

Homes and Neighbourhoods  
222 Upper Street, N1 1XR

Report of: Executive Member for Homes and Communities

Meeting of: Executive

Date: 19<sup>th</sup> October 2023

Ward(s): All

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## Subject: Procurement strategy for additional capacity for nightly paid temporary accommodation

### 1. Synopsis

- 1.1. This report seeks pre-tender approval for the procurement strategy in respect of the Housing Needs and Strategy Service procuring additional capacity to support the Council's existing framework of providers of nightly paid temporary accommodation in accordance with Rule 2.8 of the Council's Procurement Rules.

### 2. Recommendations

- 2.1. To approve the procurement strategy for establishing a flexible framework for the procurement of nightly paid temporary accommodation, as outlined in this report.
- 2.2. To delegate authority to the Acting Corporate Director Homes and Neighbourhoods to award any call-off contracts pursuant to the flexible framework for nightly paid temporary accommodation.
- 2.3. To delegate authority to the Acting Corporate Director Homes and Neighbourhoods to award any required contracts for spot purchased temporary accommodation until the flexible framework is re-opened as outlined in this report.

## 3. Background

### 3.1. Nature of the service

- 3.1.1. There is a national crisis in temporary accommodation. Shelter has estimated that there are now over 250,000 people in temporary accommodation across the UK, including many children, with an already desperate situation worsened by the effects of the Covid-19 pandemic and the cost-of-living crisis. The local government association London Councils reported in March 2023 that there are 166,000 homeless households living in temporary accommodation in London, with 81,000 children now living in temporary accommodation. This is equivalent to one child in every classroom across London living in temporary accommodation.
- 3.1.2. London is disproportionately impacted by the increase in homelessness. In Islington, at the end of the financial year we had 1,048 homeless households in temporary accommodation compared to 750 before the pandemic in March 2020. This represents an increase of 38%. The challenge of finding appropriate and affordable accommodation for homeless households is immense.
- 3.1.3. Due to these housing demands and pressures and the shortage of social housing, the Council is heavily reliant on the private housing sector to source at least 56% of the required temporary accommodation for those who present as homeless.
- 3.1.4. The Council's CARE principles (collaboration, ambition, resourceful and empowering) are at the heart of the procurement strategy, and we aim to treat all homeless households like we would treat an important member of our family.
- 3.1.5. The Council will make every effort to place clients in accommodation that meets their needs, in terms of size, location and proximity to services and facilities. Priority criteria have been agreed to ensure clients' specific needs, including the need to remain in borough, are accommodated subject to the availability of accommodation.
- 3.1.6. The Council undertook an open procurement last year for providers to join a temporary accommodation framework agreement. Eight providers were appointed to the framework agreement. Unfortunately, there is a continual increasing demand for nightly paid temporary accommodation and these eight providers alone are not able to meet our growing demand. Whilst we will continue to prioritise using the existing eight providers to meet our obligations, we need to take steps to ensure there is increased capacity to meet the need for more temporary accommodation. Outside of the existing framework agreement, nightly paid accommodation is currently secured under 'spot purchasing' arrangements,

often out of borough. This procurement strategy provides an opportunity to explore a more transparent flexible approach which will increase capacity for the Council.

