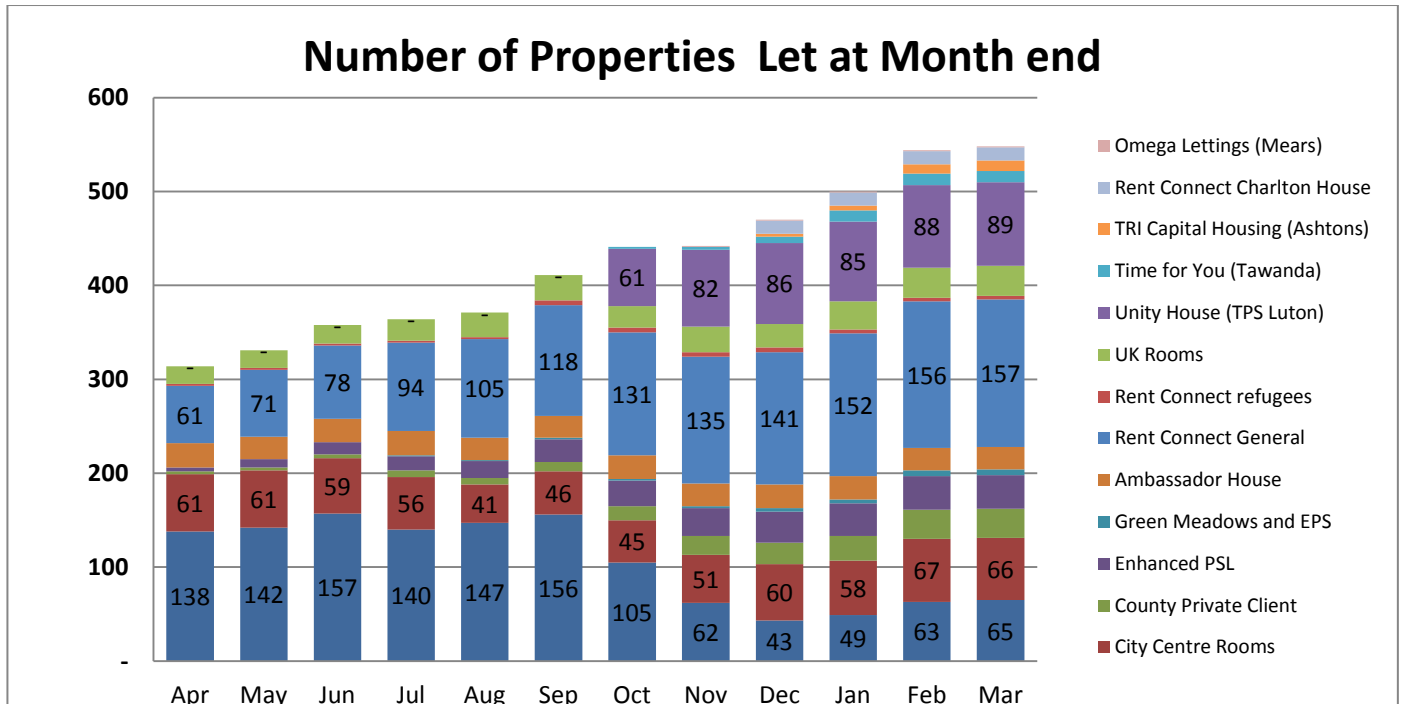


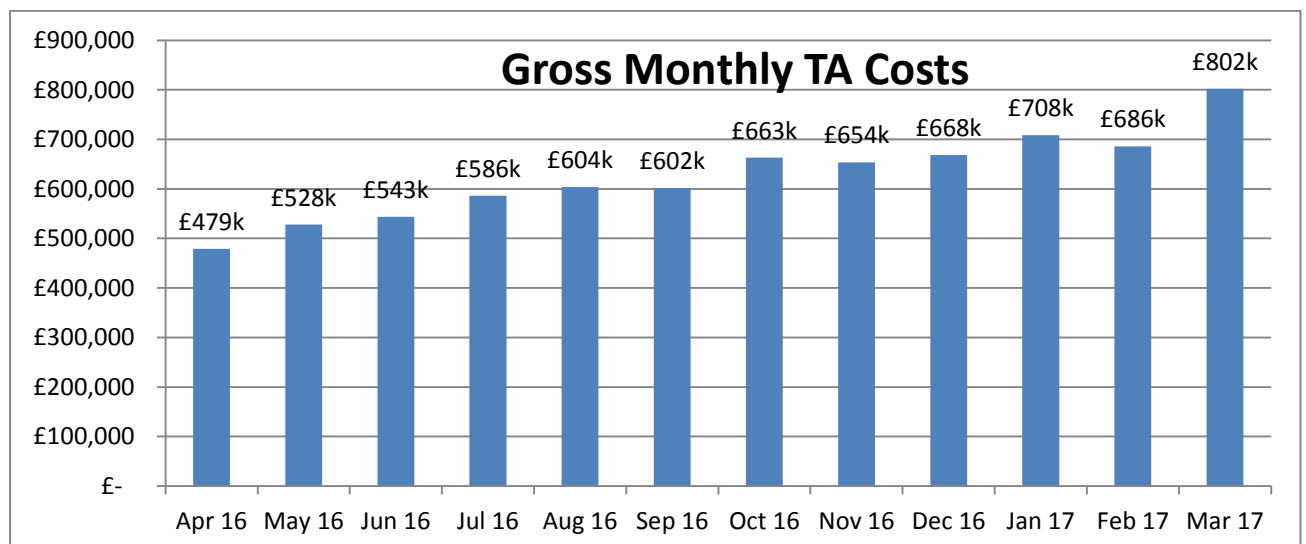
## Briefing: Update on the Use of Temporary Accommodation

