

Greater Manchester Combined Authority

Date: 27th September 2024

Subject: Temporary Accommodation: Value for Money in Greater Manchester

Report of: Paul Dennett, Portfolio Lead and Steve Rumbelow Portfolio, Lead Chief Executive for Homelessness and Migration

Purpose of Report

The rise in statutory homelessness and the use of temporary accommodation nationally is well documented. Greater Manchester is no exception. This report presents an overview of the current landscape in GM and describes our emerging work to collaborate across the region to reduce the number of households in temporary accommodation, with a particular emphasis on the worst quality and highest cost housing – particularly ad hoc and Bed and Breakfast accommodation. The report presents, for the first time, a regional action plan on Temporary Accommodation, summarises the work progressed to date and seeks endorsement from Leaders.

Recommendations:

The GMCA is requested to:

1. Approve the 6-point GM Temporary Accommodation Action Plan as set out in **Appendix 1**.
2. Note the financial outputs of the data analysis exercise described below.
3. Endorse the Influencing Priorities described in **Section 4** as a starting point for dialogue with government.
4. Approve the GM Out of Borough Protocol as outlined in **Appendix 2**.

Contact Officers

Jane Forrest, Director of Public Service Reform,

jane.forrest@greatermanchester-ca.gov.uk

Joe Donohue, Strategic Lead – Homelessness and Migration,

joseph.donohue@greatermanchester-ca.gov.uk

Equalities Impact, Carbon and Sustainability Assessment:

TBC

Risk Management

Temporary Accommodation expenditure represents a rapidly accelerating cost and long-term financial risk to our Local Authorities if left unchecked. Whilst the Statutory Duties for homelessness and temporary accommodation sit with our 10 Local Authorities, the work described in this report seeks to bring regional collaboration (and, potentially, investment), aiming to support our Local Authorities to mitigate this risk.

Legal Considerations

N/A

Financial Consequences – Revenue

N/A at this stage – no financial ask made at this point. Any subsequent revenue spend to be considered in a separate governance process.

Financial Consequences – Capital

N/A at this stage – no financial ask made at this point. Any subsequent capital investment to be considered in a separate governance process.

Number of attachments to the report: 2

Comments/recommendations from Overview & Scrutiny Committee

N/A

Background Papers

N/A

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

No

Exemption from call in

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?

No

Bee Network Committee

N/A

Overview and Scrutiny Committee

N/A

1. Introduction/Background

1.1. National and Legislative Context

1. In England, Local Authorities have a duty under Part 7 of the Housing Act 1996 (as amended) to secure housing for households who are found to be unintentionally homeless and are in a priority need category group for those households which would be at increased risk if they were experiencing homelessness.
2. Temporary accommodation may be provided to households whilst their homelessness application is being processed, or households may reside in temporary housing after their application is accepted until appropriate, secure housing becomes available.
3. Across the country, we are seeing record levels of households being placed into Temporary Accommodation (Temporary Accommodation) with over 100,000 households containing over 150,000 children placed in Temporary Accommodation nationally. Temporary Accommodation usage has been accelerating beyond sustainable levels for many years.
4. The primary causes for this are set out below:
 - A chronic undersupply of social, council and other genuinely affordable housing (Figure 1 and 2)
 - The impact of Right To Buy eroding the social housing stock that is available (with 24,000 homes lost to Right To Buy in Greater Manchester in the last 20 years).
 - Welfare Reform hampering people's ability to access accommodation in the private sector e.g. Under 35s only being able to access a shared room Local Housing Allowance rate, larger families subject to the benefit cap being unable to find a property of suitable size etc.
 - Increasing precarity (i.e. section 21 evictions) and decreasing affordability of accommodation in the Private Rental Sector.

5. In addition to increasing numbers of households requiring Temporary Accommodation, these adverse housing market conditions also mean that it can take longer for people to move into permanent housing, which can create a bottleneck effect.

