

Temporary Accommodation in Brent

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Context

- In 2014/15, **3,363 households in Temporary Accommodation**
- Comparatively small stock of social housing available – **typically 650 nominations per year**
- **High Demand** from homeless households, driven by **Welfare Reform**, resulting in **a lack of affordable accommodation in the Private Rented Sector**
- The main reason for homelessness was **households being evicted from the private rented sector**. This reason for homelessness accounts for **51% of all homelessness acceptances** in Brent.

Impact of Welfare Reform

- Homelessness due to loss of Private Sector Accommodation has quadrupled in Brent since the LHA cap was introduced in 2010.

	1 Bed	2 Bed	3 Bed	4 Bed
Brent (South) Current LHA Rate (p/w)	£260	£302	£354	£417
Average PRS rents (p/w) <i>Valuation Office Agency</i>	£275	£345	£414	£520
Brent (North) Current LHA Rate (p/w)	£185	£242	£303	£374

TA Reform Plan

Minimise or even avoid use of TA as well as improve the quality and reduce the cost.

- Prevent Homelessness - Find Your Home Scheme
- End the main duty with a PRSO
- Direct Access to affordable PRS accommodation – PRS Acquisitions
- Make all Stage 1 TA self contained – Redevelopment of former Care Home

Find Your Home Scheme

- Working with people who approach the Housing Options service **as early as possible** and working with them either to stay in their existing accommodation **using established homelessness prevention techniques**, or to **find a new home of their choice in the private rented sector in an area they can afford to live.**
- Offer an **element of choice** to clients with regards to their housing options by allowing them to find their own properties, albeit dependent on availability and affordability of the market.

Use of PRSO

Area	Number of Properties
Brent	75
London	111
Midlands	42
Other	24
Total	252

PRS Acquisitions

- The ambition of the programme is to purchase around 300 units over two years with an investment of £100m

Target is to acquire 50%
in Brent and the remaining units
in Greater London and the Home
Counties



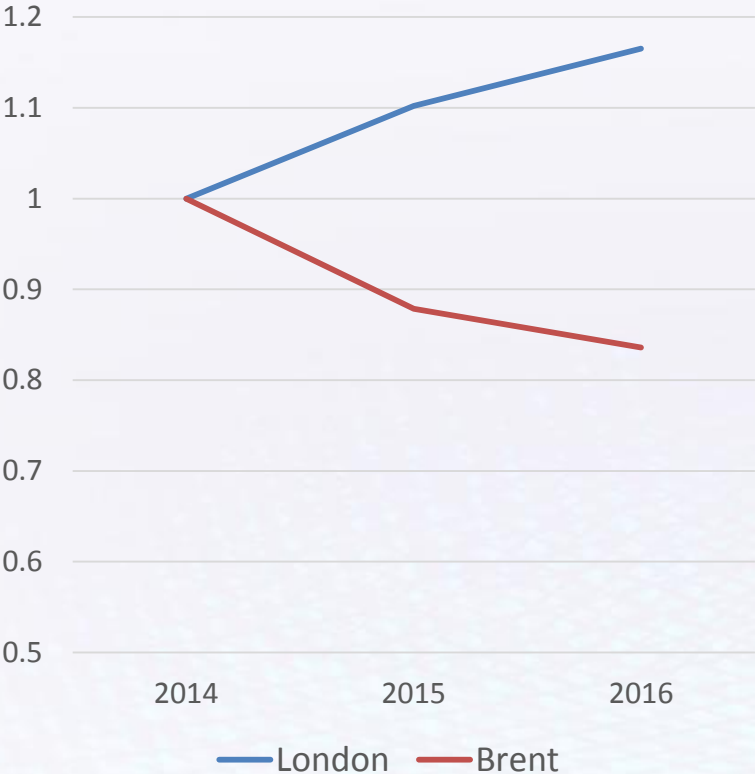
Redevelopment of Care Home

- Delivery of this Scheme will reduce the council's dependency on emergency bed and breakfast
- The Scheme will deliver 92 units of Self Contained Stage 1 TA.
- Purpose built with maximum flexibility



TA Reduction

Temporary Accommodation change
Q3 2014 to Q3 2016



Bed & Breakfast change
Q3 2014 to Q3 2016

