

EIA000901 Temporary Accommodation Demand Reduction

About your EIA

Reference Number:	EIA000901
Subject of EIA:	Temporary Accommodation Demand Reduction
Description:	<p>Housing Solutions and Support is responsible for statutory service delivery to vulnerable citizens, including rough sleepers, single homeless, and families, temporary accommodation (TA) and move-on support. There have been considerable environmental changes such as, the impact of Covid-19, cost of living crisis, housing market changes, increases in rents, increases in asylum seekers and domestic abuse homelessness cases, that have resulted in the service experiencing significant increases in the number of households presenting as homeless (43.6% increase since Jan 2021), this resulted in temporary accommodation usage increasing by 1500 households in the last 18 months. Despite these challenges our homeless prevention rates have improved. The average homeless prevention rate for 2021 was 37.43% this increased to an average homeless prevention rate of 47.26% in 2023. Most recently in the last 3 months we have seen an average successful prevention rate of 58.33%. The purpose of this proposal is to reduce the number of families requiring temporary accommodation support by focusing on increasing our homeless prevention rates. Overall, our prevention rates are above the national average and above the 2024-25 target of 55%. Successful relief across the households is 27.8% is favourably comparable to the average of the peers of 25.2%. Within this successful relief performance for households with dependents is 14%. The team has targeted with a 5% improvement in this area, this translates in a reduction of 2 families into temporary accommodation week. Service data from April 1, 2023, to March 31, 2024, indicates that the highest reasons for homelessness are from service users whose families are no longer willing to accommodate them (21.39%). This is followed by those whose private rented tenancies are ending (15.49%) and cases of domestic abuse (11.72%). Through our Accommodation Finding Team, we aim to increase the availability of private rented properties for our customers. Utilising the Flexible Housing Support grant, we will explore options to enhance financial incentives for landlords, such as offering higher deposit guarantees and rent in advance. Additionally, we will consider other measures, such as reinstating a lease and repair scheme, to encourage private sector landlords to rehouse homeless households through this scheme. There is a finite supply of affordable housing, and by enhancing the supply of private rented properties through this scheme we can offer service users an alternative option for alleviating their homelessness rather than waiting for a property on the housing register. The team will offer a supply of private rented properties across Birmingham which will allow service users, where possible, to remain near networks, schools, families and friends or to source accommodation in a desired area of the city. This proposal seeks to reduce the reliance on temporary accommodation by enhancing and continuation of existing and new prevention tools. The Accommodation Finding Team (AFT) plays a crucial role in ensuring equitable arrangements are in place for service users. They conduct thorough vetting and checks of landlords before allowing them to join the scheme, ensuring they are "good landlords" and mitigating any potential bias. Additionally, all properties are inspected to ensure they meet decent standards. The team also assesses the affordability and suitability of properties, taking into consideration the personal circumstances and needs of service users. To support tenants, the team offers three months of dedicated support at the start of the tenancy to help them</p>

	<p>settle in. Continued support is available as needed, for example, to resolve repair issues. In addition, we will continue our internal partnership working arrangements with our Private Rented Services Team who support tenants and landlords and can also take enforcement action where required. When a service user is not at imminent risk of homelessness, this scheme will allow us to offer the service user a planned move, allowing them to move into secure accommodation and mitigate the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in such housing. Some service users face barriers to accessing the private rented sector due to associated costs. The scheme addresses this by offering various options to landlords that cover initial setup costs, such as rent in advance and deposits, thus removing this financial burden for service users. The service will seek will work with families who are no longer able to accommodate their members, by exploring incentives and options to help them remain together or delay eviction, facilitating a planned approach to resolving homelessness. The service will also continue to monitor its case management and performance, ensuring training is available for staff where appropriate and using our in-house legal expertise to aid quality decision making. This is an option that is available to service users however it does not remove our temporary accommodation provision which will be offered where we have a duty to do so in line with our statutory duty. The service will continue to mitigate the adverse impact of temporary accommodation by considering any vulnerabilities or needs of service users when assigning them temporary accommodation.</p>
In support of:	["Amended service","Amended function"]
Reviewing Frequency:	Annually
First review date:	01/04/2026

