

Appendix 1

Modelling the Supply and Demand of Temporary Accommodation in Bromsgrove 2024/25

1. Summary

The purpose of the evaluation is to identify the contributing factors to the rapid increase in the use of Temporary Accommodation and associated costs in Bromsgrove and put in place a strategy for better meeting the needs of homeless households and reducing the burden on council budgets.

The analysis draws on a number of sources such as HClic returns, Lettings data from the LAHS, Data relating to the delivery of affordable housing.

The supply and demand for temporary accommodation model can be summarised as follows:

- Incoming placements into Temporary Accommodation
- Outgoing placements from Temporary Accommodation
- Anticipated Homelessness Placements for the coming year
- Increases in the supply of accommodation
- Net requirement for temporary accommodation 24/25

Overall, using this model we have worked on:

1. the supply level where the number of temporary accommodation units to meet the number of homeless TA was manageable and people were able to move through to permanent accommodation in a reasonable time
2. The increase in demand over the last three years and how this has also impacted on our ability to move people through TA.

We have identified that there needs to be a greater number of temporary accommodation units available to avoid excessive use of B&B; and that we need to increase the supply of permanent accommodation. We plan to achieve this by:

- Converting or purchasing 4 additional family units for Static Temporary Accommodation
- Piloting Block booking around 6 units of B&B for a 6 month period.
- Increasing the number of social housing lettings from existing stock to Priority band.
- Ensure all prevention options are considered in partnership with others such as the Basement mediation service, Sanctuary Scheme, Preventing Eviction panel with RP's.
- Increasing the supply affordable housing through our enabling role.

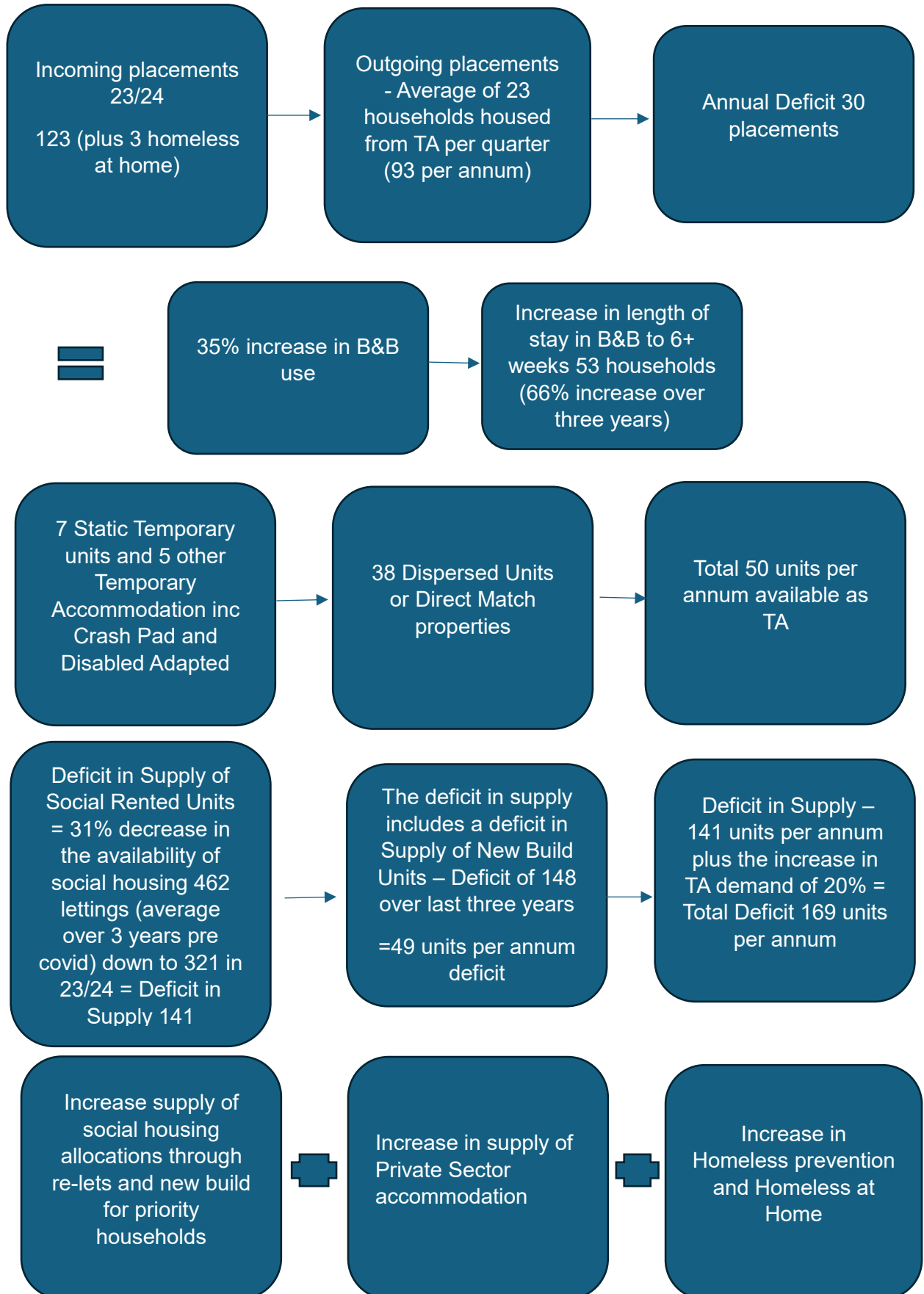
- Provide incentives to private landlords to enable greater access to the private sector.

