

# Temporary Accommodation in Greater Manchester

January 2024

## Team Focus and Evolution

Multiple Disadvantage and Homelessness Risk

Migration, Asylum and Integration

Statutory Homelessness and Temporary Accommodation

Rough Sleeping and Off-the-Streets Response

New Supply and Specialist Housing



Existing and historic demand pressures across all parts of the homelessness system

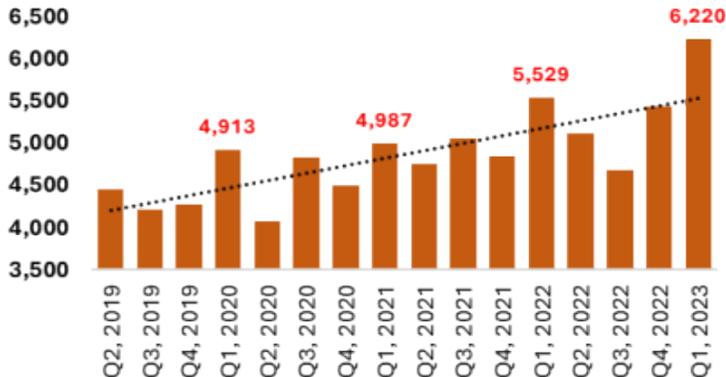
## We are seeing an all-time high in terms of demand for homelessness support

Services enter the winter of 2023-24 confronted with the greatest baseline demand volumes they have experienced in several years. As of the most recently available published data (Jan-March 2023), across GM:

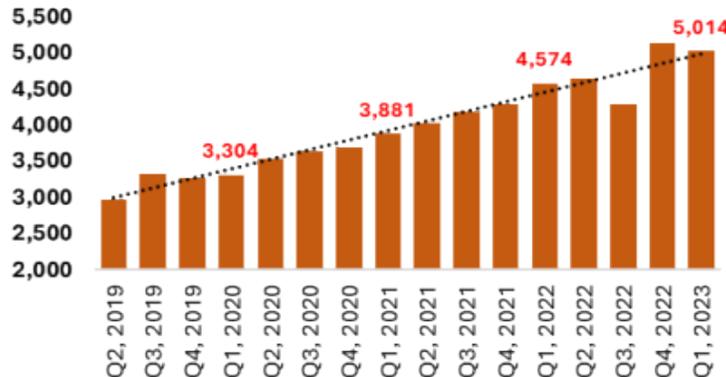
- 2,617 prevention duties were owed; the highest level on record, and 26% higher than the most recent equivalent pre-pandemic period;
- 3,603 relief duties were owed, the highest level on record, and 27% higher than the most recent equivalent pre-pandemic period;
- 5,014 households were resident in temporary accommodation – the highest level on record, and 51% higher than the equivalent pre-pandemic period. This includes 6,468 children.
- 145 people sleeping rough on a single night (in August 2023) – a 59% increase on the same month last year.

There is a considerable lag on published data used for this analysis – these datapoints are reflective of the pressure which the homelessness support system was under before the other pressures which have built up over 2023 (e.g. Section 21, asylum), are taken into account.

Number of households owed a prevention or relief duty in GM, quarterly, last four years



Number of households in GM in temporary accommodation, quarterly, last four years



Number of rough sleepers identified in the monthly count, monthly, since start of 2022



# Temporary Accommodation spend is a significant budget pressure

## Rising tide of homelessness could bankrupt seaside town

20 October



Nicola Skinner, her partner and their four children are among 500 families in temporary accommodation in Hastings



Liam Robinson

@liamrobinson24

There is a Housing & Homelessness crisis across the UK. Myself & @srcdoyle have written to the Government calling for the resources we need to deal with this emergency here in Liverpool



10:17 AM · Nov 14, 2023 · 131.4K Views

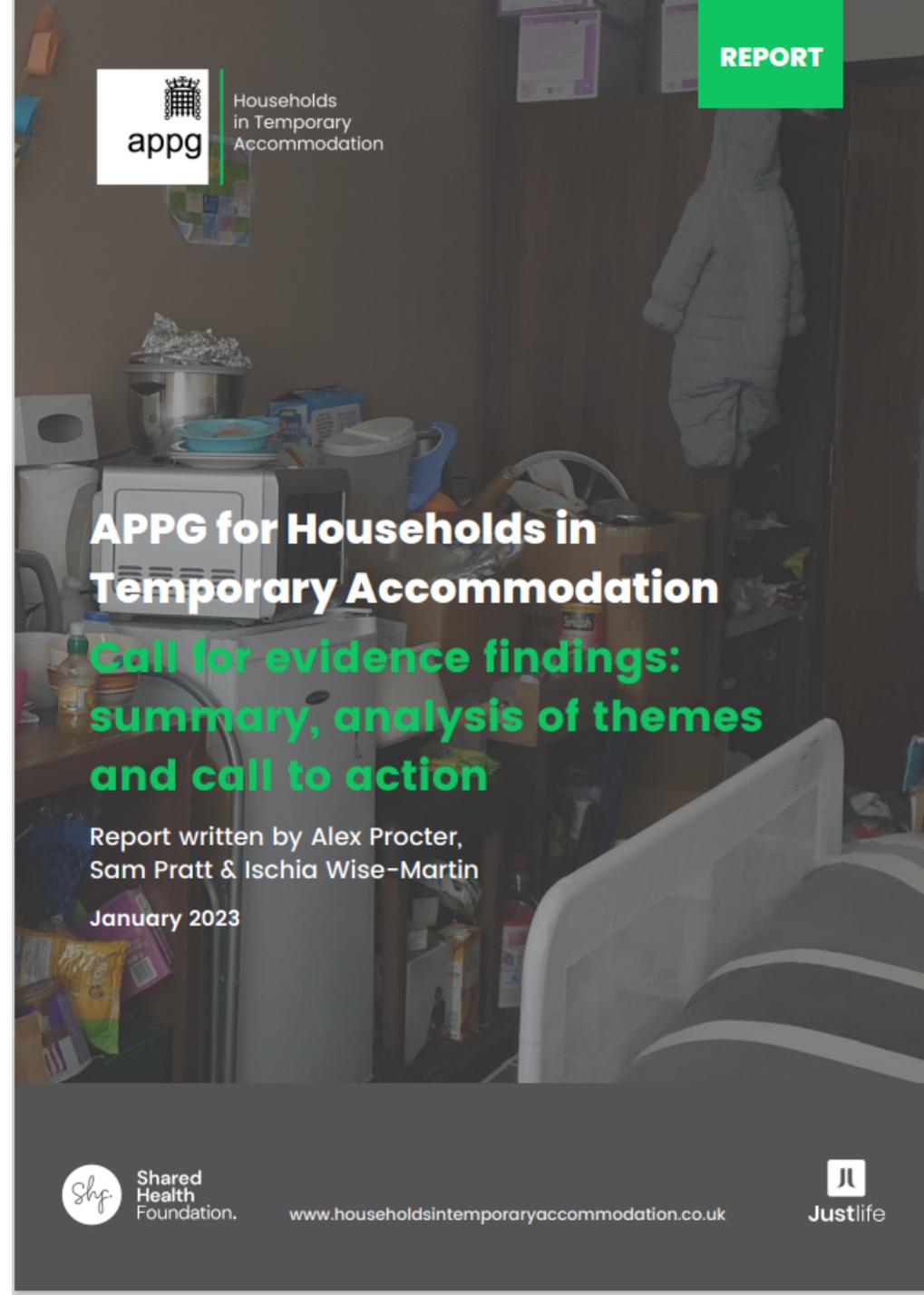
National Context

**Greater Manchester is an outlier in the North West**

Area	TA per thousand households in area					B&B per thousand households in area				
	March 2020	March 2021	March 2022	March 2023	% rise: 2020 to 2023	March 2020	March 2021	March 2022	March 2023	% rise: 2020 to 2023
<b>England</b>	3.92	4.02	3.98	4.35	11%	0.35	0.47	0.42	0.57	66%
<b>England exc. London</b>	1.61	1.76	1.90	2.18	35%	0.23	0.35	0.35	0.46	98%
<b>North West</b>	1.42	1.56	1.89	2.14	50%	0.23	0.36	0.38	0.53	134%
<b>Greater Manchester</b>	2.78	3.24	3.80	4.14	49%	0.41	0.50	0.60	0.73	77%
<b>Greater Manchester exc. MCC</b>	1.16	1.37	1.81	2.17	87%	0.23	0.29	0.33	0.38	67%