Directorate, Division & Service Area

Directorates:	["City Housing"]
Division:	City Housing
Service Area:	Housing Solutions and Support Service

Budget Savings

Related to budget savings?:	352
Budget proposal reference number:	352

Officers

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Data Sources

Data sources:	["Birmingham City Observatory data and insight", "Quantitative data (please specify in the box below)", "Relevant research", "Oracle"]
Data sources Details:	Service Data

Initial Assessment

Impact Age:	Yes
Impact Disability:	Yes
Impact Sex:	Yes
Impact Gender Reassignment:	Yes
Impact Marriage and Civil Partnerships:	Yes
Impact Pregnancy and Maternity:	Yes
Impact Race:	Yes
Impact Religion or Beliefs:	Yes
Impact Sexual Orientation:	Yes
Impact Care Experience:	

Initial Assessment Summary

Initial Assessment Summary:	The initial assessment showed a strong indication that there would be no negative impact or detriment on service users. Overall, these proposals will positively impact all service users by reducing the need for temporary accommodation. Research indicates that prolonged stays in temporary accommodation, displacement from support networks, and longer commutes to work or school can negatively impact health and wellbeing and impact employment stability and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. By enhancing our prevention strategies and increasing the availability of private rented housing, service users can resolve their homelessness more quickly than waiting for a council house through our housing register, where supply is limited.
Is a full EIA Required?:	Yes

Protected Characteristic – Age

Impact Age:	Yes
Age Group Impacted:	["0-9 years", "10-19 years", "20-29 years", "30-39 years", "40-49 years", "50-59 years", "60-69 years", "70-79 years", "80-89 years", "90 years or over"]
Age Impact Details:	Positive impact: The service will aim to support households to prevent their homelessness through early prevention and by increasing the supply of available private rented properties as a result this proposal will a positive impact for all age groups and enhance our service offer.

	<p>Research indicates that prolonged stays in temporary accommodation can adversely impact health and wellbeing and can impact employment stability and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users will have the option to alleviate their homelessness by securing a private tenancy via the Accommodation Finding Team where appropriate. The team will look to increase the supply of properties across the city. This will allow service users, where possible, to remain near networks, schools, families and friends or to source accommodation in a desired area of the city. Service users of all ages who are not at imminent risk of homelessness, will be able to consider a planned move through this scheme directly from their presenting address, allowing them to move into secure accommodation and mitigate the need for temporary accommodation thereby alleviating the adverse impact associated with being placed in temporary accommodation. Service users of all ages who may have faced barriers to accessing the private sector independently, due to high upfront costs, or landlord attitude and biases will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensure properties are at a decent standard and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs regardless of age. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to service users threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.</p>
Age Impact Mitigation:	n/a

Protected Characteristic – Disability

Impact Disability:	Yes
Disability Impact Details:	<p>The service will aim to support households to prevent their homelessness through early prevention and by increasing the supply of available private rented properties. These proposals will have a positive impact for all characteristics. Research indicates that prolonged stays in temporary accommodation can adversely impact health and wellbeing and can impact employment stability and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users will have the option to alleviate their homelessness by securing a private tenancy via the Accommodation Finding Team where appropriate. The team will look to increase the supply of properties across the city. This will allow service users, where possible, to remain near support networks, schools, families and friends or to source accommodation in a desired area of the city having a positive impact on the health and wellbeing for service users with disabilities. Service users of all ages who are not at imminent risk of homelessness, will be able to consider a planned move through this scheme directly from their presenting address, allowing them to move into secure accommodation and mitigate the need for temporary accommodation thereby alleviating the adverse impact associated with being placed in temporary accommodation. However, it is recognised that private sector landlords are often reluctant to agree major adaptations to their properties to meet needs. The service will work with landlords to agree adaptations where possible. We will also strive to match adapted properties to service users with specific needs, to make the best use of any existing adaptations. Where this is not possible service users with disabilities will continue to bid for social housing properties on the housing register where adaptations are possible. Service users of with disabilities who may have faced barriers to accessing the private sector independently, due to high upfront costs, or landlord attitude and biases will be able to source suitable accommodation within the private sector via this scheme. The scheme will vet landlords and ensure properties are at a decent standard and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs regardless of age. Ultimately, by focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation.</p>