We have been working with the specialist adviser at MHCLG to learn from good practice as almost 60 other local authorities are experiencing challenges in finding suitable temporary accommodation for the number of families presenting as homeless.

We have developed an action plan with MHCLG to identify additional areas of focus to reduce and manage our use of temporary accommodation and improve our pathway planning into more permanent accommodation, including making greater use of the private rented sector. We have also been advised to use an alternative descriptor to B&B for our shared temporary accommodation with three family rooms and access to their own bathrooms, but sharing a kitchen and lounge area for the purposes of HClic reporting.

The bdht Housing Options Team of 10 officers with decades of experience have held an 'away day' to focus on improving personal housing plans and the temporary accommodation referral form and creating a triage form to ensure that the service is proactive in its approach to homelessness.

Summary of the Demand and Supply of Temporary Accommodation



The position regarding the limited supply of accommodation and the increasing demand from homeless households resulting in a reliance on temporary accommodation looks set to continue unless some significant interventions are put in place.

In order to avoid the excessive use of B&B the Council needs to increase the number of static temps and could do this by asking bdht to provide 4 additional family units or by the utilisation of homelessness grant for existing stock or capital income (received due to the ad hoc sale of Low Cost Housing scheme properties) which could provide a contribution to bdht for the purchase of existing satisfactory dwellings (including flipping shared ownership) with a percentage claw back should they be sold. There is a need for these to be aimed at larger families and the capital receipts could provide at least 6 family properties.

The budget for static temps for 24/25 is £53,704 when divided by 7 existing units the cost per unit per annum is £7,672. For an additional 4 units would require a revenue budget of £30,688 but would provide TA for around 3 households per unit per annum and would save the Council 6 weeks in B&B at a minimum of £50 per night (£2,100 per household multiplied by 12 households) is £25,200 per annum. Without additional static temporary accommodation it is unlikely that we will be able to meet the requirement to not have families in B&B for more than 6 weeks.

Block booking of good quality B&B could also provide a saving of £10 - £15 per room per night. At £35 per room per night for 6 months for 6 rooms this would require £38,220 budget to enable to work with a provider and secure these units. This would save £16,380 on the usual cost of £50 per room for the same period (£54,600). An alternative approach could involve using the some capital receipt and working with an RP or Spadesbourne Homes to invest and re-model an existing dwelling to provide these units at a nightly rate fee for occupation.

Social housing lettings made to those in Priority Band and Gold Plus Homeless accounted for an average of 32% of all lettings over the last three years of which could be increased through local lettings plans and increase properties made available to this cohort.

During 23/24 the Step Up Private Sector officer and bdht were able to place 16 households into the Private Rented Sector. The LHA rates were reviewed and increased by central government in April 2024 and could provide more opportunities to secure accommodation into the private sector for these households.

Bed and Breakfast Spend

Year	Budget	Expenditure
2018/19	£12,387	£8,784.95
2019/20	£12,387	£11,837.24
2020/21	£12,387	£24,971.50

2021/22	£12,387	£19,311.49
2022/23	£12,387	£59,903.55
2023/24	£12,387	£87,441.26

The expenditure on B&B rose by 210% from 2021/22-2022/23 and then rose again by another 45% the following year.

