



Housing & Homelessness  
Policy & Accountability Committee

Medium Term Financial Strategy  
2024/25  
Housing Solutions

30 January 2024

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# Strategic Service Context

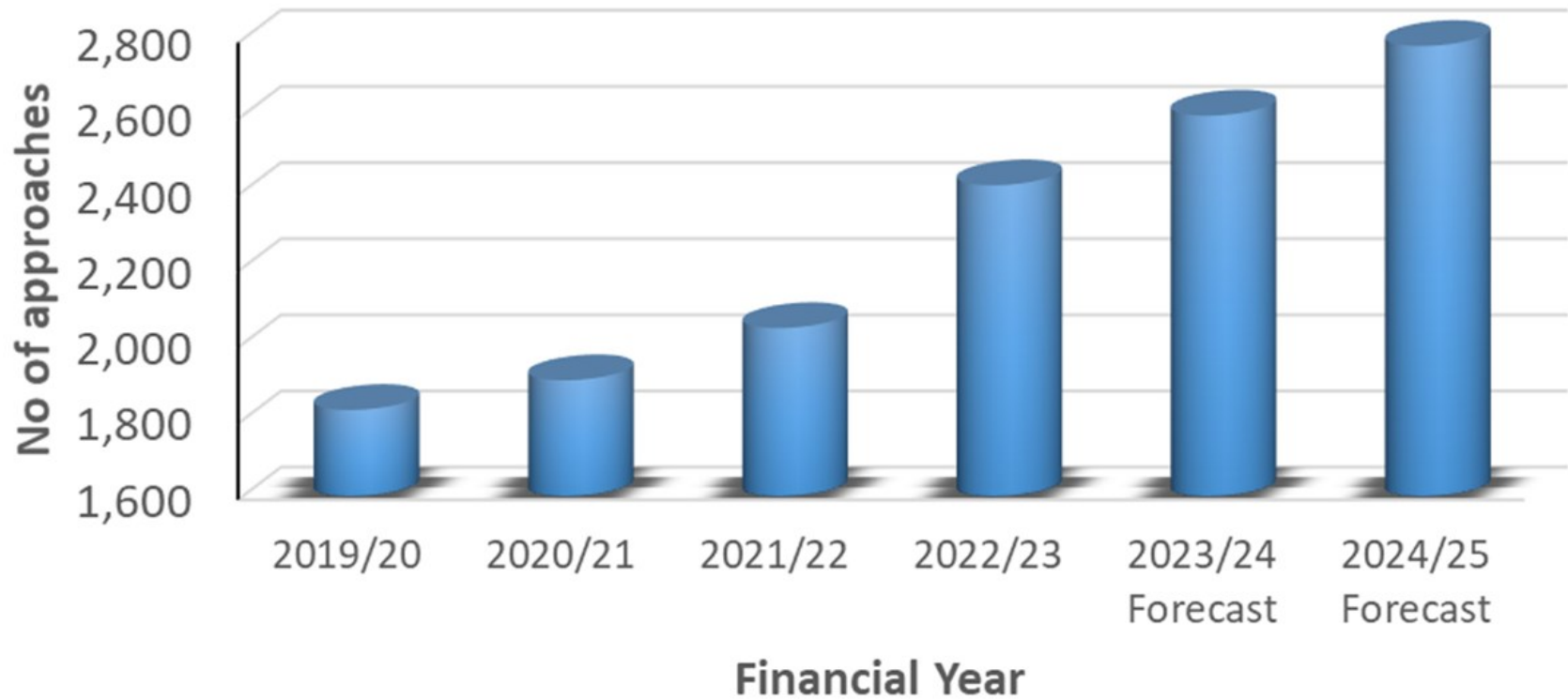
## Service Considerations

- Increasing Demand for Homelessness Services
- Lack of Available Supply

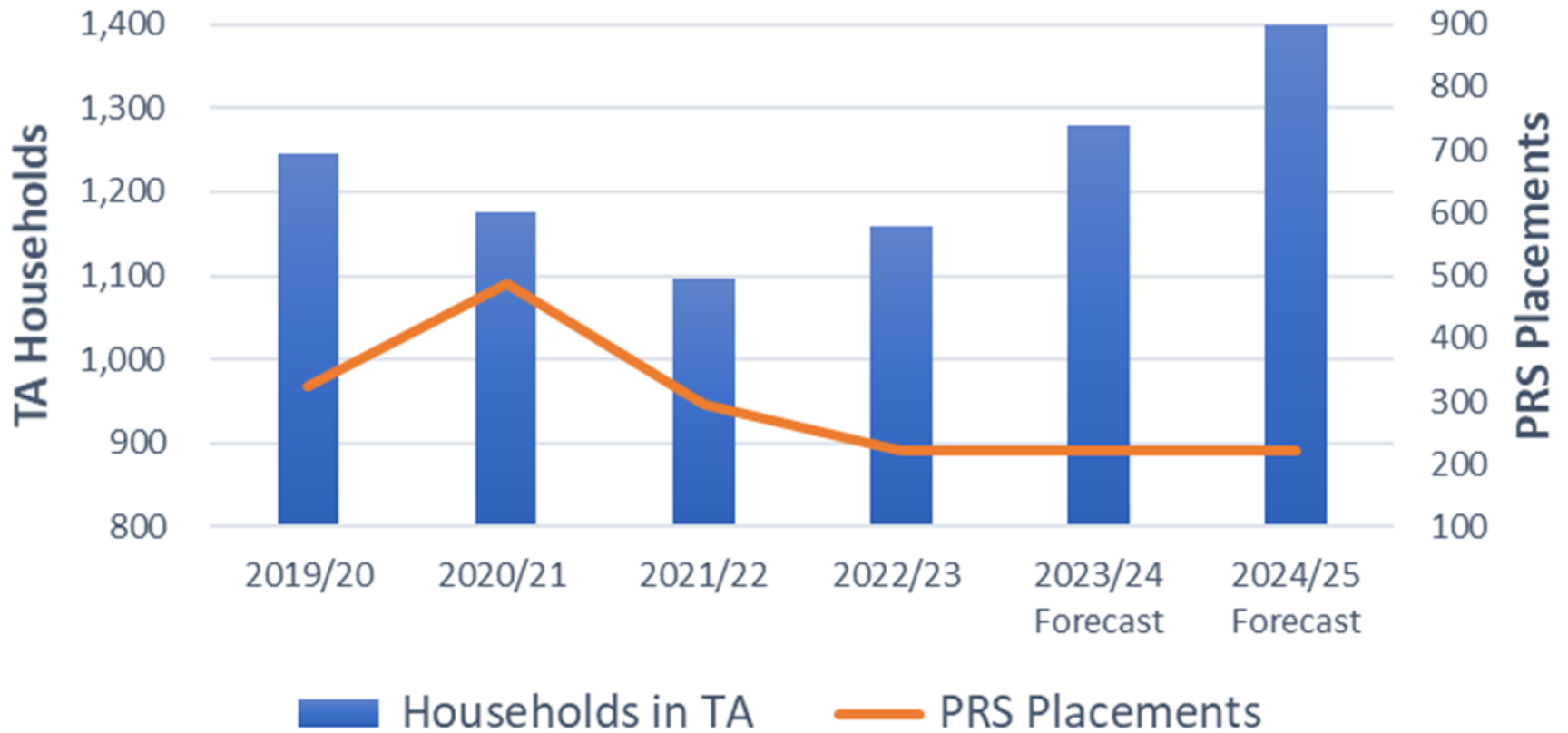
## Financial Considerations

- Macro-Economic Pressures (Inflation/Interest Rates)
- Pressure on Household Incomes (increasing approaches)
- Local Housing Allowance changes

## Homelessness Approaches



# Temporary Accommodation vs Private Rented Sector Placements



# Housing Solutions Budget Strategy 2024/25

- Continuing service review programme which has reduced annual costs by £1.5m and maintained service levels
- Working to contain rising costs and numbers of households in temporary accommodation through negotiation with suppliers to ensure supply of affordable and suitable properties.
- Continuing to work toward eliminating rough sleeping by providing supported accommodation and associated services.
- Continuing to prevent homelessness by implementing innovative resident-focused support and systemic action planning at the right time.
- Maintaining the lowest level of rough sleeping in West London, no families in Bed and Breakfast accommodation, flagship refugee support.

