

Housing, Health, and Community Committee	
Meeting Date	3 rd July 2025
Report Title	Temporary Accommodation (TA) Spend – Scrutiny Report
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Charlotte Hudson, Head of Housing and Communities
Lead Officer	Charlotte Hudson, Head of Housing and Communities
Classification	Open
Recommendations	<p>The committee is recommended:</p> <ol style="list-style-type: none"> 1. To scrutinise the performance report and controls in place to manage the TA budget

1 Purpose of Report and Executive Summary

- 1.1 This report provides the Housing, Health, and Community Committee with an update on the current performance in relation to TA and current budget position, the report also discusses the current controls in place to manage the TA budget.

2 Background

- 2.1 The Council has a Housing Options Improvement Programme (HOIP) in place to manage and control the spend on TA. The costs of TA to Council's are increasing nationally and there is a risk to the overall financial position of the Council if it is not monitored and managed effectively. A refresh of the HOIP has been undertaken for the new financial year.
- 2.2 The Housing and Health Committee have made some significant investment in interventions to support the control of the TA budget, the most significant are the TA Purchase Programme and an investment in additional staff to work with enabling clients to move effectively through the system. Both these interventions have been implemented.
- 2.3 The Council receives a Homeless Prevention Grant (HPG) from MHCLG each year, in 2025/26 we have received £1,346,129, which is an uplift from previous years. Although this grant is welcomed it does not cover the full cost of providing the services and substantial growth has been made within the Council's base budget in previous years.

Performance Information

2.4 Statutory TA Placements – Total Households on last day of period

	22/23	23/24	24/25
No. in Statutory TA	337	305	281
SBC Own Stock	3	3	38
Homeless Hostel	8	14	11
Housing Assn	79	84	73
B&B and Nightly Let	247	204	159
No. outside Statutory Duty (RSI Funded)	54	22	23

TA Purchase Programme

	22/23	23/24	24/25
No. of SBC Owned Stock (cumulative)	3	8	50

Households on the Housing Register

	22/23	23/24	24/25
No. of households on Housing Register	1,433	1,730	1,816
No. of lets through housing register.	297	423	388

Affordable Homes Delivered

	22/23	23/24	24/25
New Affordable Homes	208	289	228

- 2.5 The trend for reducing the use of B&B and Nightly let continues (although still makes up our largest proportion of provision). We have seen an increase in use of our own stock this quarter as more properties have completed, this will be a continuing trend until the current programme is completed. Although we have now completed on 47 properties of the current programme not all properties are occupied because of works that are required before occupation. These works are currently taking place to enable the use as TA. Once all properties are commissioned the void rates will also be included in this report.
- 2.6 The Housing Register demand is still high with limited lets becoming available. Residents are regularly frustrated at the length of time it takes to successfully secure a property and the availability of properties to proactively bid on.
- 2.7 Old Johnson House is being used and this is fully occupied, although we have had difficulty in identifying suitable households for Bridge House so are still in discussion with Southern Housing about its practical utilisation for TA. A revised accommodation plan will be developed to identify location and size of properties

that we require for main duty cases. Relief cases are more likely to remain in nightly let and B&B provision until they have been fully assessed.

- 2.8 The Housing Options restructure has been implemented and recruitment to new roles has been completed, all but one new member of staff has already joined the team.

Financial Monitoring

- 2.9 The gross external TA costs from April 2024– March 2025 was £3.4m which is a reduction compared to the same period in 2023/24 of £3.8m. This has been attributed to the reduction in the overall no. of households in TA and the use of our own TA during this financial year.
- 2.10 The outturn position for Housing Options for 2024/25 was an underspend of £297,083 this was attributed in part to some additional one-off grants which could offset spend, but also the vacancies in staffing due to the recruitment of new staff as part of the restructure. This does however demonstrate stabilisation of the budget and that the decision on the virement should cover the additional staffing in the new structure. This will of course be closely monitored as part of the budget monitoring process.

Risks and Issues

- 2.11 The following have been identified as the current risks and issues:
- Demand for homelessness services across the country is still high and is anticipated to continue.
 - Delivery of Affordable Housing remains an issue, despite planning committee securing a strong pipeline, there are not RPs prepared to purchase the properties. I am currently unaware if the announcement on additional Affordable Homes Programme will change this position for our local RPs.
 - RPs have scaled back delivery programmes due to viability and capacity within the sector.
 - Caravan Park utilisation as a main home remains a concern.
 - Renters Rights Bill is predicting some landlords exiting the market.
 - We are increasingly seeing demand for hospital discharge support and suitable accommodation.

3 Proposals

- 3.1 To scrutinise the performance report and controls in place to manage the TA budget.

4 Alternative Options

- 4.1 None

5 Consultation Undertaken or Proposed

- 5.1 None.

6 Implications

Issue	Implications
Corporate Plan	Health & Housing - To aspire to be a borough where everyone has access to a decent home and improved health and wellbeing. Running the Council - Working within our resources to proactively engage with communities and outside bodies to deliver in a transparent and efficient way
Financial, Resource and Property	This report looks at the performance monitoring in relation to the TA budget.
Legal, Statutory and Procurement	Local housing authorities have a duty to secure accommodation for unintentionally homeless households in priority need under Part 7 of the Housing Act 1996 (as amended). Households might be placed in temporary accommodation pending the completion of inquiries into an application, or they might spend time waiting in temporary accommodation after an application is accepted until suitable secure accommodation becomes available.
Crime and Disorder	None at this stage.
Environment and Climate/Ecological Emergency	None at this stage.
Health and Wellbeing	None at this stage.
Safeguarding of Children, Young People and Vulnerable Adults	None at this stage.
Risk Management and Health and Safety	The TA budget has been identified as a corporate risk, due to demand on the service and the budgetary impacts.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.

7 Appendices

None

8 Background Papers

8.1 There are no background papers.