

Getting out of B&B

Laurence Coaker
Head of Housing Needs
Brent Council

Context

- In 2014/15, 3,363 households in Temporary Accommodation
- 285 households in B&B in October 2014
- 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.

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

Managing Demand

- 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.
- If unable to find a new home, the main duty is accepted and an offer of suitable accommodation in the PRS is made before actual homelessness.
- All bookings into B&B need to be authorised by a Service Manager – unless Bailiffs Warrant

Controlling B&B

- Weekly Monitoring Meeting
- Analysis of households in B&B
- Making best use of HALS and Social Housing
- Create chain lets

Redevelopment of Former 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



Temporary Accommodation

- Total in TA
 - 31 March 2015
 - 3149
 - 31 March 2016
 - 2956
 - 31 March 2016
 - 2732