This is in part due to an increase in placements in B&B, which increased from 34 in 22/23 to 46 in 23/24 which is a 35.29% increase. This is forecast to increase again in 2024/25 to 50 (8.7%). The aggregated difference between 2022/23 and 2025/26 is 47%. In addition, the length of stay in TA overall is also increasing year on year suggesting that the supply of accommodation is an issue. With the number of households in TA for 6 + weeks being 2021/22 32, 2022/23 48 (50% increase) and 2023/24 53 (10% increase) overall a 66% increase over the whole period.

Whilst B&B costs per room have remained relatively static, there has been an increase of families in B&B, some of whom may require two rooms which also result in additional B&B costs.

The Council's hostel was decommissioned on the 17th August 2020 and whilst it was replaced with 7 static temporary accommodation units, the subsequent increase in B&B seems to indicate an adverse impact due to the loss of this accommodation, possibly due to it being less desirable than the static temps, though the extent of this negative impact is difficult to quantify.

Continuing with the status quo in dealing with homeless households is forecast below with and increase in both placements and costs.

Table 1

	Timeline	Values	Forecast
B&B Placements (incoming)	21/22	35	
	22/23	34	
	23/24	46	
	24/25		50
	25/26		55

Table 2

	Date Period	Values	Forecast
All TA Placements (incoming)	21/22	70	
	22/23	88	
	23/24	126	
	24/25		151
	25/26		179

Table 3 Cost of B&B

Period	Spend	Forecast
31/03/2019	£8,784.95	
31/03/2020	£11,837.24	
31/03/2021	£24,971.50	
31/03/2022	£19,311.49	
31/03/2023	£59,903.55	
31/03/2024	£87,441.26	
31/03/2025		£99,917.51
31/03/2026		£116,323.84

Table 4 -Households with Children in TA by Duration

HOUSEHOLDS WITH CHILDREN - TA Placement ended, by duration	2021/22	2022/23	2023/24	3 Year Average		% increase from 21/22 to 23/24
Up to 7 Days	0	0	4	1	4%	N/A
8 - 21 Days (2 - 3 Weeks)	3	1	3	2	8%	0%
22 - 42 (3 - 6 Weeks)	5	3	7	5	16%	40%
43 - 84 Days (6 - 12 Weeks)	1	6	19	9	28%	1800%
85+ Days (Over 12 Weeks)	9	15	17	14	44%	89%
TOTAL:	18	25	50	31		

Table 5 - Incoming Placements into TA

	2021/22	2022/23	2023/24	% difference	3 Year Average
Homeless Households owed a duty	216	384	347	61%	316

TA Placements made	70	88	126	80%	95
% Requiring TA	32%	23%	36%	13%	31%
43+ Days (6+weeks)	32	48	53	66%	44

The number of placements in TA has risen year on year since 2021/22. From 70 in 2021/22 to 88 in 22/23 (28.6% increase) and 126 in 23/24 (43.18% increase) and an increase of 80% over the whole period.

Use of B&B increased from 34 in 22/23 to 46 in 23/24 a 35.29% increase.

The Housing Options Team with bdht have been working to ensure alternatives to temporary accommodation are fully explored, encouraging people where they can find their own temporary solutions. This was a successful approach for 19 households in 23/24. In addition, bdht are utilising Homeless at Home for those where remaining at home is safe and appropriate in the short term, and where they still achieve homeless priority through the housing register.

Where the increase in homeless households exceeds the available TA there is a reliance on B&B to meet needs. If we increase the number of static units and dispersed units by 35% and ensure that there is an increase in the supply of accommodation through social housing lettings, the private rented sector and new supply we may be able to reduce our reliance on B&B.