Figure 1) In 2022/23 there were 13,551 social lettings in Greater Manchester, which is just over half the number of equivalent lets in 2010/11. Also, in 2022-23 there were 83,595 households on the housing registers in Greater Manchester, 35,177 of which were in categorised as 'reasonable preference' (42%) - i.e. in a priority group for social housing – **suggesting that demand outstrips supply by ca. 260%**

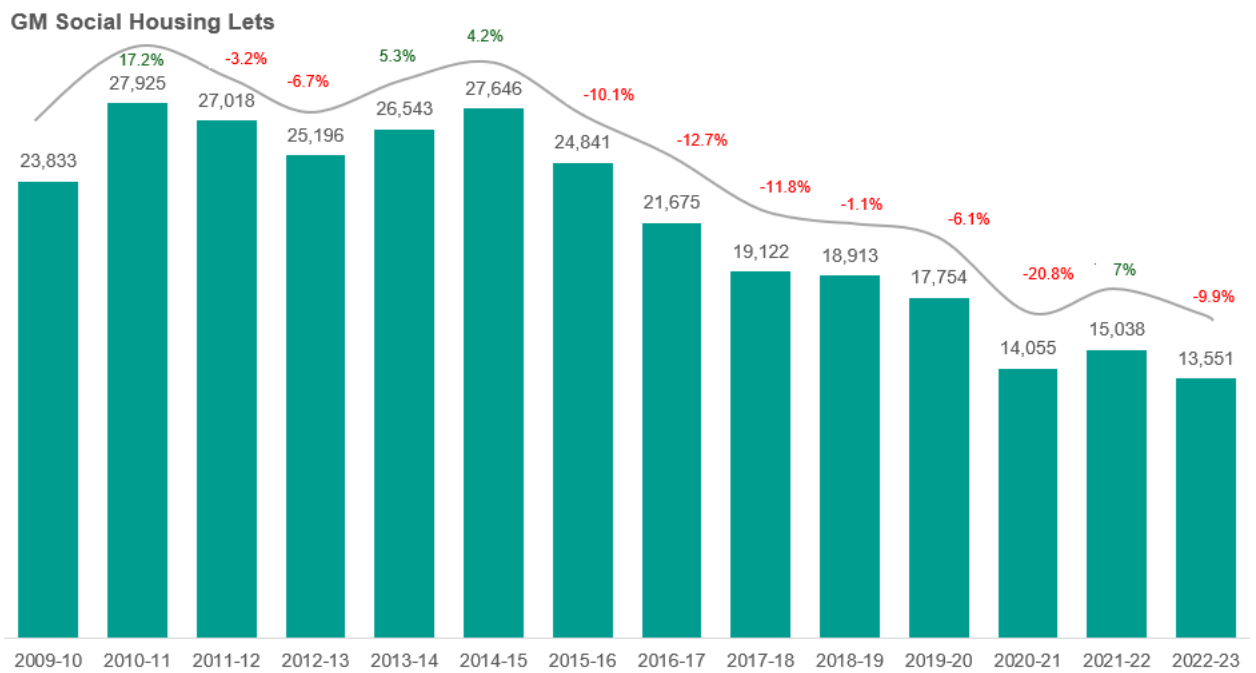
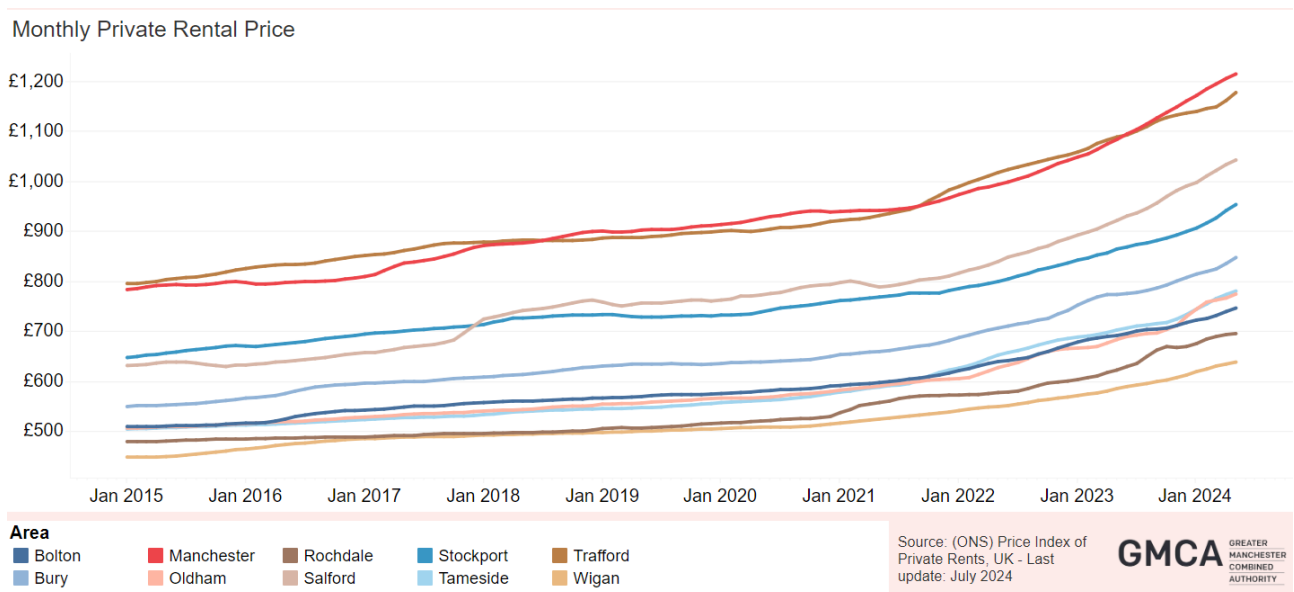


Figure 2) Average private sector rents across Greater Manchester have increased by 66% since January 2015.



6. This issue is now at the forefront of the national agenda on homelessness, with key milestones including the Smith Institute report on Temporary Accommodation¹ with case studies in London and Greater Manchester, and the establishment of the APPG on Temporary Accommodation and its initial reports on the quality of Temporary Accommodation nationally².
7. Ultimately, there is no quick fix for a housing crisis that has been 30-40 years in the making. However, by committing to regional collaboration and working closely with government, we can work to mitigate against the worst effects of this crisis.

1.2. Local Strategic Context

8. The GM Mayor's manifesto sets an ambitious agenda for change across three key missions, all of which are relevant to our ambitions around homelessness and Temporary Accommodation:
 - Establishing GM as a region which puts **Housing First**, by ensuring that everyone in Greater Manchester can live in a home they can afford that is safe, secure, healthy and environmentally sustainable – a healthy home for all by 2038.
 - Creating the **Greater Manchester Baccalaureate** to ensure that GM residents can access high-quality opportunities across the fast-changing economy of Greater Manchester.
 - Developing the **Live Well** support offer to rethink how communities and public services can support healthier, happier and fairer communities by growing opportunities for everyone to Live Well.
9. The **Housing First City Region** commitment invites us to collaborate to unpick the fundamental factors driving the housing crisis, by:
 - **Supply**: boosting the supply of homes for our residents
 - **Standards**: Improving the quality and suitability of our existing homes
 - **Support**: Putting housing at the heart of supporting people to live well

¹ [Temporary accommodation at crisis point \(smith-institute.org.uk\)](https://www.smith-institute.org.uk)

² [APPG report final version 13th Jan \(householdsintemporaryaccommodation.co.uk\)](https://householdsintemporaryaccommodation.co.uk)

10. In this context, the rising use of temporary accommodation to house people experiencing homelessness represents the opportunity cost of not addressing the housing crisis. Whilst the Housing First City Region ambition goes much further than just homelessness, clearly temporary accommodation usage and the growing financial pressure this places on our Local Authorities is a useful barometer of our progress.
11. Fundamentally, whilst we will never reverse the homelessness crisis without accelerating the new supply of genuinely affordable housing, the prevention of homelessness is our best current tool for reducing the demand for emergency housing. The Greater Manchester Homelessness Prevention Strategy sets two missions which are directly relevant to our emerging work on Temporary Accommodation, namely that:

“Everyone can access quality advice, advocacy and support to prevent homelessness.”