# Key Budget Changes for 2024/25

<b>Housing Solutions</b>	<b>2024/25</b> <b>£000s</b>	<b>2025/26</b> <b>£000s</b>	<b>2026/27</b> <b>£000s</b>	<b>2027/28</b> <b>£000s</b>
Efficient commissioning of Temporary Accommodation	(100)	(100)	(100)	(100)
Review of Housing Solutions team	(150)	(150)	(150)	(150)
Acquisition of housing for Temporary Accommodation	(200)	(200)	(200)	(200)
<b>Savings</b>	<b>(450)</b>	<b>(450)</b>	<b>(450)</b>	<b>(450)</b>
An increase in homeless presentations combined with reductions in supply of rehousing solutions is resulting in additional client numbers	1,500	1,500	1,500	1,500
<b>Growth</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>
Temporary Accommodation Procurement	930	930	930	930
<b>Inflation</b>	<b>930</b>	<b>930</b>	<b>930</b>	<b>930</b>

# Risks

Key Risk	Mitigation
Increase in the number of households in Temporary Accommodation	Increase access to private rented accommodation as outlined and agreed in Council's Housing Allocation Scheme.
Inflationary pressures on Temporary Accommodation landlord costs	Reducing expensive Temporary Accommodation is likely to mean procuring additional units outside of this borough.
There is a risk of large families being accommodated in B&B due to unsuitable accommodation available	Procure Temporary Accommodation for larger families. Potential to split households on a voluntary basis.
Domestic Abuse Act - increase in households in temporary accommodation	Increase access to private rented accommodation as outlined and agreed in Council's Housing Allocation Scheme.