	This proposal expands the options available to service users threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.
Disability Impact Mitigation:	Postive impact

Protected Characteristic – Sex

Impact Sex:	Yes
Sex Groups Impacted:	["Male","Female","Non-binary"]
Sex Impact Details:	<p>Positive Impact: The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. This proposal will have a positive impact on individuals of all sexes and enhance our service offer. Research indicates that prolonged stays in temporary accommodation can adversely affect health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users will have the option to alleviate their homelessness by securing a private tenancy via the Accommodation Finding Team where appropriate. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city. Service users of all sexes who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their presenting address. This will allow them to move into secure accommodation and mitigates the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users of all sexes who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs, regardless of sex. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to service users threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.</p>
Sex Impact Mitigation:	positive impact

Protected Characteristic – Gender Reassignment

Impact Gender Reassignment:	Yes
Gender Reassignment Impact Details:	<p>The service will aim to support households to prevent their homelessness through early prevention and by increasing the supply of available private rented properties. These proposals will have a positive impact for all characteristics. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Individuals undergoing gender reassignment are more likely to face harassment and discrimination, and they may find themselves displaced and unable to access necessary support. They may also experience longer commutes to medical appointments, work, or school, which can negatively impact their health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service</p>

	<p>users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users undergoing gender reassignment will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city thereby having a positive impact on the health and wellbeing of service users undergoing gender reassignment. Service users who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their presenting address. This allows them to move into secure accommodation and mitigates the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users undergoing gender reassignment who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords to ensure they are "good landlords" and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to all that individuals that fall under this characteristic and are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.</p>
Gender Reassignment Impact Mitigation:	positive impact

Protected Characteristic – Marriage and Civil Partnership

Impact Marriage and Civil Partnership:	Yes
Marriage and Civil Partnership Groups Impacted:	["Single", "Never married and never registered a civil partnership", "Married: Same sex", "Married: Opposite sex", "In a registered civil partnership: Opposite sex", "In a registered civil partnership: Same sex", "Separated, but still married", "Separated, but still in a registered civil partnership", "Divorced", "Formerly in a civil partnership now legally dissolved", "Widowed", "Surviving partner from civil partnership"]
Marriage and Civil Partnership Impact Details:	<p>The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. These proposals are designed to have a positive impact across all protected characteristics, including those related to legal marital or civil partnership status. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Individuals in legal marriages or civil partnerships may face unique challenges, such as the need to stay together as a family unit and maintain stability for any children involved. Displacement can disrupt family routines and support networks, leading to longer commutes to work or school, which can negatively impact health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users in legal marriages or civil partnerships will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city thereby resolving their homelessness and having a positive impact on family life. Service users regardless of marital status who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their presenting address. This will allow them to move into secure accommodation and mitigates the need for</p>

	temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs regardless of marital status. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to individuals in legal marriages or civil partnerships who are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.
Marriage and Civil Partnership Impact Mitigation:	n/a

