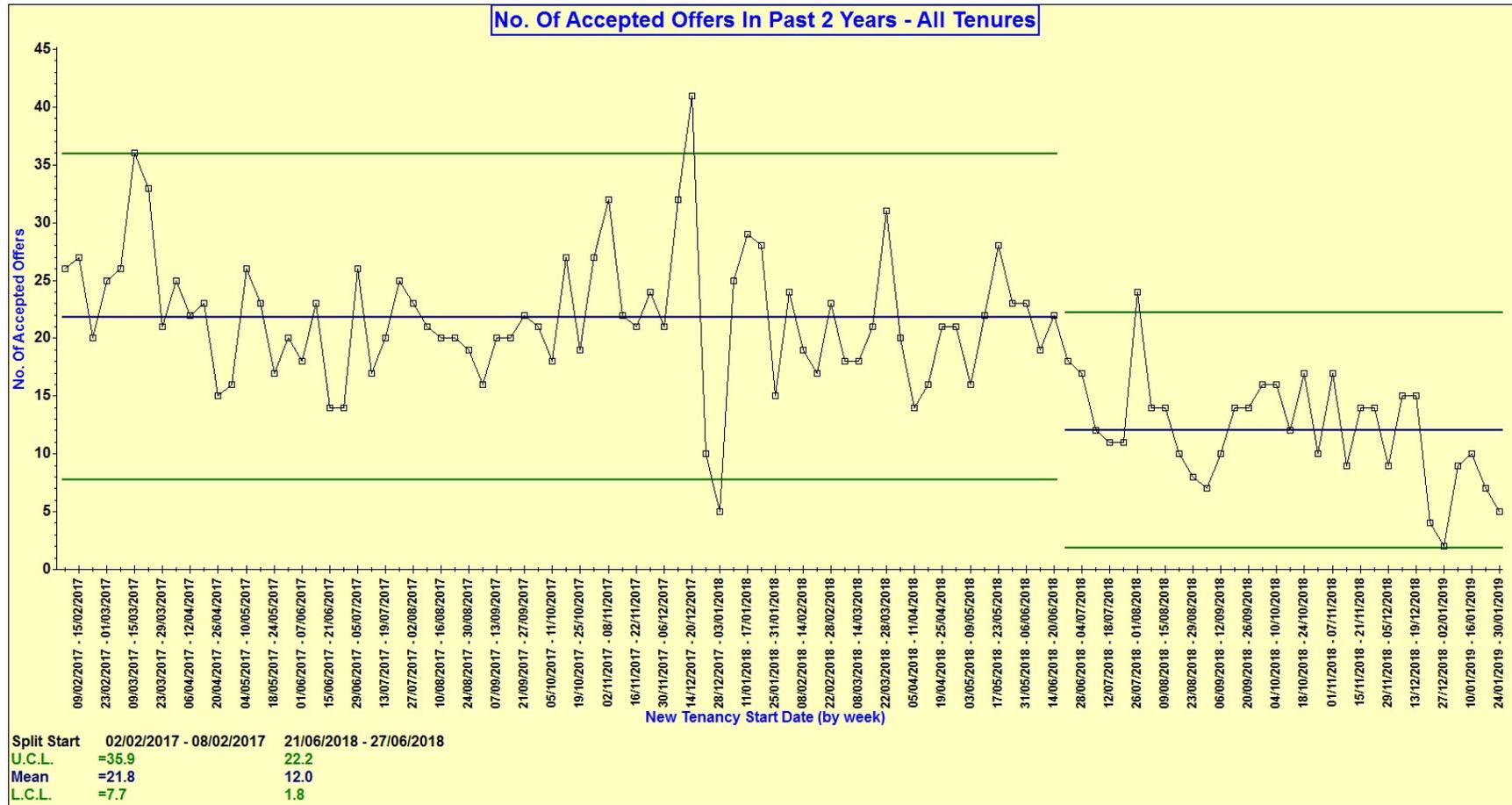
This chart shows the number of days a household typically spent in short term temporary accommodation between April 2017 to December 2018. We saw an increase in the average E2E time for this type of TA around July 2018, from a stay of 76 days to one of 116 days and with a statistically normal range of between 0 and 282 days. This indicates a highly variable, and increasing, system.

# Average End to End for Emergency Accommodation



This chart shows the average number of days in emergency accommodation (B&Bs and hotels) for customers. It has risen from an average of 28 days in April 2017 to an average of 65 days in Dec 2018, with a statistically normal range of between 0 and 148 days. This indicates a highly variable, and increasing, system.