- 3.1.7. The establishment of a Flexible Framework (“FF”) of temporary accommodation providers, will assist the Council in securing properly procured and governed nightly paid temporary accommodation. The FF will also assist the Council to respond to increased demands and market forces during the term of the FF, including providing scope to secure bespoke emergency accommodation for rough sleepers in the Borough. This will give the Council access to a pool of pre-qualified providers of temporary accommodation and the flexibility to add new providers when the FF is re-opened. The FF will be re-opened a minimum of once a year.
- 3.2. The FF will be procured within the Light Touch regime under the Public Contracts Regulations (PCR) 2015 allowing the Council to adopt a flexible approach to the procurement whilst maintaining fairness and transparency.
  - 3.2.1. The Council is utilising the flexibility allowed under the Light-Touch regime to design a bespoke process that will ensure new providers can easily join the FF, while at the same time protecting the Council’s interests.
  - 3.2.2. It is proposed that new providers will be able to join the FF when it is re-opened if they satisfy the Council’s required standards as will be set out in the procurement documents. For any new providers joining the FF the Council will conduct due diligence on the new provider and, where possible, aim to conduct five property spot checks within the first six months of the provider joining the FF.
  - 3.2.3. The establishment of a FF will enable the Council to temporarily house homeless households it has a statutory duty to house under the homelessness legislation as laid down in the 1985 and 1996 Housing Acts and the 2017 Homelessness Reduction Act. Additionally, the Council will be able to fulfil its duties under the Care Act and Children’s Act, through offering temporary accommodation to clients who have No Recourse to Public Funds (NRPF).
  - 3.2.4. The quality standard for temporary accommodation used by the Council was approved by the Executive Member for Housing in 2021 and sets quality standards higher than all other Council’s in London.
- 3.3. **Estimated duration and value**
  - 3.3.1. The FF will be for a maximum of 48 months (with provision to extend on one or more occasions not exceeding a further 24 months in total). Call-off contracts and placements from this FF may last longer than the FF itself. The FF will also contain provision allowing the Council to terminate any time on notice either with or without the mutual termination of any Call-Off Contracts entered into prior to termination.

- 3.3.2. The impact of this FF and the costs incurred will be closely monitored and reviewed annually in the Temporary Accommodation Report which will be presented to Housing Scrutiny.
- 3.3.3. The current framework agreement (procured last year) has a value up to £13m per annum but with only eight suppliers on the framework, it is estimated that accommodation to the value of £6m per annum is available at best. It is recommended that the FF value is £7m per annum to bridge the gap in current lack of capacity until the current framework agreement expires in October 2026. At the point the current framework agreement expires, this FF will have a value of up to £13m per year for the fourth year and any subsequent extensions (2 years in total). The total value including extensions is forecast to be £60m.
- 3.3.4. A prudent approach must be taken given the ever-changing situation in the temporary accommodation sector. Significant national and international factors such as the war in the Ukraine, the cost-of-living crisis and the contraction of the private sector market have meant we have been unable to reduce the number of households in temporary accommodation.
- 3.3.5. The spend on this service for the last four years is outlined in the table below (see nightly paid TA and B&B costs). It is hoped that with the latest purchase programme underway we will reduce the costs of nightly paid accommodation going forwards.

	<b>2019/20 (£)</b>	<b>2020/21 (£)</b>	<b>2021/22 (£)</b>	<b>2022/23 (£)</b>
<b>Nightly paid TA and B&amp;B Costs</b>	9,078,248.07	10,665,551.34	12,977,098.94	13,399,485.81
<b>Private Sector Leasing Costs</b>	1,878,877.75	1,490,181.57	458,928.39	241,713.92
<b>Total TA Costs</b>	<b>10,957,125.82</b>	<b>12,155,732.91</b>	<b>13,436,027.33</b>	<b>13,641,199.73</b>

3.3.6. Islington is part of the London Councils inter-borough temporary accommodation agreement (IBAA) in which local authorities in London agree set rates for private sector placements.

- 3.3.7. The service still aims for cost reductions and the key drivers for this are:
- Reduction in the number of households in nightly paid accommodation.
  - Reduction in the average length of stay for each household in nightly paid accommodation.

- Reducing the average cost per unit- on some occasions we have exceed the IBAA rates to secure specific units such as wheelchair accessible properties, hotel rooms or serviced apartments.
- Handing back all private sector leased and housing association leased accommodation.
- Increased use of our own temporary accommodation stock.
- Increased use of the private sector to move people more quickly into longer term housing.