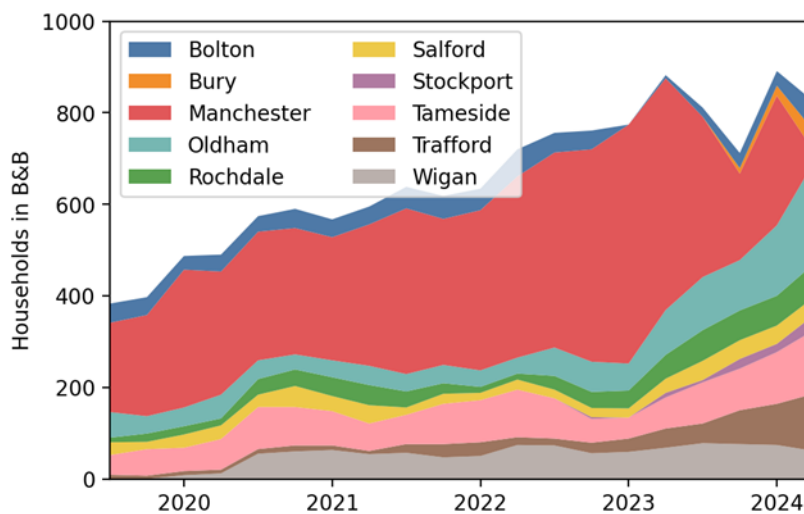
and

“People experiencing homelessness have respite, recovery and re-connection support.”
12. Both missions speak to our emerging work to develop the **Live Well** movement into a broader range of community responses to disadvantage. As we begin to design a more person-centred, community-led approach to supporting people, it is imperative that we embed good housing advice into our community responses to poverty and disadvantage.
13. Finally, employment remains a key protective factor against homelessness and the most sustainable route to independent housing for those experiencing homelessness already. The **Technical Education** ambitions provide an opportunity to align our efforts on work, skills and housing, recognising the interplay between unemployment, poor health and housing precarity.
14. The GM Young Person’s Homelessness Prevention Pathfinder represents a good example of these interdependencies. Whilst ostensibly an early homelessness prevention service for young people, the service has supported 20% of the 2,000+ people supported to access and/or sustain their employment. For those who have accessed or sustained employment as a result of working with Pathfinder the homelessness prevention success rate is 90%. It is therefore no coincidence that only 8% of Pathfinder clients have entered Temporary Accommodation to date.

1.3. Current Temporary Accommodation Landscape in GM

15. Over the past four years, the number of households in Temporary Accommodation across Greater Manchester has increased by 71%, reaching 5,649 households on the last day of March 2024. In comparison, the equivalent rise across England during the same period was 26%.
16. The 5,649 households in Temporary Accommodation across Greater Manchester are home to 7,679 children, representing a 79% increase in the number of children in Temporary Accommodation than 4 years previously. Across England however, the increase in the number of children is 17% since March 2020.
17. There are, nevertheless, some promising developments across the region. Amongst the myriad good practice going on across GM, notably Manchester City Council has achieved extremely impressive results in driving down Temporary Accommodation usage over the last 2 years. Bucking the national trend, MCC have seen a reduction in Temporary Accommodation usage from a peak of 3,316 households in December 2022 to 2,826 at the end of June 2024.

Figure 3 – Number of households in B&B temporary accommodation, by LA



2. Understanding Value for Money

18. The use of temporary accommodation is not intrinsically a bad thing; in fact, Temporary Accommodation forms a vital part of the safety net for the most vulnerable families and individuals who find themselves at imminent risk of homelessness. The existence of a legislative framework for the provision of Temporary Accommodation is a net public good.

19. The suitability of this accommodation is key. There is a significant variation in the accommodation type, quality, location, landlord, support offer and funding arrangements. Temporary Accommodation placements may be in (non-exhaustive):
- **Bed and Breakfast accommodation:** for emergency, short term placements with a legal maximum of 6 weeks for families.
 - **Purpose-built hostels:** for individuals or families, typically self-contained rooms with shared cooking/cleaning facilities.
 - **Temporary homes within communities:** flats or houses for temporary use which may be wholly owned by Local Authorities, a Registered Provider of social housing or leased from a private sector landlord.
20. The ever increasing (and often unfunded) pressure that rising homelessness places on Local Authorities can lead to temporary accommodation placements of diminishing quality and increasing cost. Due to the significant bargaining power of landlords, the scarcity of accommodation and the reducing ability to reclaim accommodation costs through the welfare benefits system, rising Temporary Accommodation use is not just an operational challenge, but a financial one. In this context, maximising value for money is crucial.
21. To explore this further, in November 2023, GMCA and our LAs commissioned the Centre for Homelessness Impact (CHI) to carry out an exercise to better understand value for money in the use of Temporary Accommodation within GM. This work included deep-dives in the temporary accommodation landscape with four GM authorities (Bolton, Manchester, Rochdale and Salford) and a whole-GM workshop on improving value for money.
22. The outcome of this work presented key recommendations that align closely with the need for strategic collaboration and data-driven decision making:
- **Recommendation 1:** Greater Manchester to explore how to increase the supply of affordable social housing
 - **Recommendation 2:** Collaborate and coordinate across GM on our approach to Temporary Accommodation
 - **Recommendation 3:** Improve our data and analysis on Temporary Accommodation usage, spend and outcomes
 - **Recommendation 4:** Develop a consistent set of quality standards across Greater Manchester.

23. At the crux of these recommendations is an opportunity to realise economies of scale, recognising that we will need to mitigate the housing crisis for some time yet, but that there are opportunities to invest in medium term solutions to drive better quality Temporary Accommodation.

