

Homes and Neighbourhoods 222 Upper Street

Report of: Cllr O'Halloran Executive Member for Homes and Communities

Meeting of: Executive

Date: 20<sup>th</sup> July 2023

Ward(s): This report impacts on all electoral wards in Islington

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## Subject: New Temporary Accommodation Framework

### 1. Synopsis

- 1.1. To say that we have reached a national crisis in temporary accommodation would not be an exaggeration. Shelter have 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. In London, London Councils have 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.
- 1.2. London is disproportionately impacted and in Islington, with over 1,058 homeless households placed in temporary accommodation at the end of June 2023 compared to 750 before the pandemic in March 2020, the challenge of finding appropriate and affordable accommodation for residents is immense.
- 1.3. This report brings forward an action plan for the ongoing procurement of temporary accommodation, fully utilising the Council's own stock whilst also giving the Council more flexibility to find good quality accommodation in a greater range of locations for leasing and to support private rented sector offers. We do not make this latter change lightly – searching for appropriate housing in Islington and as close to Islington as possible remains a core principle in line with legislation. However, given the constraints of the Local Housing Allowance and the Benefit Cap which continues to price residents out of the local area, the Council is having to broaden its search.

- 1.4. As set out in this report and detailed in our policies, households will continue to receive up to two offers of private rented sector accommodation and will retain their right to bid for council housing in Islington. The impact of this policy change will be closely monitored including through a new annual Temporary Accommodation report, which will be presented for scrutiny.
- 1.5. Alongside this change, we are bringing forward a significant investment in quality through our new Good Homes Standard for Temporary Accommodation. This builds on our existing commitment not to use Bed & Breakfast accommodation for families, recognising that 'Temporary Accommodation' can actually be someone's home now for several years, especially given the growing waiting list for general needs council housing and reduced number of lettings. Among other things, the Islington Good Homes Standard, will improve tenure security for those in temporary accommodation, and also seek to secure essentials like a cooker and fridge for people, when they first move into a property.
- 1.6. Ultimately, the Temporary Accommodation crisis will only be solved with a focus on the root causes of homelessness, the building of more social housing, and a more accessible, affordable and secure private rented sector.

## 2. Recommendations

- 2.1.1. To note the Temporary Accommodation Policy and Action Plan Report and agrees to publish and implement The Islington Good Homes Standard (for homeless households) (Appendix 5).
- 2.1.2. To agree an annual temporary accommodation (TA) scrutiny report be produced.
- 2.1.3. To note homeless households in temporary accommodation placed outside of the borough will retain their rights to bid for Islington's permanent social housing.
- 2.1.4. To agree the revised Temporary Accommodation Procurement Policy for Homeless Households (Appendix 1) including a revised Temporary Accommodation Supply Action Plan.
- 2.1.5. To approve the revised Private Rented Sector Offers Policy for Homeless Households (Appendix 2) .
- 2.1.6 To approve the revised Temporary Accommodation lettings framework (Appendix 3).

### 3. Background

- 1 This report aims to deliver revisions to existing approved policies to expand on our provision and access to good quality and affordable housing solutions for homeless families and individuals. This also meets key priorities of our Homelessness Prevention and Rough Sleeping Strategy, namely preventing, tackling rough sleeping and responding to the local housing market.
2. Revisions to the existing homelessness policies aim to increase access to affordable and suitable accommodation as well as introducing the Islington Good Homes Standards. The new policies will:
  - remove restrictions on geographical limitations for procuring good quality homes.
  - confirm a standard for private rented sector (PRS) and temporary accommodation homes.
  - confirm that the PRS will be used to prevent homelessness from the first point of contact with the council, through a rapid re-housing framework that is focussed on the needs of the resident.
  - improve 'trust and reliability' in the service so that when we say we will do something, we follow through with it.
  - encompass a restructure across the Housing Needs and Strategy service that aims to streamline the communication process and allow empathetic relationships to form between officer and customer.
  - aim to resolve the housing enquiry at the first point of contact with the service user being informed of the expected journey through the service from the outset.
  - provide accommodation in the private rented sector for care leavers as part of the council's corporate parenting duty.
3. The proposed approach remains in line with legislative requirements, government guidelines, relevant case law and our equality commitments. The first priority is still to secure good quality, affordable accommodation in Islington and where this is not possible to secure then to look at areas as close as possible to Islington until good quality, affordable accommodation is secured.

#### **BACKGROUND INFORMATION**

4. The council has specific duties towards homeless persons as set out in the Housing Act 1996 Part VII as amended (HA96), and the Homelessness Reduction Act 2017 (hereafter referred to as HRA17), including the duty to carry out enquiries to establish the level of duty owed to a household. If the Council has reason to believe that a homeless applicant may be eligible, homeless and in priority need, it has a duty to ensure that suitable temporary accommodation (TA) is available to the household.
5. The Homelessness Reduction Act 2017 (HRA17), introduced relief duties, following on from new prevention duties, requiring councils to take reasonable steps to help secure accommodation for any eligible person who is homeless for up to 56 days.
6. Where a main housing duty is accepted then the household remains in TA until they are permanently rehoused or until the duty ends for any other reason. In Islington, this has

meant waiting for a Part 6 offer of social housing. As the supply of social housing continues to be outstripped by demand, this has resulted in an increase in TA numbers.

7. The background leading to the implementation of these proposed policies is set against a national housing crisis, a rental market that is largely unaffordable due to central government welfare reforms and a continued fall in social housing annual lettings due to the Right to Buy outstripping our own ambitious new build homes project.
8. The Local Housing Allowance (LHA) rates and benefit caps set by central Government now make it almost impossible to re-house people into private rented accommodation locally in Islington. Additionally, the available move on options through the allocation of a social housing lettings has further decreased in the last 4 years by 21%. By way of context, there were 1,186 social housing lettings in 2019/20 in contrast to 937 lettings in 2022/2023. The reduction in lettings has resulted in residents occupying temporary accommodation for significantly longer periods with no guarantee that social housing will ever be provided. Using the Government's own data homelessness is expected to increase by 20% over the next 12 months and it is anticipated lettings of Islington Council and Housing Association accommodation lettings will continue to decline in numbers due to the financial fallout of Brexit and COVID19 and the cost of living crisis.
9. In an effort to address these challenges, a considered and measured needs assessment that adopts an honest, holistic and transparent enabling approach will be conducted. It is intended that the new service to be designed will support the aim to reduce the numbers of people in temporary accommodation. Homeless people would still receive housing advice, assistance and support when needed and the service offer will be designed to ensure the best accommodation is offered to homeless people in need, but the offer would not rely on expensive temporary accommodation. This offer of secure private rented accommodation would be made through a streamlined communication process and allowing empathetic relationships to form between officer and customer. The aim would be:
  - inform the service user of their likely journey from the outset.
  - to resolve and prevent homelessness at the first point of contact.
  - to ensure a Rapid Rehousing focus at the heart of the service offer
  - increase stability, with no need to move from one address to another address as is common in TA
  - eliminate the use of nightly paid temporary accommodation within the next 24 months
10. The Housing Needs and Strategy service will redesign its service with the aim of making Private Rented Sector Offers (PRSO) to households, as an option, where appropriate, at an earlier stage in homelessness prevention and relief activities. This re-design is aligned with best practice examples already adopted by a number of other councils in London.
11. The Procurement Policy (Appendix 1) is required to demonstrate Islington Council's procurement and allocations of temporary accommodation following the Supreme Court decision in *Nzolameso v Westminster City Council*. The Private Rented Sector Offer policy (Appendix 2) is required to give effect to existing provisions in Islington Council's Housing Allocation Scheme to discharge housing duty to statutory sets out the legislative framework and Islington Council's policy for making PRSOs to homeless households by

making a PRSO, subject to suitability and compliance with the Homelessness (Suitability of Accommodation) Order 2012. The Lettings framework (Appendix 3) addresses the provision of temporary accommodation and creates three bands for the assessment of suitable temporary accommodation and is required to evidence compliance with the 1996 Housing Act (as amended) and the Localism Act 2011.

12. A large number of recent reports from Shelter, Crisis, etc. have demonstrated the negative effects of homelessness and temporary accommodation on people's physical and mental health. More stable and settled accommodation available in the private rented sector may contribute positively in addressing the effects of homelessness and periods in temporary accommodation. The aim of this new policy framework is to provide good quality accommodation for the resident following the first point of contact with the Housing Needs and Strategy service to build stability in the resident's life and remove the temporary nature of accommodation historically provided by the council.
13. The gross cost to the council's General Fund for providing temporary accommodation for homeless households is shown in table 1 below:

Financial Year	Gross Cost
2017/2018	£9,403,602
2018/2019	£9,963,767
2019/2020	£11,184,865
2020/2021	£12,406,383
2021/2022	£13,755,210

This cost does not include the costs of the Housing Needs and Strategy Team, or costs contained within the Housing Revenue Account (HRA). The 46% increase in cost to the council's General Fund since 2017/18 demonstrates the ever increasing pressure on the council's finances and provision of temporary accommodation. The budgeted cost to the council for each homeless presentation using the current framework is approximately £2,500 per year, actual costs for larger households are often far in excess of budgeted costs.

14. While demand for housing and homelessness has steadily increased over the past few years, this has grown much more rapidly both in Islington and across London. There are now over 990 homeless households in TA at the end of February 2023, whereas in April 2018 there were under 745. Table 2 below shows the homelessness approaches recorded by Islington Council as an indicator of the growth in homelessness demand over the last three financial years. The 2020/21 increase represents a 37% increase in approaches from 2018/19.

**Table 2: Homeless approaches**

Financial Year	Number of homeless approaches
2018/2019	853
2019/2020	975
2020/2021	1167
2021/2022	1030
2022/2023	1498

15. There is a fair degree of certainty that homelessness presentations will continue to rise over the immediate future. This is anticipated on the basis of:
- increasing demand to date.
  - the Covid-19 pandemic which saw a further spike of 20% over the course of 2020/21 (in contrast to the previous year);
  - continued and impending financial fallout of the pandemic;
  - Brexit;
  - Lifting of the evictions ban.
  - The enactment of the new Domestic Abuse Act.
  - Central Governments own projections indicate a further 20% increase in the next 12 months;
  - Cost of living crisis.
16. The Accommodation Procurement Policy (Appendix 1) responds to the acute difficulties in procuring sufficient temporary accommodation within Islington and London for homeless households. It provides an action plan for meeting demand and sets out the procurement principles that will be followed for sourcing properties, both for temporary accommodation and for private rented sector offers.
17. The policy aims to provide enough housing for homeless households to meet demand. It aims to contain temporary accommodation costs by ensuring that supply is affordable to the council and within subsidy levels and this is a key procurement principle. The policy also aims to ensure that housing, for both temporary accommodation and for private rented sector offers, is affordable to low income households and within benefit levels, so as to remain sustainable in the longer term. This means that some properties procured will sometimes be located outside Islington.
18. The policy also aims to ensure that locations where properties are procured are suitable for homeless households.

19. The Private Rented Sector Offers Policy (Appendix 2) sets out that an offer of a suitable private rented tenancy may be made to any homeless household where the law allows. The policy acknowledges that a private rented sector offer is not appropriate for everyone. It excludes households which the council determines would be unable to manage a private rented sector tenancy and for households needing sheltered or wheelchair accessible housing. In these cases social housing will continue to be offered.
20. In order for private rented offers to be affordable to homeless households within benefit levels (or as close as possible), many of these offers are likely to be outside Islington. Support will be offered to households relocating outside Islington and to other households where needed, in order to minimise adverse impacts and to enhance the prospects of relocated families integrating into the new area.
21. The policy aims to reduce temporary accommodation use and contain costs by offering homeless households private rented housing, as an alternative to them spending potentially several years in temporary accommodation waiting for social housing. The policy also aims to help to improve outcomes for homeless households in that they will receive a quicker permanent offer of housing, in an area where they are able to settle and put down long-term roots.
22. Every effort will be made to find affordable properties in Islington or as close to the borough as possible and the evidence in the Accommodation Procurement Policy (Appendix 1) supports this by assessing availability and affordability in Islington and exploring incrementally outwards from the borough.
23. Accommodation will normally only be procured if it is affordable. Under the existing welfare reform conditions, it is necessary to ensure that households are not placed in accommodation that will result in them enduring avoidable financial hardship. Equally, it is not the intention of the policies for the council to have to provide ongoing financial support to cover housing costs for large numbers of households as this would be financially unsustainable given the significant financial pressures on public services.
24. Due to this shortage of affordable accommodation, out of borough placements into more affordable areas have become more prevalent particularly across London and the Southeast generally. In London, the data shows that 37% of households placed in temporary accommodation are placed in a different borough to the one which owes them a duty. In comparison, in quarter one, 2010/11; the equivalent proportion was only 13%.
26. The Temporary Accommodation lettings framework (Appendix 3) explains Islington Council will continue to seek accommodation within Islington wherever possible, however, more housing for homeless households will likely be outside Islington. This policy sets out how households will be prioritised for properties, both for private rented sector offers and for temporary accommodation, in different locations.
27. Over the last 3 years, there has been a 35% increase in homeless approaches to the local authority which has been further amplified with the recent Covid-19 pandemic and cost of living crisis.
28. It is noted that with the increase in temporary accommodation this will mean there will be a requirement to also source private rented accommodation outside of Islington. However, to ensure residents are empowered, Islington will operate within the PRSO

policy so that residents are able to source the property independently through our Self Help Scheme or through the assistance of Islington Council whom have built up a number of links to access private accommodation.

29. In each instance, the council will conduct a number of checks to ensure the property is affordable, meets the needs of the household and is at a standard of quality in which residents would be happy to reside.
30. The council will need to be alive to the possibility there may be less of a need for residents to travel into Islington for employment purposes as a result of Covid-19 and therefore consideration of other areas will also be an option for a number of our residents.
31. Accommodation in the private rented sector within Islington is often not affordable for many residents who approach the council. The local housing allowance (LHA) sets the amount of housing support paid out either as part of Universal Credit (UC) or under the legacy Housing Benefit, to those living in the PRS. LHA rates are set by calculating the 30th percentile of rents in 'Broad Rental Market Areas'. In Islington's case, the area includes neighbouring boroughs where rents are cheaper. The shortfall between LHA rates and private rents in Islington is stark, as shown in Table 3 below:

**Table 3 Accommodation type Market Rents and LHA rates**

Average Market Rent per month	LHA rates per month
Studio £940	£668
1 bedroom £1,450	£1,280
2 bedroom £1,880	£1,586
3 bedroom £2,100	£1,915
4 bedroom £3,250	£2,573

32. Therefore, the following framework is proposed to extend our provision of quality services and access to affordable housing solutions for homeless families and individuals. The council's order of priority will be to:
  - secure accommodation in Islington as a default.
  - where it is not possible to secure good quality, affordable accommodation in Islington, secure accommodation in surrounding boroughs.
  - where it is not possible to secure good quality, affordable accommodation in surrounding boroughs, secure accommodation in other London boroughs.



- where it is not possible to secure good quality, affordable accommodation in other London boroughs, secure accommodation in other areas within the M25 or further afield if required.

The council will also work to secure accommodation for those households who wish to live outside of this area.

34. The accommodation offered will be within 90 minutes reasonable journey time by public transport from the address the household was living at before they became homeless. Travel times will be measured using the Transport for London online Journey Planner. However, applicants who have as part of their household, a child or children who are enrolled in public examination courses in Islington, with exams to be taken within the next six months will be allocated accommodation as close to the school as possible and with Wi-Fi connection provided for the household. Please note the council's aspirations is to re-house people as close to Islington as possible and the aspiration is to accommodate people within one hour of Islington.
35. Therefore, the Accommodation Procurement Policy for Homeless Households (Appendix 1) and the Private Rented Sector Offers Policy for Homeless Households (Appendix 2) will apply the Islington Good Homes Standard (for homeless households).
36. The proposed Islington Good Homes Standard for homeless households would move all families from nightly paid accommodation into Private Sector Leased accommodation or Private Rented Sector where affordable. The Good Homes Standard would also build on and advance the council's work which eliminates the use of Bed and Breakfast accommodation usage by families, by providing tenancies to all homeless families after 28 days, something which is currently not achieved by the Housing Needs and Strategy service.
37. The council's current framework to provide accommodation for homeless households does not meet the following elements of the proposed Good Homes Standard:
  - As a tenancy in the household's name (with a rent review clause to ensure any future increases are fair and reasonable). At the moment this standard is not implemented for Nightly Paid households. However, for all other households this standard currently exists.
  - Has a cooker that is in good, clean, working condition. This is not a standard currently available in 100% of our temporary accommodation properties.
  - A written contract, including clear details of when and how your rent should be paid. At the moment this standard is not implemented for Nightly Paid households. However, for all other households this standard currently exists.

### **Cost assumptions**

38. It is assumed that any current homeless household living in Nightly Paid Private Sector Leased accommodation will be moved to more affordable private rented sector accommodation. There are approximately 531 homeless households currently living in this accommodation.
39. The payment of incentives will need to continue to be paid to Private Sector landlords through the existing framework, which is assumed will remain as is. The average cost of

the incentive payments per property is £2,800, which is a recurring cost to the authority every three years. The incentive costs are based on the existing homeless households and assume all properties meet the Good Homes Standard and remain in the accommodation for the rest of the financial year.

40. The council will discharge its homeless duty through the proposals above to homeless households in the future in order to enable the council to balance the precise housing needs of each household, meet our legislative duties and help to deliver a service within the budget provided for the service.
41. The proposed Good Homes Standard is a positive step forward and a step to provide greater security to homeless households. This new approach therefore sets out a framework which will take steps to eliminate unstable forms of temporary accommodation, namely nightly rate temporary accommodation.
42. A further proposal is to confirm an approach for providing shared nightly rate accommodation for single homeless households. This provision will be in line with legislative requirements and guidance, with The Homelessness (Suitability of Accommodation) (England) Order 2003 and The Homelessness (Suitability of Accommodation) (England) Order 2012 of particular relevance. The 2003 Order states that families should not reside in shared B&B for more than 6 weeks, this includes pregnant households. However, this ruling does not extend to single people.
42. The council would not look to place anyone into shared accommodation if there were health risks associated with this and a suitability assessment will be completed for any placements into this type of accommodation.
43. Access to shared temporary accommodation for single households makes a significant difference to the cost pressures on the General Fund budget.
44. TA is demand driven and nationally, homeless levels have steadily increased over the last decade and continue to do so (an increase of 151 households in the last 12 months). This is largely due to the impact of welfare reforms and the unaffordable nature of the private rental market. However, these factors have been seriously exacerbated by the cost of living crisis, and the impact will continue to be felt with more business failures and rising unemployment. Furthermore, as government financial assistance schemes cease and an inevitable spike in private sector evictions occurs, all leading to considerable budget uncertainty throughout next year and beyond. It is therefore necessary to review the current policy framework with a view to maintaining the council's statutory homeless obligations but in a more cost effective and sustainable way. The policy changes proposed have been carefully considered and will help to reduce the budget pressure going forward.
45. The new approach is targeted at some of the most disadvantaged households and the new approach is in line with a recognition that we are spending more funds at a time the council's finance are under considerable strain as a result of COVID19.

## **Conclusion**

46. Islington Council is working within a housing and homelessness crisis, and this is set against a backdrop of financial austerity.

47. The continued financial pressures faced by Islington Council have been exacerbated by the cost of living crisis and the proposed revised policies are required to balance these pressures against maintaining a provision of quality, affordable homes. We are still not able to re-house all the homeless people who approach the Housing Needs and Strategy service for housing advice, assistance and support within council and housing association homes due to the severe reduction in available social housing lettings.
48. Consequently, the council has experienced a significant increase in households in temporary accommodation from the 745 on 31 March 2018 to 976 as at the 1<sup>st</sup> of March 2023 (24% increase).
49. The current framework is still heavily reliant on rehousing homeless people in temporary accommodation which is causing extreme financial hardship for homeless people due to the expensive nature of this type of accommodation. If these homeless people could be rehoused into Private Rented Accommodation at the Local Housing Allowance rates, then the family's financial well-being would greatly be improved.
50. The current framework of rehousing homeless people into expensive nightly paid accommodation is placing severe financial pressure on the council, access to a greater supply of suitable and affordable good homes would help relieve some of this pressure.
51. Further to the Equalities and Health Analysis (Appendix 4) and quarterly briefings of the impact monitoring on these policies, the council will work in partnership with Crisis to fully review the policy implications of this report following the 12 month anniversary/implementation of the new policies.
52. The council will provide honest, transparent support and services to all homeless customers designed around the council's core principles.

### **Policy implications**

53. The proposed policies take account of the existing overarching Council policies:
  - Achieve budget savings over the next three financial years to achieve the council's Housing Investment Strategy.
  - Provide clear leadership and management to ensure the council is able to deliver commitments as set out in the Housing Strategy and the action plans contained therein.
  - Look for housing solutions that consider how children will have the best start in life.
  - Delivering the Islington Homelessness Prevention and Rough Sleeping Strategy

## **54. Implications**

### **a. Financial Implications**

- i. It is not possible to quantify the financial impact of this report. The number of households impacted cannot be determined and nor can

the costs of the areas they are placed. There are some 'On-costs' that are not quantifiable, but likely to occur, such as:

- ii. The cost of travel for those being resettled out of the borough
- iii. The cost of any legal challenges or liabilities from those offered accommodation outside of the borough.
- iv. The cost of resettlement i.e. removal costs.
- v. It is arguable that even with the costs highlighted above, the overall net costs will fall if these recommendations are implemented. The average net cost to the Council of TA is high in Islington and invariably lower in other boroughs. The Housing Needs service will need to monitor the on-costs combined with the net costs of housing cases in other borough compared to housing cases in borough to ensure value for money is maintained at all times.

