



Developing solutions in Temporary Accommodation

Market Overview

The Homelessness Reduction Act 2017 has placed new duties upon council's towards assisting homeless households and reducing the risk of homelessness.

The rising cost of rents in the private sector, matched with the cuts to welfare benefits, and a lack of funding for homelessness prevention has hindered councils' ability to provide move-on accommodation and has resulted in rising Temporary Accommodation costs.

Given the challenging market conditions, increased demand for Temporary Accommodation and the need for Councils to try to deliver increased and secure supply we have been working with a range of partners to explore solutions.

Funding Strategy: Inner London Borough, South East London

We are advising a London Borough by preparing a Temporary Accommodation Funding Strategy. The Council's intention is to ease the financial pressures generated by its existing portfolio of properties and increase temporary accommodation provision.

We:

- Undertook a thorough review of the current mechanism for temporary accommodation provision in the borough
- Carried out an analysis of alternative approaches adopted by a sample of TA providers, private funds, and developers
- Evaluated the organisational and financial implications of the different ownership/delivery approaches.
- Evaluated the risks and benefits of different funding models & the links to the wider TA strategy.

Different Delivery Models

Working with a North London inner London borough we reviewed the effectiveness of its independent Community Benefit Society model. We:

- Reviewed its effectiveness and performance to date
- Explored the potential for growth and economies of scale
- Reviewed how the offer for tenants housed could be improved
- Outlined the opportunities and challenges for growing the offer and the link to the Councils wider TA strategy.

Emergency Accommodation

We are working with a range of charities to explore the potential of Housing Justice Night Shelter Transformation funding which can be utilised to provide single-room accommodation for rough sleepers and associated non-residential support.

We are working with other clients to explore better utilisation of Charity assets to alleviate homelessness by providing more permanent solutions.

To discuss how Red Loft can assist develop effective responses to the increasing demands for Temporary Accommodation please contact:

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