## APPG Recommendations to national and local government:

1. Temporary accommodation regulator: temporary accommodation to be included under the new Social Housing Regulations Bill
2. Basic facilities and adaptations provision in temporary accommodation
3. Support for Housing Officers
4. Holistic support for homeless households
5. Notification System
6. Transport access Ongoing need
7. Mapping the out of area placements system



### APPG for Households in Temporary Accommodation

### Call for evidence findings: summary, analysis of themes and call to action

Report written by Alex Procter, Sam Pratt & Ischia Wise-Martin

January 2023

# Temporary accommodation at crisis point:

Frontline perspectives from London and Greater Manchester

Paul Hackett and Maura Farrelly



## Recommendations to the boroughs, Greater Manchester Combined Authority (GMCA) and GLA:

- The boroughs should continue to engage in pan-city actions and partnerships to regulate and improve the TA market.
- Councils should be allowed to keep more of their Right to Buy receipts to support housing acquisitions, buy-backs and new build for homeless households.
- The GLA and GMCA should undertake independent reviews into increasing private and social impact investment in TA and move on housing.
- The boroughs should review the out of borough placement protocols to ensure that they are being adhered to and that the relevant authorities and support services are notified when homeless households are placed in their area.
- The boroughs should seek to enforce minimum standards, including national space standards, on property conversions to TA and move-on housing.
- The boroughs that have not done so should plan for a phasing out of any routine use of B&Bs for families in TA

A more granular Local Analysis

## VFM Exercise in partnership with Centre for Homelessness Impact



Since We Last Met...

## VFM Exercise

### Officers:

#### On Temporary Accommodation:

- What trends have you seen in demand for temporary accommodation?
- How much do you spend on TA each year? How much do you spend for each type of TA you provide? What strategic measures are in place, if any, to reduce the long term cost of TA?
- What information do you have on TA and different types of TA? What information do you hold on quality of TA?
- Do you track information on the duration of stay by household and TA type? How are different household types served by TA and where do they move on to?
- Do you measure success of different types of TA? If so, which types seem to be more successful at meeting the needs of people?
- Are you tracking developments such as out of borough placements and the placement of asylum seekers and the impact that this may have on your spending on TA and other homelessness services?

### People in TA:

- 1) What is working for you in temporary accommodation?
  - What is working for you day to day? How are services working?
  - What is working for you going forward and achieving your housing goals?
- 2) What is not working for you in temporary accommodation?
  - What is not working for you day to day?
  - What is not working for you going forward and achieving your housing goals?
- 3) How does the location, quality of accommodation suit your needs? What could be improved and what would you like to see?

## Possible Recommendations

### Smith Institute Report:

- Pan-city actions and partnerships
- Right to Buy receipts
- Increasing private and social impact investment
- Review the out of borough placement protocols
- Enforce minimum standards,
- Phasing out of any routine use of B&Bs for families

### Possible VFM Recommendations:

- Better, shared data on TA usage and spend?
- Agreement on TA rates/costs for OOB?
- Utilise GMHAN and other networks to bring the VCSE sector with us on the journey?
- Exploring new supply options, learning from existing private/social investment schemes ?
- Refreshed GM Out of Borough protocol and process?
- Opportunities through the Good Landlord Charter and Scheme?
- Learning from successes in Manchester in phasing our use of B&Bs for families?

## Next Steps

- Digest VFM report and socialise amongst homelessness leads, Deputy and Chief Execs and PHC.
- Develop an action plan based on the outputs of this and the APPG report on TA.
- Get lead officer and portfolio leads buy-in to progress this action plan.
- Scope Project Management resource to drive this work forward.
- Utilise GMHAN to coordinate voluntary sector input.
- Continued lobbying on Welfare Reform: Local Housing Allowance, benefit cap, bedroom tax, enabling Local Authorities to claim 100% of Housing Benefit from DWP.
- **Explore opportunities for immediate and long term housing supply.**