## **b. Legal Implications**

- i. The proposed policies and procedures annexed to this report provide a framework for the provision of accommodation in discharge of the council's homelessness duties, which meet the legislative requirements of Part VII of the Housing Act 1996, statutory orders, guidance and case-law.
- ii. The council has a duty to provide temporary accommodation to homeless households:
- iii. (i) who are eligible for assistance and have an apparent priority need, whilst enquiries are carried out; or
- iv. (ii) where a full re-housing duty is accepted pending a final housing offer.
- v. Temporary accommodation offered by the council must be suitable and as required by s208 (1) of the Housing Act 1996 must be, so far as reasonably practicable, within the borough of Islington. In the case of *Nzolameso v Westminster City Council (2015)* the Supreme Court gave guidance that whilst it is lawful to provide temporary accommodation outside the borough, a local authority should have policies as to how temporary accommodation is procured and how it is allocated to homeless households.
- vi. The Private Rented Sector Offer Policy for Homeless Households sets out how the council will use its powers to make offers of private rented accommodation to discharge its duties to homeless households owed the prevention duty, the relief duty or the full re-housing duty.
- vii. The proposed policies and procedures also address the general duty the council is under, pursuant to s11 Children Act 2004, to have regard to the need to safeguard and promote the welfare of children within their area.

viii. In discharging its functions to homeless persons, the council must also have due regard to the Public Sector Equality Duty in s149 Equality Act 2010. This duty has been considered in the formulation of the proposed policies and procedures for the procurement of accommodation, the framework for temporary accommodation lettings and the criteria for the use of PRSOs.

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

i. There are no known environmental implications associated with this report.

**d. Equalities Impact Assessment**

i. 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.

ii. An updated Equality Impact Assessment (EIA) is attached at Appendix 4. 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.

## **55. Conclusion and reasons for recommendations**

### **Risk Management Implications**

56. There is a risk that there will be limited affordable private rented properties to meet the needs of homeless households. While the research gave an indication of different locations where properties may be available, market changes can happen quickly and the actual availability of properties depends on the willingness of landlords to let accommodation to homeless households. To mitigate this risk, incentives will continue to be offered to landlords to secure properties in line with local market intelligence.

The supply and availability of properties will be kept under review but it needs to be noted that building up supply to meet demand is likely to take time.

57. There is a risk of legal challenges where offers are outside Islington and potentially outside of London, or where shared accommodation is offered in light of Covid-19 risks. To minimise this, an individual suitability assessment will be carried out before an offer is made in line with legislation and statutory guidance.

**Consultation**

58. The council recently consulted residents and partners during the housing allocations scheme consultation exercise on the proposals contained within this report and the results of this consultation exercise are as follows:

59. The council received 950 responses from residents following the eight-week consultation period relating to the Housing Allocations scheme and the proposal received the following responses.

Prevention of homelessness by using the Private Rented Sector	66% of responses are in favour of the proposals	13% of the responses do not support the proposals	21% of the responses have no opinion.
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60. The new temporary accommodation framework promotes the council’s CARE values and makes Islington a more equal place to live.

**Appendices:**

Appendix 1 Accommodation Procurement Policy for Homeless Households

Appendix 2 Private Rented Sector Offers Policy for Homeless Households

Appendix 3 Temporary Accommodation Lettings Framework

Appendix 4 Islington’s Accommodation Procurement Policy for Homeless Households, Private Rental Sector Offer of Accommodation Policy and Temporary Accommodation Lettings Framework: Equality and Health Analysis

Appendix Five Quality Standard for homeless households living in temporary accommodation

**Background papers:**

- None.

**Final report clearance:**

Approved by:

**Cllr O'Halloran Executive Member for Homes and Communities**

Date: 3<sup>rd</sup> July 2023.

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