24. In addition to the financial pressure that the current landscape creates, the human cost of increasing temporary accommodation placements is profound. based on the following principles:

- **Focus on prevention:** Recognising that new supply cannot solve all our problems and that there are significant gains to be made from demand-side, homelessness prevention initiatives.
- **Building on our strengths:** There is an abundance of best practice happening across Greater Manchester already which we can explore, replicate and scale.
- **Taking a targeted approach:** prioritising ending the routine use of bed and breakfast (especially for families) which represents the worst quality accommodation for households and are often the most expensive placements.
- **Collaboration and Coordination:** Focusing on areas where a regional approach can improve our collective effectiveness and value for money.
- **Being truly person-centred:** Ensuring we centre the experiences of families and individuals living in Temporary Accommodation in our emerging workplan, including enhancing opportunities for active participation and co-production.

25. This paper seeks to describe the work done to date in progressing these recommendations.

3. GM Temporary Accommodation Action Plan

3.1. Key Priorities

26. To progress the recommendations of the VFM exercise, GM Local Authorities have produced and seek agreement to a 6-point action plan to improve regional collaboration and coordination to address rising Temporary Accommodation, contained in **Appendix 1** but which are summarised as follows:

- Immediate Priorities – Enhance our understanding of the landscape:
 - **Better Data:** Conduct a comprehensive **data analysis project** on Temporary Accommodation usage and spend across Greater Manchester.

- **Enhanced collaboration** by reviewing and agreeing a protocol for out of area placements to enhance transparency between Local Authorities and improve the experience for households where cross-borough placements are made.
- Emergent Priorities - Enhancing Value for Money:
 - **New Supply:** Explore sustainable medium- and long-term models of new supply of Temporary Accommodation especially to reduce bed and breakfast use, based on existing good practice in the region and alternative investment models.
 - **Better Quality:** Explore opportunities to enhance the quality of accommodation and support provided to people in Temporary Accommodation, including working towards a consistent set of standards across GM.
- **Complementary Workstreams and Approaches:** Embedded ways of working which will help us in the long term.
 - **Participation and Co-production:** Working to embed the experience of people who have lived in Temporary Accommodation in our approach to this action plan, building on our existing track record in GM and the work of the APPG on Temporary Accommodation.
 - **Workforce Development:** Develop opportunities for our statutory homelessness workforce to connect, reflect and enhance their professional development, recognising the vital role played and extreme pressures faced by people in Local Authority homelessness services.

27. The components of this workplan will evolve over time and some elements will move more quickly than others. Key outputs of this action plan may include:

- An **enhanced evidence base** for the fundamental reforms we need to see to tackle the housing crisis in Greater Manchester, to inform our influencing priorities.
- **Investment proposals** for the new supply of temporary accommodation and housing in the round.
- Collaborative working around the **health, social care, education and wider offer** for families in Temporary Accommodation.

- **New or adapted commissioning** activity to enhance the support offer to households in Temporary Accommodation.

28. This workplan will be owned and governed by GM Local Authority Homelessness Leads, facilitated by GMCA.

3.2. Objective 1: Better Data on spend and usage

29. Our first priority in understanding how regional collaboration can support a response to rising temporary accommodation placements is to improve our collective understanding of demand, the market and opportunities to improve VFM.

30. The outputs of this exercise show that the financial landscape for Temporary Accommodation across GM is unsustainable. The gross spend on rent alone by GM authorities between January and March 2024 was £18.6m - implying an annual spend of £74.6m.

31. Local Authorities can recoup some of the costs of Temporary Accommodation rent via the Housing Benefit regime, however this rarely covers the full cost incurred. For Temporary Accommodation that is not owned and managed by the Local Authority themselves, or a Registered Provider of social housing, Local Authorities may only claim the relevant Local Housing Allowance rate for that property as at 1st January 2011.

32. This means that the amount that can be recovered from DWP is continually and rapidly diverging from the actual costs of delivering this accommodation. In Greater Manchester we estimate that, on average and with significant inter-regional variation, **42% of rents are recovered via the housing benefit regime** in a typical year.

33. In the three months for which spend data has been reviewed, only about 42% (£7.9m of the £18.6m total) was recovered through HB subsidy. The remainder represents a net loss by local authorities equivalent to £43m collectively per annum. Without intervention by the Government, annual net losses will continue to grow with inflation and spiralling rent costs.

34. This only covers the net cost of rent and therefore does not include any other associated expenditure either directly such as asset and maintenance investment costs, human resources (e.g. Accommodation Support Workers, and Homelessness Teams) or indirectly or indirectly (e.g. wider infrastructure costs on social care,

education etc.). For Context, GM Local Authorities only received £10.5million in Homelessness Prevention Grant for 2024/25.

35. Core drivers of this cost increase include:

- Increased use of bed and breakfast, nightly paid housing and other forms of emergency Temporary Accommodation.
- Increasing number of placements into Temporary Accommodation overall
- Increasing length of stay for households
- Household composition, particularly the difficulties securing move on accommodation for larger families.

36. A further barrier is created by the lack of move-on options for authorities. Without longer-term accommodation for households to progress into, many are stuck in (often inappropriate) Temporary Accommodation for extended periods of time. While this clearly leads to poor outcomes for families, longer stays are also intrinsically more expensive for local authorities. Our initial analysis suggests that 27% of households in Temporary Accommodation over the measured period were had been in Temporary Accommodation for over a year.

37. Aside from the financial pressure this creates, extended stays in Temporary Accommodation caused by the shortage of realistic housing alternatives, creates extremely challenging environments for families and vulnerable individuals. Families, including children, can find themselves in limbo, residing in accommodation in which it can be difficult to cook healthy food, do homework, stay connected to family and friends and build a life together. This situation not only impacts the well-being of individuals but also hampers their ability to build stable lives.

3.3. Objective 2: Enhanced Collaboration/Out of Borough Protocol

38. A sustained increase in demand for temporary accommodation not only leads to increasing cost to Local Authorities, but it also leads to a diminishing pool of available properties. These pressures can be exacerbated by other actors in the market competing for the same property types (e.g. asylum dispersal accommodation, criminal justice accommodation contracts, exempt supported housing providers etc.)

39. This can lead, especially in areas facing the highest pressure, to Local Authorities having to place households beyond their borders. Managed well, Out of Borough

placements can represent a significant positive move especially from Bed and Breakfast and other unsuitable accommodation.

40. Every GM LA makes placements outside their borough periodically and it is likely that the need for such placements will continue for some time. In GM, the growth in out-of-borough placements has mirrored the overall Temporary Accommodation growth, escalating by 67.7% over the past four years. This surpasses the national average, with England experiencing a 27.8% rise in equivalent out-of-borough placements.
41. While placing families out of their immediate area may be a necessary short-term measure, there is a need mitigate the implications of this temporary displacement on household wellbeing.
42. GM Local Authorities already work well together to manage out-of-borough placements, recognising the regionality and peculiarities of the Greater Manchester housing market.
43. As part of this action plan, it was agreed to codify this good practice into a principles-based protocol for Out of Borough Placements which is intended to:
 - Improve transparency and information sharing
 - Enhance the quality and suitability of temporary accommodation
 - Ensure a collaborative approach to homelessness placements
 - Achieve better grip over the market
 - Improve consistency and practise
44. This report seeks approval to the co-designed protocol in **Appendix 2**.
45. Underpinning this work, we will continue to identify areas for deeper collaboration across the region on Temporary Accommodation placements, including:
 - Technological solutions and information governance enablers to ease the sharing of information across Local Authorities
 - Collaboration with the wider public service offering, reflecting the key role that Social Care, Health, Community Safety, and other public sector actors play in ensuring people and families get the right support.
 - Getting better data on the fluidity of temporary accommodation across GM, including analysis of Local Authorities outside of GM placing into the region.

3.4. Other Objectives: Early Thinking and Planning

46. The first two action plan objectives provide a firm foundation in which to develop and deepen our collaboration on Temporary Accommodation across GM.

a. **New supply:**

- i. The emergence of the Housing First City Region concept and forthcoming flexibilities within the Affordable Homes programme present a unique moment to consider the supply of housing to alleviate temporary accommodation usage from both a long term (general needs social, council and affordable) and medium term (bespoke Temporary Accommodation housing solutions) perspective.
- ii. There is an abundance of good practice in GM (described below) in driving the new supply of accommodation to meet emerging demand for emergency housing.
- iii. We are keen to explore options to scale what's working well and bring new models of investment and housing delivery to support the acquisition of good quality, well managed properties across GM whilst reducing Temporary Accommodation costs to Local Authorities. Options could include:
 - Long term leasing of accommodation, building on existing models within the region.
 - Strategic use of the Private Rental Sector, utilising our collective buying power to derive better VFM.
 - Social investment models to acquire properties for LA use as Temporary Accommodation, patiently building a portfolio of permanent, low-cost assets.
 - Collaborative work to bring empty homes, or those due to be disposed of by landlords, into use as accommodation for GM Local Authorities.
- iv. Greater Manchester Housing providers will play a key role in driving forward our ambitions in this space. Fundamentally, social housing providers play a critical role in ending long term housing need by providing permanent, secure, affordable housing. Opportunities to build on our already strong partnership include:
 - **Supporting New supply:** Understanding how GMHP can support our supply ambitions both in terms of accelerated social housing delivery and supporting Local Authorities with new housing models.

- **Strategic use of existing stock:** supporting our efforts to understand how we can work together to make best of the existing portfolio, including right-sizing initiatives to unlock larger homes; retaining as much social housing as possible through collaborative approaches to empty homes and disposals; and emerging opportunities through the Gm Housing First City Region project.
 - **Expediting housing access:** The timeliness of accessing this housing is key; delays in preparing the accommodation for new tenancies can lead to longer stays for households in temporary accommodation. Incentives to reduce this are well aligned, as minimising delays to void and re-let times can deliver savings to housing providers and Local Authorities alike. We will build on the existing collaboration with GMHP to assess current processes and identify where efficiencies can be achieved to reduce void times and expedite the transition into secure, long-term housing is crucial.
- v. GMCA is currently undertaking financial modelling and forecasting based on the spend data available to us, to understand which of the various investment and supply models might yield the best VFM for Local Authorities in the long term.
 - vi. Once a workable new supply intervention has been developed and identified, we will seek approval from Leaders for specific investment proposals.

b. Improving quality:

- i. Whilst our new supply ambitions and out of borough protocol should help to drive up the standard of temporary accommodation over time, there are further opportunities to develop an agreed set of standards for Temporary Accommodation housing quality.
- ii. A starting point for this should always be the desire to minimise Bed and Breakfast placements and utilise more suitable offers which minimise disruption to families and individuals.
- iii. The Good Landlord Charter (GLC) represents one such opportunity. The GLC is a voluntary accreditation scheme which will cover all aspects of renting where there is a landlord/tenant relationship, including Social, Private and Specialist rented housing. Apart from emergency B&B placements, Temporary

Accommodation falls within the definition of Specialist Rented Housing and there is a clear desire from the GLC Coordinating Group to include this within the scope of accreditation.

47. As the GLC develops, it is appropriate to consider how this might be utilised to drive up standards, with the potential to embed being a GLC accredited landlord as a requirement in Temporary Accommodation specifications.

- i. Alongside this, we will work with government to understand how the forthcoming implementation of the Renters' Reform Act and potentially the Supported Housing (Regulatory Oversight) Act might impact on (and potentially leverage improvements in) Temporary Accommodation standards.

b. Participation and Co-production:

- i. Whilst GMCA and our Local Authorities have a strong track record embedding participation in our work, it is recognised that we have yet to engage in much meaningful participation for households in Temporary Accommodation.
- ii. The original VFM exercise carried out by Centre for Homelessness Impact included visits to Temporary Accommodation schemes in Greater Manchester and speaking to people who were living in Temporary Accommodation.
- iii. The APPG on Temporary Accommodation, which is helpfully administered by two organisations working in GM (Justlife and shared Health), is also role-modelling ways to ensure that the voice of individuals and families in Temporary Accommodation is central to systems change work.
- iv. We are keen to build on this work through:
 - Building on the continued co-production of the GM Homelessness Prevention Strategy through legislative theatre.
 - Working with GM Homelessness Action Network to develop the co-production of our emerging work on new supply and Temporary Accommodation quality.
 - Supporting the work of Locality Homelessness Partnerships to ensure alignment between local and regional co-production and action on temporary accommodation.
 - The recruitment of a GROW Lived Experience role into the GMCA Homelessness and Migration Team which, alongside our Changing futures Co-production Panel, can support emerging co-design work.

c. Workforce Development:

- i. There is a need to recognise that the ever-increasing pressure that drives increasing demand for temporary accommodation can also have profound impacts on homelessness and housing options teams within Local Authorities.
- ii. Our Housing Options workforce plays a vital role in preventing homelessness and the relentless pressure that comes with working as the first response to the housing crisis can be overwhelming.
- iii. Building on existing experience delivering professional networks and workforce development activity across GM, GMCA will explore opportunities to develop a community of practice for frontline statutory homelessness professionals, providing a shared space to make connections, identify shared problems and develop professionally. Early progress has been made in upskilling Housing Options teams on immigration and asylum issues and this provides a useful template.
- iv. We will also explore opportunities to look at building the skills base of this workforce, recognising the highly skilled work that LA homelessness teams do is not always recognised or professionally accredited.

3.5. Good practice to build on in Greater Manchester

48. Despite the sustained and accelerating operational, financial and demand pressures faced by Local Authority Homelessness teams over the last 15 years, there are numerous examples of best practice in Greater Manchester to draw upon in preventing homelessness and reducing Temporary Accommodation usage.

49. Key examples include:

- **Manchester City Council Temporary Accommodation and B&B reduction:** Manchester has achieved extremely impressive results in driving down Temporary Accommodation usage over the last 2 years. Bucking the national trend, MCC have seen a reduction in Temporary Accommodation usage from a peak of 3,316 households in December 2022 to 2,826 at the end of June 2024.

Most impressively, MCC have reduced the number of families in B&Bs from a peak of 227 in February 2023, to just seven families by the end of June this year, of which zero had been in B&B accommodation for more than six weeks as per statutory requirements.

- **Inclusion Health for households in Temporary Accommodation:** There are many examples of integrated working with health services for families in Temporary Accommodation benefit from. This includes pilot projects whereby schools and GPs are notified when a household is placed in Temporary Accommodation to ensure that extra pastoral support can be provided and continuity of healthcare assured. Furthermore, there are examples of exceptional primary care services working specifically with populations experiencing homelessness, including Urban Village and Salford Primary Care Together.
- **Close working with Registered Providers of Social Housing:** there are many examples of social housing providers directly providing Temporary Accommodation for Local Authorities either directly or via leasing schemes across Greater Manchester, including in Tameside, Bury and Wigan. Not only do Registered Providers bring additional assurance around quality of provision (as heavily regulated landlords), but this also eliminates any subsidy loss, allowing LAs to reclaim the full cost of renting Temporary Accommodation.
- **Integrated approaches to prevention:** Many of our LAs have expanded their homelessness service out into areas and communities where they can have the greatest impact in preventing homelessness. This includes Manchester City Council establishing prevention hubs and working closely with schools in key neighbourhoods in Manchester with higher rates of homelessness and temporary accommodation. Equally, Salford City Council have successfully embedded homelessness prevention officers on hospital wards to work directly with people waiting to be discharged who are at risk of homelessness, to support timely adaptation and reconnection to their homes rather than having to move into emergency accommodation.
- **Private Rental Sector Leasing:** Manchester City Council plans to enter into longer term (10 year plus) leases for temporary accommodation properties to enable full recovery of the costs of renting, drive down use of Bed and Breakfast and reduce out of borough placements.
- **Innovative Supply Models:** Rochdale and Tameside have worked with Cornerstone Place to develop new build and/or refurbishment projects to bring new

supply of emergency housing online. This model brings together a partnership of Local Authorities, the Developer, Housing Providers and specialist support providers to develop new sustainable models of emergency housing with no subsidy loss to the Local Authority.

4. Influencing Priorities

4.1. Lobbying Priorities Ahead of Spending Review

50. Whilst the GM Temporary Accommodation Action Plan provides a useful framework for collaboration, if we are to make any significant progress in driving down rates of homelessness and Temporary Accommodation, ultimately, we need to see national government set the right policy conditions and operating environment.

51. Ahead of the Spending Review, we have identified several key reforms which would help to reduce Temporary Accommodation demand and expenditure:

- Extension for the **Housing Investment Loan Fund** and continuation of the Affordable Homes Programme post-March 2026 to maintain our housing delivery momentum.
- Changes to **Housing Benefit Subsidy guidance** to allow Local Authorities to recoup the full cost of Temporary Accommodation, which could unlock up to £43million p.a. in Greater Manchester
- Enhance and reform the **Homelessness Prevention Grant** – Current rates are insufficient to invest in prevention at scale, reflecting a £10.5m allocation for Greater Manchester Local Authorities. This is despite recent, abandoned, attempts to reform the underlying formulae which would have seen all GM LAs receive an increase in funding.
- Commitment to maintain **Local Housing Allowance** rates to at least at the 30th percentile of private rents annually.
- Urgent **funding certainty** over core funding streams due to end on 31 March 2025 – including Rough Sleeping Initiative and Rough Sleeping Accommodation Programme.
- **Immediate investment into off-the-streets accommodation to drive down rough sleeping** - ensuring the Rough Sleeping Initiative reflects current demands, after a 3-year tapering budget.
- As part of the emerging long-term housing strategy, significant investment in ringfenced capital and revenue funding to enable the development and delivery of **supported**

housing and homelessness prevention floating support, following the template set out by Supporting People from 2003-2011.

52. Cross-departmental investment and coordination around the prevention of street homelessness at both a national and regional level.