Table 6 - Households Placed in Temporary Accommodation and those who are Homeless at Home

	Placed in TA	Homeless at Home	Total
2021/22	70	0	70
2022/23	88	0	88
2023/24	123	3	126

Table 7 Outgoing TA Placements

2021/22

TA Placement ending in quarter by duration	Q1	Q2	Q3	Q4	TOTAL:	
Up to 7 Days	2	4	1	2	9	13%
8 - 21 Days (2 - 3 Weeks)	2	2	2	5	11	16%
22 - 42 (3 - 6 Weeks)	6	2	4	3	15	22%

43 - 84 Days (6 - 12 Weeks)	1	1	4	6	12	18%
85+ Days (Over 12 Weeks)	5	10	2	3	20	30%
TOTAL:	16	19	13	19	67	
No. of households with more than 1 placement	1	1	0	2	4	6%

Table 8 – Outgoing TA Placements 2022/23

TA Placement ending in quarter by duration	Q1	Q2	Q3	Q4	TOTAL:	
Up to 7 Days	2	2	2	3	9	12%
8 - 21 Days (2 - 3 Weeks)	3	4	2	0	9	12%
22 - 42 (3 - 6 Weeks)	3	0	2	6	11	14%
43 - 84 Days (6 - 12 Weeks)	2	4	5	8	19	25%
85+ Days (Over 12 Weeks)	7	8	7	7	29	38%
TOTAL:	17	18	18	24	77	
No. of households with more than 1 placement	1	0	0	1	2	3%

Table 9 Outgoing TA Placements - 2023/24

TA Placement ending in quarter by duration	Q1	Q2	Q3	Q4	TOTAL:	
Up to 7 Days	4	5	1	2	12	13%
8 - 21 Days (2 - 3 Weeks)	5	3	4	2	14	15%
22 - 42 (3 - 6 Weeks)	4	2	6	2	14	15%
43 - 84 Days (6 - 12 Weeks)	7	5	7	3	22	24%
85+ Days (Over 12 Weeks)	4	8	7	12	31	33%
TOTAL:	24	23	25	21	93	
No. of households with more than 1 placement	5	2	5	1	13	14%

The length of stay is increasing year on year suggesting that supply of accommodation is an issue. With the number of households in TA for 6 + weeks being 2021/22 32, 2022/23 48 (50% increase) and 2023/24 53 (10% increase) overall a 66% increase.

Table 10 - The average length of stay of families in TA

Outgoing TA placements (homeless households) FAMILIES IN STATIC TEMP	TA Placement ended, by duration	2021/22	2022/23	2023/24	3 Year Average	
	Up to 3 months (91 days)	2	2	3	2	21%
3 - 6 months (92 - 183 days)	5	7	4	5	47%	
6 - 9 months (184 - 274 days)	0	3	7	3	29%	
9 - 12 months (275 - 365 days)	0	0	1	0	3%	
12+ Months (366 days)	0	0	0	0	0%	
TOTAL:	7	12	15	11		
Avg duration in days	112	142	177	144		

On average 23 households were re-housed from TA per quarter, but there was a need to provide 31.5 households with temporary accommodation during that quarter which is a shortfall of 8.5 units per quarter.

Table 11: Units of Temporary Accommodation Currently Available

7 Static Temps including 2 safe units of accommodation, 38 DU's, 1 disabled adapted static temp, 3 units Spring House prioritising domestic abuse)

Address	Client group	No of units	Facilities
Static Temporary accommodation	General needs	7	7 self contained multiple occupancy units (including two safe accommodation units)
New Rd Rubery	Disabled	1	1 bed self-contained Unit (adapted)
Crash Pad St Basils, New Rd, Aston Fields Bromsgrove	Priority for 16/17 year olds but can be used for vulnerable adults up to 23 years	1	1 self-contained unit
Dispersed Units in BDHT stock drawn down as required	General needs and older people	38	Various
Spring House Lickey End, Bromsgrove	Priority for domestic abuse hate crime etc	3	2 x 1 bed units plus 1 bedsit

Table 12 Temporary Accommodation Rents and Charges

Address	9a, 9b, 9C Springhouse	2 Ivy House	30 Kempton Court	171 Austin Road
Rent	£104.04	£104.04	£102.20	£91.68
S/C	£7.06	£15.17	£10.70	£2.16
Ineligible Utilities	£27.50	£27.50	£27.50	£27.50
Total	£138.60	£147.75	£140.40	£121.34

Address	171a Austin Road	17 Fininstall Road	31 Humphrey Avenue	340 Lyttleton Ave
Rent	£90.47	£129.95	£108.75	£98.24
S/C	£2.16	0	£2.00	£10.65
Ineligible Utilities	£27.50	£27.50	£27.50	£27.50
Total	£120.13	£157.45	£138.25	£136.39

Address	19 Talbot Road	Guest Room	B&B* 1 Adult	B&B* 2 Adult
Rent	£98.24	£70.00	£19.52	£20.14
S/C	£4.89			
Ineligible Utilities	£27.50	£22.48 Extra Care and Lifeline	Breakfast £3.10 Adult £2.602 Child	Breakfast £3.10 Adult £2.602 Child
Total	£103.63			

*If more than 1 person and 1 room an additional 0.62p per person.