### 3.4. **Timetable**

Procurement strategy approved	19 October 2023
Publish Contract Notice	End October 2023
Evaluation	November 2023
Award	January 2024

### 3.5. **Options appraisal**

3.5.1. The four options that have been considered in this procurement are as follows:

- Do nothing and continue with only the existing framework agreement;
- Procure a traditional framework agreement to attract more providers to work alongside the existing framework agreement signed last year;
- Procure a flexible framework (FF) under the light-touch regime; and
- Insourcing.

3.5.2. Having reviewed the options available, the recommended way forward is to procure a FF. Please also note that insourcing is a key part of our long-term strategy to eliminate the use of expensive and inappropriate private sector temporary nightly paid accommodation.

	Pros	Cons
Do Nothing	<ul style="list-style-type: none"> <li>• Carry on with business as usual, little impact on staff teams</li> </ul>	<ul style="list-style-type: none"> <li>• Not enough providers on the current framework to meet the level of demand we currently have.</li> <li>• Costs will escalate as forced to spot purchase which is more expensive.</li> </ul>
New traditional framework agreement	<ul style="list-style-type: none"> <li>• Providers must complete a thorough detailed tender return which is subsequently evaluated and scored by the Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Applying to be on the framework agreement is a time-consuming process for providers.</li> </ul>

	<ul style="list-style-type: none"> <li>• Gives the Council the assurances it needs around the quality of the accommodation.</li> <li>• Greater control of temporary accommodation standards.</li> <li>• Pricing is in line with pan London rates, keeps spending within Temporary Accommodation budget.</li> <li>• Staff are familiar with existing arrangements, no need for additional training if a change was made.</li> <li>• Complies with case law on quality standards in temporary accommodation following the recent Waltham Forest and Westminster City Council's court decisions</li> </ul>	<ul style="list-style-type: none"> <li>• Low volume of submissions indicates that this option was unattractive to providers.</li> <li>• Risk that providers will opt to work with other boroughs who have less restrictive processes in place.</li> <li>• Islington Council and its residents are likely to miss out as a result as providers will opt to work with other boroughs.</li> <li>• Reliance on static pool of providers to deliver the properties we need will not be sufficient to meet our current demands.</li> <li>• Only lasts for four years and then need to re-tender.</li> <li>• No flexibility to re-open to new providers throughout the lifetime of framework.</li> </ul>
Flexible framework agreement	<ul style="list-style-type: none"> <li>• Bespoke arrangement under the light-touch regime will provide built in flexibility for the council to continue to add new providers to the framework.</li> <li>• The duration is not restricted to four years unlike a traditional framework agreement</li> <li>• Flexibility to build in extension period if the FF is working well</li> <li>• Joining the FF will be made as simple as possible to attract providers.</li> <li>• All providers joining confirm they meet our property standards.</li> <li>• All providers must pass the selection process.</li> <li>• In-built flexibility to use providers as and when they have property available.</li> <li>• New providers able to join at specific times throughout the year.</li> <li>• Complies with case law on quality standards in temporary accommodation following the recent Waltham Forest and Westminster City Council's court decisions</li> </ul>	<ul style="list-style-type: none"> <li>• Providers may join the FF but not have properties available.</li> <li>• The provider could be on several programmes with other boroughs so still competing for properties.</li> </ul>
Insourcing	<ul style="list-style-type: none"> <li>• All properties within the borough of Islington.</li> <li>• More cost-effective form of temporary accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>• No capital funding currently available to meet the demand that we would need to purchase.</li> </ul>