# Accepted Offers (Move Ons) - Total

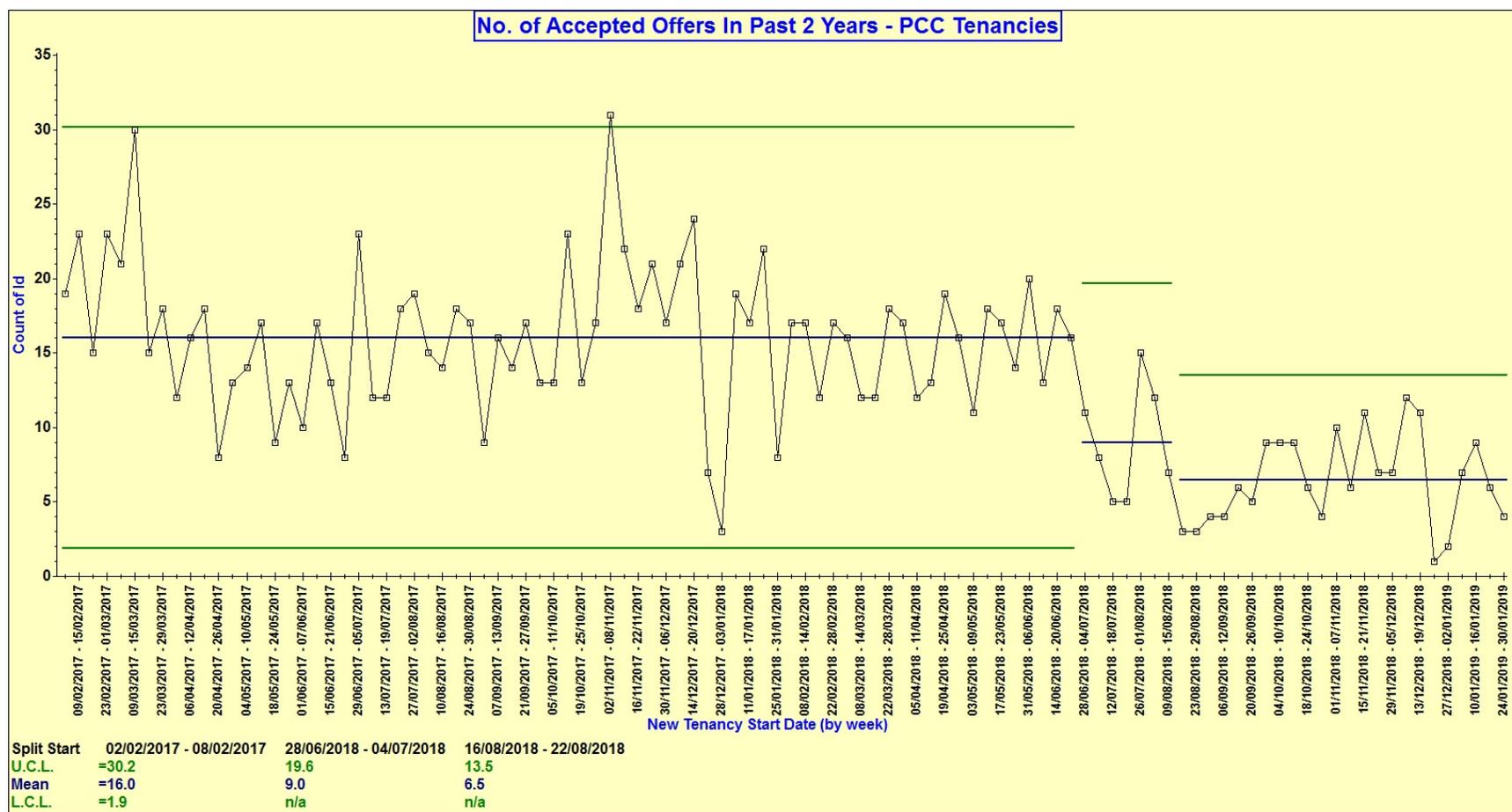


This chart shows the number of placements into permanent accommodation per week. It has fallen from an average of 22 per week in 2017 to an average of 12 days by Dec 2018.



# Accepted Offers (Move Ons)

## PCC (not including Leamington & Horatia Houses rehousing)



This chart shows the number of placements into PCC properties per week. It has fallen from 16 per week to 6.5 per week. This is because capacity has been diverted to those moving from Leamington & Horatia Houses.

# Summary & Background Issues

- PCC has seen a rise in the occupation rates of it's temporary accommodation.
- We are do not have more placements in temporary accommodation than a year ago, but...
- We are finding it harder to move them on, resulting in longer stays in temporary accommodation.

The question is WHY?

- Welfare reforms
- Increase in homelessness at a national level
- Introduction of Homeless Reduction Act 2017
- Reduction in alternative/permanent accommodation for households to move on.

# National picture

- There has been 15% rise in the number of rough sleepers from 2016 to 2017, and (estimated) 169% rise since 2010 (source: Homeless Link 2018) .
- At June 2018 the number of households in **temporary** accommodation was 82,310, up 5% from June 2017, and up 71% from December 2010 (MCHLG 2018).
- The overall UK figure of 79,880 was up 66% on the low of 48,010 at the end of December 2010 (Inside Housing June 2018).

# Work in progress to reduce use of TA 1

- Using low demand Portsmouth City Council flats for short term accommodation.
- Better types of TA; e.g. more new Private Leased flats (medium/short term TA).
- Working with procurement to negotiate better short term temporary accommodation capacity and flexibility (this will decrease cost but will not increase move-on capacity).
- The decant Horatia & Leamington Houses is nearing an end which means more move on accommodation (within PCC stock) should become available. This will not resolve the issues of temporary accommodation although it will help stabilise the problem.
- Only additional move on capacity will reduce the use of TA.

# Work in progress to reduce use of TA 2

- New housing developments in the city. This is longer term.
- Additional supported housing rooms/bed spaces.
- Developing more options for private landlords with the aim of having more accommodation for households we are working with for example we have over the last 12 months started to lease HMO's.