Protected Characteristic – Pregnancy and Maternity

Impact Pregnancy and Maternity:	Yes
Pregnancy and Maternity Impact Details:	<p>The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. These proposals are designed to have a positive impact across all protected characteristics, including pregnancy and maternity. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Pregnant individuals and new parents may face additional challenges, such as the need for a stable and safe environment for their health and the wellbeing of their baby. Displacement can disrupt access to essential healthcare services and support networks, leading to longer commutes to medical appointments, work, or school. This can negatively impact health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users who are pregnant or new parents will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city and minimise any disruption to their midwifery care. Service users of all characteristics who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their presenting address. This allows them to move into secure accommodation and mitigate the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users of all characteristics who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to individuals who are pregnant or new parents and are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary. Yes</p>
Pregnancy and Maternity Impact Mitigation:	positive impact

Protected Characteristic – Ethnicity and Race

Impact Ethnicity and Race:	Yes
Ethnicity and Race Groups Impacted:	
Ethnicity and Race Impact Details:	<p>The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. These proposals are designed to have a positive impact across all protected characteristics, including ethnicity and race. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Individuals from ethnic minority backgrounds may face additional challenges, such as discrimination and barriers to accessing services. Displacement can disrupt access to culturally specific support networks and services, leading to longer commutes to work, school, or places of worship. This can negatively impact health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users from all ethnic backgrounds will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city. Service users of all races who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their current address. This allows them to move into secure accommodation and mitigates the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users of all races who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to individuals from all ethnic backgrounds who are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary</p>
Ethnicity and Race Impact Mitigation:	positive impact

Protected Characteristic – Religion

Impact Religion:	Yes
Religion Groups Impacted:	["No religion", "Christian", "Buddhist", "Hindu", "Jewish", "Muslim", "Sikh"]
Religion Impact Details:	<p>The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. These proposals are designed to have a positive impact across all protected characteristics, including religion and beliefs. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Individuals with specific religious beliefs may face additional</p>

	<p>challenges, such as the need for access to places of worship and culturally appropriate services. Being placed in temporary accommodation can disrupt these essential aspects of their lives, leading to longer commutes to religious services, work, or school. This can negatively impact health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users with any religious beliefs will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city. Service users regardless of religion who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their current address. This allows them to move into secure accommodation and mitigates the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs, regardless of sex. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to individuals of all religious beliefs who are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary</p>
Religion Impact Mitigation:	positive impact

Protected Characteristic – Sexual Orientation

Impact Sexual Orientation:	Yes
Sexual Orientation Groups Impacted:	["Straight or heterosexual", "Bisexual", "Gay or lesbian", "Pansexual", "Asexual", "Queer", "All other sexual orientations"]
Sexual Orientation Impact Details:	<p>The service aims to support households in preventing homelessness through early intervention and by increasing the supply of available private rented properties. These proposals are designed to have a positive impact across all protected characteristics, including sexual orientation. Research indicates that being placed in temporary accommodation can have adverse effects on service users. Individuals from the LGBTQ+ community may face additional challenges, such as discrimination and a lack of understanding or support. Being placed in temporary accommodation may disrupt access to LGBTQ+ specific support networks and services, as with other characteristics they may face longer commutes to work, school. This can negatively impact health and wellbeing, employment stability, and educational outcomes. These proposals aim to offer service users faster and more stable solutions to their homelessness, thereby mitigating these adverse effects. Service users from the LGBTQ+ community will have the option to alleviate their homelessness by securing a private tenancy through the Accommodation Finding Team. The team will work to increase the supply of properties across the city, allowing service users, where possible, to remain near networks, schools, families, and friends, or to source accommodation in a desired area of the city. Service users regardless of sexual orientation who are not at imminent risk of homelessness will be able to consider a planned move through this scheme directly from their current address. This allows them to move into secure accommodation and mitigates the need for temporary accommodation, thereby alleviating the adverse impact associated with being placed in temporary housing. Service users that fall under this characteristic who may have faced barriers to accessing the private sector independently, due to high upfront costs or landlord attitudes and biases, will</p>

	be able to source suitable accommodation within the private sector via this scheme. The scheme vets landlords to ensure they are "good landlords" and ensures properties are of a decent standard, and service users will not incur associated upfront costs such as rent in advance and deposits, thus alleviating this financial burden. