BROMSGROVE DISTRICT COUNCIL

Cabinet

Wednesday 18 November 2026

Temporary Accommodation Policy

Relevant Portfolio Holder		Councillor Sue Baxter
Portfolio Holder Consulted		Yes
Relevant Assistant Director		Judith Willis Assistant Director of Community and Housing Services
Report Author Maria Bailey	Job Title: Senior Housing Strategy Officer Contact email: maria.bailey@bromsgroveandredditch.gov.uk Contact Tel: 07768 307628	
Wards Affected		No specific ward relevance
Ward Councillor(s) consulted		Not Applicable
Relevant Council Priority		Housing
Non-Key Decision		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Cabinet is asked to RESOLVE that: -

1) **The Bromsgrove District Council Temporary Accommodation Policy be adopted;**

2) **authority be delegated to the Assistant Director Community and Housing Services, following consultation with the Housing Portfolio Holder, to update the policy in line with any legislative or good practice changes.**

2. BACKGROUND

2.1 Bromsgrove District Council (BDC) has a legal duty to assess people who are homeless or at risk of becoming homeless. Where eligible, the Council must work with households to help prevent or relieve homelessness and, where required by law to provide suitable temporary accommodation.

2.2 The purpose of the temporary accommodation policy is to set out how Bromsgrove District Housing Trust (bdht), the organisation that delivers the Council's statutory homeless duties, will work towards ensuring that all temporary accommodation secured by or on behalf of the Council is appropriate to the needs and circumstances of each household, taking account of household composition, affordability, health and disability needs, location, safety, property condition, safeguarding risks, religious and cultural needs and the welfare of any children.

2.3 The Homelessness Code of Guidance states that any temporary accommodation secured under homelessness duties must be suitable for the applicant and everyone in their household, taking account of factors such as space, physical condition, affordability, location, medical needs, and risks such as violence or harassment. The policy provides guidance to officers on determining the suitability of temporary accommodation.

2.4 Government's National Plan to End Homelessness (2025) sets out national policy to improve the quality and suitability of temporary accommodation and to end the unlawful use of bed and breakfast for families except for very short emergency use.

3. OPERATIONAL ISSUES

3.1 The Bromsgrove temporary accommodation policy will be implemented by bdht, delivering the Council's statutory homelessness duties alongside the Council's Strategic Housing Team and the Private Sector Housing Team.

3.2 The plan sets out specific actions regarding temporary accommodation and bed and breakfast:

- Setting a new target to eliminate the use of bed and breakfast accommodation for families, other than very short-term use in emergencies, by the end of the parliament (2029)
- Increasing the supply of good-quality temporary accommodation
- Improving experiences for people living in temporary accommodation, including action on standards, schooling, healthcare and out-of-area placements.

3.3 Bromsgrove District Council is committed to ensuring temporary accommodation used to relieve or prevent homelessness is suitable, safe and decent. Due to the increasing pressures of homelessness and demand for temporary accommodation, it has not always been possible to place households in self-contained, suitable temporary accommodation.

3.4 The Homelessness (Suitability of Accommodation) (England) Order 2003 states: Use of bed and breakfast accommodation can only be provided to applicants with family commitments if no other accommodation is available and only for up to six weeks. Details of the Council's action plan to eliminate the use of bed and breakfast accommodation for families are detailed in Appendix 1 to the policy.

3.5 Bdht will work in partnership with the Council's Private Sector Housing Team to carry out quality and safety checks of temporary accommodation, using the Housing Health and Safety Rating System to identify any hazards.

3.6 The Housing Act 1996, was amended by the Children's Wellbeing and Schools Act 2026, to require local housing authorities to take reasonable steps to notify relevant services when a child under 18 is placed in temporary accommodation following a homelessness application made on or after the 1st September 2026.

Where consent is given by the applicant, the following agencies will be notified:

- Registered GP practice,
- Health visiting service body for the child's local authority area,
- Appropriate authority of the child's school/college.

3.7 Bdht, on behalf of the Council, will seek to provide temporary accommodation within the local area wherever reasonably practicable, enabling households to remain close to schools, employment, caring responsibilities, medical services and support networks. Where this is not possible, decisions will be made carefully, transparently and with regard to the individual circumstances of the household. Appendix 2 of the policy provides guidance to officers to ensure any out of area placements are appropriate.

3.8 The purpose of the out of area guidance is to ensure that any out of area temporary accommodation placement made by bdht on behalf of the Council is lawful, suitable for the household, properly risk assessed, clearly recorded, communicated to the receiving authority, monitored and reviewed and is used only where accommodation within the District is not reasonably practicable.

4. FINANCIAL IMPLICATIONS

4.1 Some of the cost of the provision of temporary accommodation to meet the Council's statutory homelessness duties is met through the Council's general fund, supported by the Government Revenue Support Grant.

4.2 Over the last four years, there has been an increasing demand to meet statutory homelessness duties for families due to significant demand for existing housing in Bromsgrove generally and an insufficient supply of new build accommodation and fewer lettings within social housing stock. This has led to increasing temporary accommodation placements.

4.3 Expensive Bed and Breakfast accommodation use for families has increased. However, concerted action to reduce duration of stay in Bed and Breakfast accommodation for all household types has led to a reduction in costs in the period 2025/26, compared to the previous year. In total, 80% of Bed and Breakfast costs are borne by the local authority. A key aim of the policy is to reduce the use of Bed and Breakfast temporary accommodation which will lead to reduced costs to the Council.

Use of B&B and Other Nightly Paid Temporary Accommodation for Families				
Year	**22/23**	**23/24**	**24/25**	**25/26**
All temporary accommodation placements	26	49	39	53
B&B / Other Nightly Paid Temporary Accommodation placements	4	12	15	24
Percentage	**15.4%**	**24.5%**	**38.5%**	**45%**

Cost of B&B and Other Nightly Paid Temporary Accommodation for all Household Types				
Year	**22/23**	**23/24**	**24/25**	**25/26**
Costs	£59,105.36	£86,042.36	145,676.46	£105,783.05

5. LEGAL IMPLICATIONS

5.1 This policy supports compliance with part 7 of the Housing Act 1996, as amended, and the Homelessness (Suitability of Accommodation) (England) Order 2003. It also supports good practice in line with the Homelessness Code of Guidance and the implementation of national policy.

5.2 The Housing Act 1996 sets out the local authority's statutory duty to provide emergency accommodation where there is reason to believe that the person is considered to be eligible, homeless and in priority need.

6. OTHER - IMPLICATIONS

Local Government Reorganisation

6.1 The policy meets the Government's requirement that local authorities continue to deliver high quality and sustainable services for residents during local government reorganisation.

Relevant Council Priority

6.2 The temporary accommodation policy positively impacts:

- Housing

Climate Change Implications

6.3 Whilst the Temporary Accommodation Policy is primarily designed to fulfil the Council's statutory homelessness duties, there are some indirect positive climate change implications. The policy supports the use of accommodation within the local area wherever reasonably practicable, helping to minimise travel requirements for households accessing employment, education, healthcare and support services.

6.4 The policy's focus on securing suitable, safe and decent accommodation may also contribute to wider objectives relating to energy efficiency, affordable warmth and reducing fuel poverty. Overall, the policy is considered to have a minor positive contribution towards the Council's wider climate change objectives, although no significant direct climate impacts are anticipated.

Equalities and Diversity Implications

6.5 To better understand the implications of the adoption of this policy for people and groups with protected characteristics, an Equality Impact Needs Assessment (EINA) has been completed and is attached to this report at Appendix 2

6.6 In summary, homelessness applicant data, when compared to the demographics of people living in the Bromsgrove District Council area, shows some groups with protected characteristics are overrepresented.

6.7 For example, in terms of age, young people between the ages of 16 and 24 made up 8.5% of the Bromsgrove District Council population (2021). However they represented 24% of all homeless applicants in 2025/26. Children may also be overrepresented in homelessness statistics. In total, 28.7% of the population of the Bromsgrove District Council area are households with dependent children, however 37% of homelessness applicants are households with dependent children.

6.8 The inclusion of the EINA demonstrates consideration of the needs of residents disproportionately affected by homelessness. The EINA identifies a number of groups that may experience greater

disadvantage and sets out measures to promote fair access to suitable temporary accommodation.

6.9 From an equality perspective, the policy is expected to have a positive impact by supporting equitable access to services and considering individual needs when determining accommodation. No significant adverse equality impacts have been identified. Ongoing monitoring and review of the actions identified within the EINA will help ensure the policy continues to meet the needs of all residents.

Community Impact Implications

6.10 The aim of the temporary accommodation policy is to provide a consistent service to people with the most difficult housing circumstances. Where a duty to relieve or prevent homelessness exists, this policy sets out a commitment that temporary accommodation will be suitable, safe and decent.

6.11 Following the completion of an EINA some groups with protected characteristics were identified as being overrepresented within homelessness. Monitoring of people's experience of temporary accommodation and learning from the feedback has been incorporated in the policy.

7. RISK MANAGEMENT

7.1 As well as driving the provision of good quality, suitable temporary accommodation for eligible homeless applicants, the policy also serves to protect Council budgets from potentially increasing costs of providing

temporary accommodation by reducing the use of expensive Bed and Breakfast accommodation.

7.2 The policy provides guidance in line with the law and good practice, mitigating reputational and financial risk of legal action.

8. APPENDICES and BACKGROUND PAPERS

Appendices

Appendix 1 - Bromsgrove District Council Temporary Accommodation Policy

Appendix 2 – Temporary Accommodation Policy Equality Impact Needs Assessment

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Sue Baxter Portfolio Holder for Housing	22/10/2026
Assistant Director	Judith Willis Assistant Director of Community and Housing Services	13/10/2026
Financial Services	James Walton, S. 151 Officer	20/10/2026
Legal and Democratic Services	Nicola Cummings, Principal Solicitor Governance and Jess Bayley-Hill, Principal Democratic Services Officer	28/10/2026
Climate Change Officer (if climate change implications apply)	Matt Bough, Strategic Housing and Business Support Manager	22/10/2026

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