	<ul style="list-style-type: none"> <li>• Better quality temporary accommodation.</li> <li>• Purchase process already in place.</li> <li>• Able to procure units to meet demands of the service.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential loss of income if lengthy voids periods.</li> <li>• Lack of options for out of borough placements for household with complex and specific needs.</li> <li>• Will be more expensive due to the property market in Islington.</li> <li>• Will not immediately solve the temporary accommodation crisis as purchasing properties takes time.</li> </ul>
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3.5.3. The Council has successfully secured funding through the government’s Rough Sleepers Initiative (RSI) to purchase 140 units for the purposes of temporary accommodation. This is in addition to funding secured last year to purchase 30 units in Stacey Street for people rough sleeping. This has meant that the provision of our own temporary stock has increased in the last 12 months by 170 units to 640. We have also recently secured funding for further temporary accommodation units as part of the Greater London Authority’s refugee fund and have submitted applications for ten x 1-bed properties, and 20 x 2, 3 and 4-bed properties (a total of 70 properties). We will also be applying to the Government’s Local Authority Housing Fund in order to purchase more ex- right-to-buy units for use as temporary accommodation.

3.5.4. We anticipate the Council’s reliance on nightly paid accommodation will reduce in the next two years, as the above additional properties come online. We still however need a significant number of private rented nightly paid units to meet our demand in this period. On last count we had 1,048 homeless households in all forms of temporary accommodation, 577 of these households are in nightly paid accommodation, 20 homeless households are living in hotel accommodation, 436 in Council owned stock and eight homeless households are living in expensive leased accommodation.

3.5.5. The option of working in collaboration with another local authority to create a joint framework agreement was considered, but after a review this option proved not to be viable for the following reasons:

- Unwilling to change - Most London local authorities already have their own framework agreement, dynamic purchasing system (DPS), or other agreements in place so are not interested in collaborating;
- Priorities do not align – for a joint agreement to work, the local authorities within the same sub-region need to agree to take part and share some common priorities. Our low temporary accommodation numbers in comparison to our neighbouring boroughs means we are less likely to make decisions such as

booking temporary accommodation outside the borough or use converted office blocks as temporary accommodation; and

- Competing for the same properties - If a joint agreement were to be in place, it will mean that the local authorities in the contract will be in direct competition with each other for the same properties.

### 3.6. **Key Considerations**

The social benefits of this procurement are significant. This will offer several direct and indirect benefits to the local community, local economy, staff and homeless households that access our services.

- 3.6.1. We are expecting the establishment of this FF to play a fundamental part of the Council's ambition of reducing and eliminating rough sleeping in the borough, as outlined in the Homelessness and Rough Sleeping Strategy 2019-2023.

### 3.7. **Evaluation**

- 3.7.1. The procurement will be conducted in accordance with the Public Contracts Regulations 2015 (the PCR). The procurement is subject to the 'light-touch regime' under Section 7 Social and Other Specific Services of Part 2 of the PCR. Under Regulation 76 the Council is free to establish its own procurement procedure, provided that the procedure is sufficient to ensure compliance with the principles of transparency and equal treatment of economic operators (service providers) and is initiated by a contract notice.
- 3.7.2 The process that has been developed for this procurement considers the unique nature of this market and has been designed so as to fully utilise the flexibility provided by the services falling within the 'light-touch regime'.
- 3.7.2 The bespoke procurement process will not adopt the traditional tender submission and evaluation model with price/quality criteria but will instead adopt a simpler process that ensures bidders are not involved in a burdensome administrative process but that they are suitably assessed for financial standing and quality of provision.
- 3.7.3 The process will therefore comprise of a single quality suitability assessment of bidders. This assessment will require bidders to complete questions relating to their financial standing, to confirm they have not committed any offences covered by the mandatory and discretionary exclusions in the PCR and to demonstrate the quality standards of their property(ies), including confirmation that they satisfy the quality homes standard and will satisfy the requirements of the Specification. The bidders will also be required to submit evidence as to relevant standards, for example gas safety certificates.



- 3.7.3 The quality suitability assessment will be evaluated on a pass/fail basis. Bidders who “pass” each question in the assessment will be appointed to the FF.
- 3.7.4 There will not be any evaluation of costs as such. Instead, the quality suitability assessment will include a question requiring bidders to confirm that their pricing is within the parameters specified by the Council. These parameters will reflect the London Councils inter-borough temporary accommodation agreement (IBAA).
- 3.7.5 The service will monitor all providers on the flexible framework to ensure the service is delivering as intended. We will ensure that we maintain the balance between quality and price and provide this information as part of the annual audit.