Table 13 - Households Placed in Temporary Accommodation and those who are Homeless at Home

	Placed in TA	Homeless at Home	Total
2021/22	70	0	70
2022/23	88	0	88
2023/24	123	3	126

Table 14 - Social Housing Lettings 2023/24 (LAHS)

Previous 3 year average	20/21			
	17/18-19/20	21/22	22/23	23/24
	462	352	304	330
			330	321

Prior to the Covid pandemic the Council would have ordinarily expected to see around 462 lettings per annum. The Covid pandemic meant that less people were able to move, and subsequently there have been less opportunities to move due to supply issues and cost of living issues.

**Table 15 - Percentage of lettings to Priority Band and Gold Plus Homeless.
(Civica/Abritas Report Sept 2024)**

Lettings Data:	2021/22	2022/23	2023/24	3 Year Average	
Total Lettings Accepted	318	313	323	318	
BDHT	273	259	214	249	78%
Other	45	54	109	69	22%
To verified Homeless cases	93	109	104	102	32%
% of lettings allocated to Homeless Cases	29%	35%	32%	32%	32%
Of which:					
Priority	36	50	51	46	45%
Gold Plus	53	58	53	55	54%

The number of lettings to homeless households (who may or may not be in temporary accommodation) has increased by 12% over the last three years. The lettings to priority homeless who are more likely to have been in temporary accommodation has increased by 42% over the last three years.

Table 16 - Direct Matches

36 direct matches were made in 23/24. There is no historical data to compare this to previous years and there are currently 6 Dispersed Units in use.

Table 17 - New Units of Affordable Housing

2021/22	36
2022/23	9
2023/24	83
Grand Total	128

The affordable housing need is 92 properties per annum. The council has fallen short on this requirement and over the last 3 years this has resulted in a deficit of 148 affordable housing units from the 276 required in the HEDNA.

Bdht Estimated affordable housing completions within BDC for 2024/25:

Shared Ownership: 22
 Social Rent: 64
Total: 86

This means that there will be another deficit of a further 6 properties for 24/25.

BDHT stock

Bdht owns 4,236 properties (some of which are static temps and leaseholders).

55 maisonettes, 1972 Houses (53 one bed houses, 655 two beds, 1182 three beds, 80 four beds, two five beds. 1733 flats 468 bungalows, 8 bedsits.

Table 18 - Reasons for Approach in Relief

Reason for Loss of Settled Home (Relief Duty owed)	2021/22	21/22%	2022/23	22/23%	2023
Blank/Unkown	0.00	0%	0.00	0%	
Departure from insitution: Custody	0.00	0%	3.00	2%	
Departure from institution: Hospital (general)	0.00	0%	0.00	0%	
Departure from institution: Hospital (psychiatric)	1.00	1%	0.00	0%	
Domestic abuse - alleged perpetrator excluded from property	2.00	2%	1.00	1%	
Domestic Abuse - victim	24.00	26%	30.00	23%	
End of private rented tenancy - assured shorthold tenancy	7.00	8%	24.00	19%	
End of private rented tenancy - not assured shorthold tenancy	3.00	3%	0.00	0%	
End of social rented tenancy	2.00	2%	3.00	2%	
Eviction from supported housing	4.00	4%	0.00	0%	
Family no longer willing or able to accommodate	16.00	17%	30.00	23%	
Friends no longer willing or able to accommodate	3.00	3%	10.00	8%	
Home no longer suitable due to disability / ill health	1.00	1%	8.00	6%	
Left HM Forces	0.00	0%	0.00	0%	
Left institution with no accommodation available	2.00	2%	0.00	0%	
Mortgage repossession	0.00	0%	0.00	0%	
Non-racially motivated / other motivated violence or harrassment	2.00	2%	5.00	4%	
Other	15.00	16%	0.00	0%	
Property disrepair	3.00	3%	1.00	1%	
Racially motivated / other motivated violence or harrassment	0.00	0%	1.00	1%	
Relationship with partner ended (non-violent breakdown)	6.00	7%	12.00	9%	
Required to leave accommodation provided by Home Office as asylum support	1.00	1%	0.00	0%	
Total	92.00	1.00	128.00	1.00	1

Reasons for Approach in Relief

The highest reasons for approach is from victims/survivors of Domestic Abuse. The Domestic Abuse Act 2021 has provided an improved response to those victims and survivors of domestic abuse requiring accommodation. The investment in a specialist officer and support service has seen the number of domestic abuse cases rise due to better identification of cases with many households accessing from out of area such as Birmingham and Dudley, both of which border the Bromsgrove District Council boundary.

The second highest reason for approach is being asked to leave by family and friends. It would be helpful to explore whether there are more opportunities to support these individuals and families to remain at home for longer. A consultation piece around this could identify the triggers for this and help to direct prevention funding to reduce these numbers.

Other Emerging Pressures

The Asylum Seeker Dispersal Scheme will require Bromsgrove to provide more housing for asylum seekers and asylum claims are being assessed and eligibility decisions are being made which will put more pressure on services.

Access to the Private Rented Sector

Local Housing Allowance Rates were increased in April 2024 which may enable more households who rely on benefits or are on low incomes, to access this tenure.

Table 19 - LHA Rates

LHA RATES 2024 / 2025								
	Worcs North		Birmingham		Black Country		Solihull	
	WEEKL Y	MONTHL Y	WEEKL Y	MONTHL Y	WEEKL Y	MONTHL Y	WEEKL Y	MONTHL Y
Share d	75.91	328.94	78.61	340.64	73.64	319.11	94.93	411.36
1 bed	118.52	513.59	159.95	693.12	113.92	493.65	161.10	698.10
2 bed	149.59	648.22	172.60	747.93	143.84	623.31	189.86	822.73
3 bed	172.60	747.93	189.86	822.73	172.60	747.93	230.14	997.27
4 bed	228.99	992.29	253.15	1096.98	212.88	922.48	316.44	1371.24

Savings on Storage

There are further savings that could be made by not furnishing TA. This could lead to a saving on storage and only by exception providing furniture – eg beds from IKEA and other furniture from NewStarts. Otherwise allowing households to take their own furniture rather than using storage.

Storage budget is £3,500 and in 23/24 £16,320 was spent on storage. The income is included in the rent collection process by bdht and currently cannot be offset against the spend. This system of accounting is being reviewed and improved.

Link to LGA report

<https://inews.co.uk/news/more-council-bankruptcies-fear-temporary-housing-costs-billion-3135919>

Table 20 - UK Housing Crisis Data

The housing crisis in numbers

	2004	2024
Backlog of households who need homes	950,000	3.7 million
Young adults (age 20 to 35) living with parents	11.7 million (22%)	12.9 million (28%)
Proportion of households (age 25 to 34) owning their own home	58.60%	44.70%
Proportion of all households owning their own home	70.70%	64.80%
Proportion of households privately renting	11%	19%
Ratio of median house prices to median earnings	5.1	8.3
Average price of a home	£192,000	£360,000
Average age of a first-time buyer	31.4	33.5
Households in temporary accommodation (such as hostels)	94,000	113,000
Overcrowded households	486,000 (2.4%)	708,000 (2.9%)

Table: The Times and The Sunday Times • Source: HBF, ONS, MHCLG

Action Plan

Bromsgrove Temporary Accommodation Action Plan 2024

	Action	Outcome	Benefits	Ownership	Timescales
1.	Increase Static Temps by 4 units either from existing bdht stock or the purchase of existing satisfactory dwellings form the open market.	4 additional Static Temp Units	Better quality accommodation for families and reduced B&B costs to the Council.	Strategic Housing/bdht	Dec 2025
2.	Increase the supply of accommodation through enabling more new build and flipping shared ownership.	Additional supply of family accommodation available to homeless households	Swifter move through TA and into permanent accommodation for households.	Strategic Housing/bdht	Dec 2005
3.	Increase the number of social rented properties let to homeless families by agreement with bdht and the use of Local Lettings Plans.	Increase in accommodation available for homeless households.	Swifter move through TA and into permanent accommodation for households	Strategic Housing/bdht	March 2025
4.	Review and improve Personal Housing Plans	To improve these plans for households to understand housing pressures and look at other	Better understanding of housing supply issues and alternative tenures	Bdht Housing Options Team	Sept 2024

		housing options.			
5.	Review and improve Temporary Accommodation Referral form and process to ensure sign off by Temporary Accommodation Officer for any placements.	Ensure temporary accommodation is used as a last resort where other suitable housing is available.	Reduce number of households requiring Temporary Accommodation	Bdht Housing Options Team	Sept 2024
6.	Provide a triage form for reception to utilise to prioritise approaches and ensure that opportunities to prevent and relieve homelessness are maximised.	Understand presenting needs and proactively supporting households to understand the process and work to find solutions from day one.	Reduce the number of households requiring temporary accommodation and acting quickly to prevent homelessness from occurring wherever possible.	Bdht Housing Options Team	Sept 2024
7.	Consider pilot block booking 6 B&B units for a 6 month period to achieve a better daily rate.	Improved B&B offer and reduced cost to the Council	Better B&B accommodation with cooking facilities for families and reduced costs for the Council.	Strategic Housing/bdht	March 2025

8.	Learn from Homes 4 Ukraine and improve Access to PRS by working more pro-actively with landlords.	Additional supply of family accommodation available to homeless households	Swifter move through TA and into permanent accommodation for households	Strategic Housing/bdht	Dec 2024
9.	Increase Spend to Save budget to support households into the private sector including lodging to provide deposits and rent in advance.	BDC to provide additional HPG	More housing options available.	Strategic Housing	Dec 2024
10.	Continue to promote Sanctuary Scheme to victims/survivors of domestic abuse, where safe to do so.	Reduction in Homelessness due to Domestic Abuse	Households are able to remain at home and retain support and social networks. Children are able to remain in school.	Strategic Housing/bdht	Sept 2024
11.	Create Affordable Housing Development Group with Planning. Legal and Finance to create a greater understanding of supply and demand issues and work jointly towards improving supply.	Additional supply of family accommodation available to homeless households	Swifter move through TA and into permanent accommodation for households	Strategic Housing	Sept 2024
12.	Work with RP's to ensure that supply of affordable housing is increased particularly in respect of larger family houses.	Additional supply of family accommodation available to	Swifter move through TA and into permanent accommodation for households	Strategic Housing/bdht	Dec 2024

		homeless households			
13.	Work pro actively with Spadesbourne Homes to access accommodation for those who are working or able to afford private rents.	Additional supply of family accommodation available to homeless households	Swifter move through TA and into permanent accommodation for households	Strategic Housing/bdht	Sept 2024
14.	Consider Private Sector Leasing Opportunities that present to the Council	Additional supply of family accommodation available to homeless households	Swifter move through TA and into permanent accommodation for households	Strategic Housing	Dec 2024
15.	Continue to support Homelessness Prevention Services.	Homeless is prevented wherever possible.	Fewer households becoming homeless.	Strategic Housing/bdht	Sept 2024
16.	Hold regular RP Homeless Prevention Panel meetings	Work with RP's to prevent eviction and avoid homelessness wherever possible.	Fewer households becoming homeless.	Strategic Housing/bdht	March 2025
17.	Continue to encourage more households to remain homeless at home	Work with households to utilise Homeless at Home whilst	Fewer households becoming homeless.	bdht	Sept 2024

		retaining their homeless banding on the housing register.			
18.	Utilising YPPW and trained mediators with Basement project for young people to support them to remain in their home where it is safe and appropriate for them to do so.	Work with young people to help them to remain at home where it is safe and appropriate for them to do so.	Fewer households becoming homeless.	Bdht and partners	Dec 2024
19.	Ensure that support is in place for all clients where they need it either through 360 support, Basement or Rooftop specialist support for Domestic Abuse	Help households to sustain accommodation where it is appropriate and safe for them to do so. Help to achieve planned moves into alternative accommodation where possible.	Fewer households becoming homeless. Using the Housing Allocations Policy to support access to affordable housing wherever possible.	Bdht, Basement Project, Rooftop.	Ongoing
20.	Carry out research into why people are being asked to leave by family and friends and what measures might have prevented or delayed this.	Understand the causes of homelessness	Fewer households	R&I Officer and partners	March 2025

		better from this cohort.	becoming homeless		
21.	Utilise HClic and Housing Register Data to monitor success	Ensure that regular monitoring is in place to review the success of this action plan.	A continual review process is in place to keep track of homelessness and the use of TA.	Strategic Housing	Dec 2024