### Families in B&B Accommodation

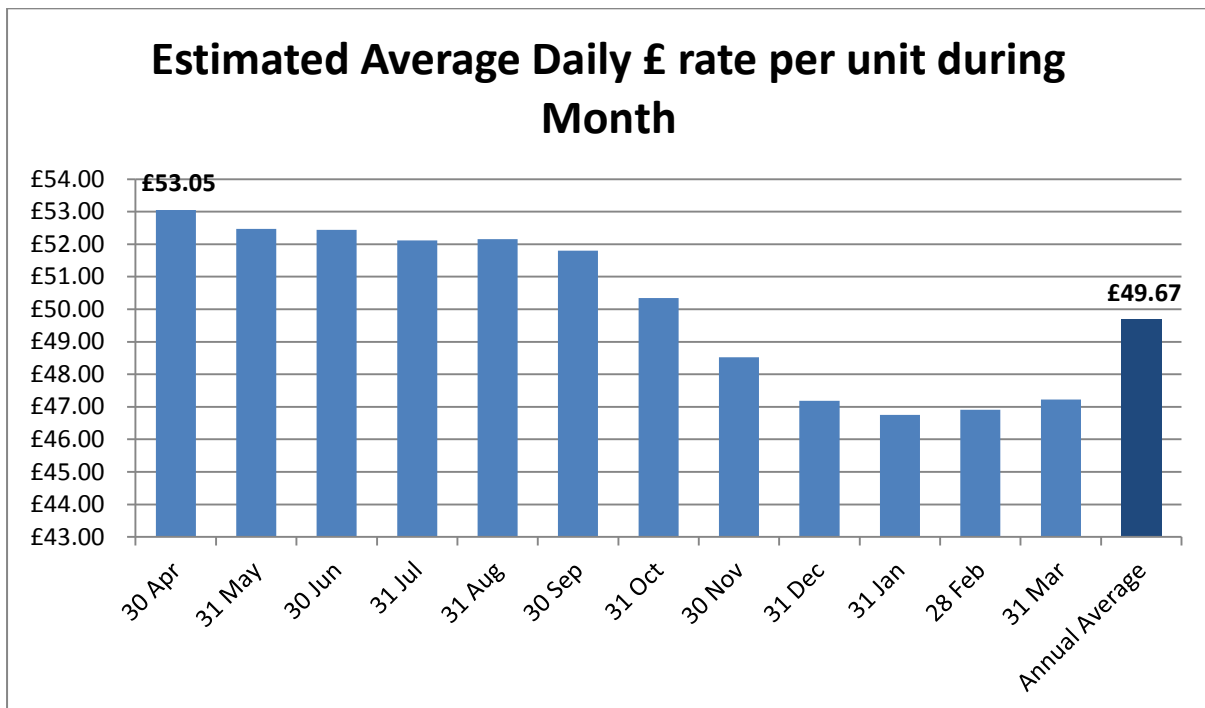


B&B usage has reduced from a high number during the current financial year of 156 to the current level of 65. Although this has increased from December's low of 43, this reflects partly the usual seasonal dip in December, and partly the continued growth in overall Homelessness applications, with total Temporary Accommodation usage increased from 314 to 548 over the period.

### Costs of Temporary Accommodation



The gross monthly costs of TA (i.e., before Housing Benefit and other income) have increased from £479k in April to (expected) £802k in March. This is despite the average cost per night having declined as new, more cost effective, sources of supply are brought into use.



### Additional Sources of TA

Unity House has been fully occupied however, we currently have two void properties that will be let in due course, these families have moved out to permanent accommodation.

In addition to the 105 units at Unity House, the following additional sources are under way:

- Time for You (Tawanda) – 12 units leased individually
- TRI Capital Housing (Ashtons) – 10 units leased individually
- Charlton House, Wellingborough - a lease for 14 units (DD 24/01/2017)
- The Drapery, Northampton - a lease for 6 units (DD 24/01/2017)
- Holland Court, Dunstable - a lease for 8 units (DD 24/01/2017)
- Orchard House – 29 units expected to be delivered by Apr 2017
- Modular Housing – a scheme of 50-60 units expected to be delivered by Nov 2017