

Under Performing Indicator Recovery Plan

2021/22 Quarter Two

Indicator Name

Households in temporary accommodation.

Current Performance

Target: 70

Performance: 91

Historic Performance

Column1	16/17	17/18	18/19	19/20	20/21	21/22
Q1		41	47	52	54	105
Q2	42	47	67	53	97	91
Q3	35	41	57	73	94	
Q4	43	47	52	53	95	

Reasons for Current Under Performance

Currently our temporary accommodation (TA) numbers can be broken down into 2 categories:-

- nightly paid accommodation (B&B)
- longer term TA

Nightly paid accommodation is used in emergency situations normally at a high cost to the council.

Other TA is lower cost to the council, often being covered in total by housing benefit and is also in the most parts owned by the council.

Due to hard of work of the housing needs team over the past 6 weeks:

- total numbers in nightly paid reduced from 50 to 32
- total number in council owned temporary accommodation is 59

The main reasons for the continued high numbers in TA are:-

- ongoing impact of the covid pandemic
- lack of move on accommodation from TA

There has also been a number of residents refusing offers of secure accommodation which has contributed to TA numbers remaining where they are. We are addressing this along with a lack of use of the private rented sector.

Actions to Improve Under Performance

(or reasons why this is not necessary)

We are still working to reduce the need for nightly paid accommodation by making better use of council owned accommodation. The team are also now carrying out more vigorous checks on those that approach the service to ensure that they are genuine cases which need our assistance and using increased prevention tools to help sustain current arrangements such as staying with friends or family and negotiating with landlords to maintain tenancies.

We are making greater use of private rented accommodation within the borough through final offers by matching those who have been in TA the longest periods to suitable, affordable accommodation. We are also liaising with our social housing

providers to increase the number of void properties being made available for homeless families.