#### 3.7.5 **Award Criteria for Call-Off Contracts**

All providers appointed to the FF will be eligible for award of a call-off contract.

It is anticipated that most available properties each day will be reserved by the Council and, as such, all providers who have a vacant property will, effectively, be awarded a call-off contract each day. In the unlikely event that there is more than one suitable property to satisfy a placement required on a particular day, the Council will determine allocations based on a priority order of award criteria based on:

- 10% price;
- 70% core requirements including:
  - Property size;
  - Closest proximity for assessed needs;
  - Suitable based on applicant’s specific needs;
- 20% social value.

The Council will work with providers to support commitments to social value such as provider initiatives to support net zero carbon: promotion of reducing waste; recycling. The utilisation of local supply chain for example local small and medium businesses for repairs and maintenance.

These criteria are being finalised but will be detailed fully in the procurement documents so as to satisfy the Council’s obligations in relation to transparency.

- 3.8. The business risks associated with this procurement are:
- Continuing increased costs of temporary accommodation means the budget will not be sufficient.
  - Continuing increase in the number of people presenting as homeless and requiring temporary accommodation.

- Quality of accommodation may fall short of our standards.

3.7.1 In order to mitigate against the risks we have the following in place:

- Our procurement strategy over the next five years is to increase the provision of own temporary accommodation stock through purchasing more properties on the open market.
- Homeless prevention is at the forefront of what we do in order to prevent residents becoming homeless in the first place.
- Increase the number of visits to temporary accommodation units to ensure the quality and standard meets our expectations.
- Continual scrutiny of spend and the impact of the FF will alert Directors and Members to any prolonged and sustained increase in spend and homeless approaches.
- New ways of working, such as private finance initiatives and modular accommodation will continue to be researched and investigated on a case-by-case basis.

3.8.1. Even with the above risks highlighted, we will be able to mitigate these risks with the use of the FF and we will continue to deliver temporary accommodation for our homeless households.

3.8.2. Our ability to provide temporary accommodation for the most vulnerable adults will be tested if there is no legal framework in place by which we procure properties. Local authorities are regularly challenged on suitability of accommodation provided, so we need to avoid a situation where we are unable to provide suitable temporary accommodation.

3.8.3. We have placed a huge emphasis on securing temporary accommodation either in borough or locally, as we want our homeless households to remain local and avoid major disruptions in their lives. Given the scarcity of available properties and the expensive rents in Islington, this is likely to be a challenge, as we will be reliant on the availability of affordable properties. We need to ensure rent levels for properties are not exceeded and we book properties within the pan London rates. To manage this situation, it is important that we select providers who have a good understanding of the local market and can secure properties within our pricing structure.

3.8.4. The introduction of this FF will increase the likelihood of us delivering on budget savings, as Providers will have to adhere to the IBAA rates. Without this FF bookings are likely to be spot purchased using unchecked providers which could lead to poor standards of accommodation, overpriced rents, and poor customer care.

3.9. The Employment Relations Act 1999 (Blacklist) Regulations 2010 explicitly prohibit the compilation, use, sale or supply of blacklists containing details of trade union members and their activities. Following a motion to full Council on 26 March 2013, all bidders will be required to complete an anti-blacklisting declaration. Where an organisation is unable to declare that they have never blacklisted, they will be required to evidence that they have 'self-cleansed'. The Council will not appoint to the FF any organisation found guilty of blacklisting unless they have demonstrated 'self-cleansing' and taken adequate measures to remedy past actions and prevent re-occurrences.

3.10. The following relevant information is required to be specifically approved in accordance with rule 2.8 of the Procurement Rules:

Relevant information	Information/section in report
1. Nature of the service	Provision of nightly paid temporary accommodation  See paragraph 3.1
2. Estimated value	The estimated value per year is £7m for the first 3 years, rising to £13m for the subsequent years. The maximum value over a 6 year period is £60m.  See paragraph 3.2
3. Timetable	<ul style="list-style-type: none"> <li>• Key milestones are outlined in the report.</li> </ul> See paragraph 3.3.
4. Options appraisal for tender procedure including consideration of collaboration opportunities	Preferred route is flexible framework agreement.  See paragraph 3.4.2
5. Consideration of: <ul style="list-style-type: none"> <li>• Social benefit clauses;</li> <li>• London Living Wage;</li> <li>• Best value;</li> <li>• TUPE, pensions and other staffing implications</li> </ul>	The positive benefits of this flexible framework approach far outweigh any negatives, this model gives us the flexibility to group and shrink according to demand and market influences. We will ensure that the providers confirm they are a LLW employer.  See paragraph 3.5.

6. Award criteria	Bespoke award criteria has been adopted to recognise the unique nature of this procurement The award criteria is more particularly described within the report.  See paragraph 3.6.3
7. Any business risks associated with entering the contract	The identified business risks are increased costs, increased demand and quality of accommodation.  See paragraph 3.7.
8. Any other relevant financial, legal or other considerations.	See paragraph 4.

## 4. Implications

### 4.1. Financial Implications

- 4.1.1. The current proposals are for a more flexible procurement programme of up to £7m per year in spend on TA through a flexible framework agreement, to bridge the gap between the existing framework maximum value of £13m per year and the estimated yearly spend of £6m. After October 2026, the flexible framework will be up to £13m per year until a new contract is in place. The flexible framework agreement will allow some control of prices and therefore budgets, by encouraging more low cost and higher quality TA providers to be part of our framework. This will provide a greater pool of available properties, allowing for more choice and reducing the need for more expensive spot placements.
- 4.1.2. It should be noted that there are currently around 585 households in nightly booked TA and PSL accommodation. The department aims to reduce spending through ambitious targets to cut the number of clients in TA, increasing the use of low cost council owned properties (through property acquisitions), and through effective procurement to limit price rises. It is not possible to determine at this stage if this will be successful. The cost of the TA procurement is met from a combination of departmental budgets and recurring grants.
- 4.1.3. The framework agreement allows up to £13m of spend on TA per year, if more is required, costs are likely to be more expensive proportionally as the department relies on spot purchases. Spot purchases are often from more expensive forms of nightly booked TA, such as hotels.

4.1.4. These proposals are for revenue spend. This is not a capital project. The current budget for TA service is £11.735m. Costs may exceed both budgets and potentially the framework costs if case numbers continue to rise. The service will meet these costs through wider funding in the service – grant and service budgets.

4.1.5. It is not possible to cost alternatives to the framework agreement at this stage.

## 4.2. **Legal Implications**

4.2.1 The services being procured are subject to the light touch regime set out in Regulations 74 to 77 of the Public Contracts Regulations 2015 (the Regulations). The threshold for application of this light touch regime is currently £663,540.00. The value of the proposed flexible framework (“the Framework”) is above this threshold. It will therefore need to be advertised on the Find a Tender Service (“FTS”). In addition, the Council’s Procurement Rules require contracts of this value to be subject to competitive tender.

4.2.2 There are no prescribed procurement processes under the light touch regime. Therefore, the Council may use its discretion as to how it conducts the procurement process provided that it: discharges its duty to comply with the Treaty principles of equal treatment, non-discrimination and fair competition; conducts the procurement in conformance with the information that it provides on the FTS advert; and ensures that the time limits that it imposes on suppliers, such as for responding to adverts is reasonable and proportionate. The Council must also ensure that the Framework as established and operated satisfies the Council’s best value obligations as set out in the Local Government Act 1999.

4.2.3 On this occasion, the intention is to fully utilise the flexibilities provided by the light touch regime to establish a flexible framework of providers that has a duration exceeding the standard four years applicable to non-light touch services and which permits additional providers to join the Framework during its term. Officers will also be adopting a bespoke varied form of the open procedure for appointment to the Framework and will be applying pass/fail quality criteria rather than a more usual Price/Quality split. As stated above, this bespoke approach will satisfy the Council’s obligations under the Regulations provided that the Council is transparent as to its intentions and fair in its application of the requirements specified.

4.2.4 Following the procurement a contract award notice is required to be published on FTS. However, it will not be necessary to issue further award notices on each occasion that a call-off contract is awarded pursuant to the Framework.

4.2.5 Under the Localism Act 2011 the Council has a general power of competency. This gives the Council the legal capacity to do anything that an individual may generally do subject to any statutory limitations. The Council therefore has the power under this section to agree to the proposals in the report and to conduct the procurement in the manner set out in this report.

- 4.2.6 In addition, the Council has a general power under section 111 of the Local Government Act 1972 to do anything that is calculated to facilitate or is conducive or incidental to the discharge of any of its functions. It provides local authorities with a general power to enter into contracts for the discharge of any of their functions.
- 4.2.7 The procurement must also comply with the Council's Procurement Rules. The procurement proposals in this report, including adopting a flexible approach pursuant to the light touch regime (see Rule 2.3) satisfy the Procurement Rules.
- 4.2.8 Procurement Rule 24.2 states that all contracts over £24,999 will need formal conditions prepared or agreed by the Legal Services Team. Legal support will be obtained for the preparation of the Framework Agreement and the call-off contracts.
- 4.2.9 The recommendations in paragraphs 2.1, 2.2 and 2.3 of this report are for decision by the council's Executive.
- 4.2.10 Under Procurement Rule 16.2 the Executive may delegate its responsibilities to Corporate Directors or the Chief Finance Officer. As such, the recommendations set out in paragraph 2.2 and paragraph 2.3 of this report are permissible.
- 4.2.11 The decision maker can approve the recommendations in this report provided they are satisfied with the contents of the report and that the recommendations represent best value for the Council.

#### 4.3. **Environmental Implications and contribution to achieving a net zero carbon Islington by 2030**

- 4.3.1. The main environmental impacts associated with the provision of temporary accommodation are the same as with most residential dwellings. These include energy use for heating, fittings and appliances, water use in the kitchen and bathrooms, as well as waste generation. Efforts will be made to ensure the properties being procured have high energy and water efficiency, which will reduce their environment impact and result in cost savings. Maintenance of the buildings will also have an impact, including material usage. We will ensure that we have robust policies and procedures in place to achieve our goal of being carbon neutral by 2030. Environmental Implications must be reviewed by the Energy Services team.

#### 4.4. **Equalities Impact Assessment**

- 4.4.1. The Council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The Council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The Council must have due regard to the need to tackle prejudice and

promote understanding.

- 4.4.2. An Equality Impact Assessment (EIA) from June 2023 is attached. Overall the EIA concludes that not all of the potentially negative impacts on households can be mitigated, but that equality implications have been fully considered and that the policy approaches have been justified. It is required to consider the potentially negative impacts on protected groups and whether these impacts are justified by the Council's wider objectives in implementing the policies. The impact of the policies and in particular the equality impact of the policies will in any event be kept under regular review.

## 5. Conclusion and reasons for recommendations

- 5.1. Local authorities have a legal duty to provide temporary accommodation for homeless households pending a decision on their homeless application. This strategy ensures that that the accommodation is in place to avoid homeless families being forced to sleep on the streets.
- 5.2. The procurement of providers to a Flexible Framework Agreement for nightly paid temporary accommodation will enable the Council to access a wider portfolio of accommodation options and provide vulnerable clients with decent accommodation to suit their specific needs and enable the Council to discharge its legal duties to prevent homelessness.

### **Appendices:**

- Appendix 1 Equality Impact Assessment

**Background papers:** None

**Final report clearance:**

Authorised by:

Executive Member for Homes and Communities

Date: 6 October 2023

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