

# Under Performing Indicator Recovery Plan

## 2021/22 Quarter Three

### Indicator Name

Households in temporary accommodation.

### Current Performance

Target: 70

Performance: 79

### 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	79
Q4	43	47	52	53	95	

## Reasons for Current Under Performance

The Council has a statutory duty to provide interim accommodation to any person and their household, where there is a reason to believe they are eligible, homeless and priority need, pending enquiries and whilst reason able steps are taken to relieve the applicant and their household of homelessness.

The Council also has a statutory duty to provide temporary accommodation to any person who at the end of their 56-day Relief Duty is found to be eligible, homelessness, in priority need and not intentionally homeless.

The number of households provided with interim and temporary accommodation can be influenced by the ability to both prevent and relieve homelessness, and critically the ability to offer both private rented sector and social housing accommodation to applicants.

There is an acute shortage of social housing within the borough with significant waiting times for applicants to receive any offer of social housing. Access to the private rented sector is extremely challenging on both an affordability level and supply level to applicants who have sought housing assistance. Both these factors have a major impact on the number of households provided with interim and temporary accommodation.

It should also be noted that there is a significant difference between the types of interim & temporary accommodation provision. Accommodation owned or leased by the Council has a minimal cost to the Council, however the usage of B&B style and nightly paid accommodation is at a significant cost to the Council. The breakdown of this accommodation is:

Accommodation Type	Number of households accommodated
Accommodation owned/leased by the Council	56
B&B style/Nightly paid accommodation	23*

Of the 23 households accommodated in B&B style or nightly paid accommodation, this includes 5 verified rough sleepers. The cost of these placements is covered through specific grant funding from the Department for Levelling Up, Housing and Communities to support rough sleepers away from the streets into accommodation.

## **Actions to Improve Under Performance**

(or reasons why this is not necessary)

Activities to increase the success of preventing and relieving homeless are being reviewed, including additional training and a change of approach/culture is being implemented, which will directly enhanced the level of homelessness prevention and relief of homelessness. This will help support a reduction in the number of households who will require the provision of temporary accommodation.

A new process has been introduced for Housing Options Advisors to seek authorisation from management for any household newly being accommodated. This will ensure there is oversight of households being placed and that temporary accommodation is only being provided when required in accordance with housing legislation.

A sharper focus is in place for ensuring that households are being either placed directly into temporary accommodation owned or leased by the Authority, or to ensure a more efficient move-on of households on from B&B style/nightly paid accommodation, to help drive down the costs of provision of temporary accommodation to homeless households.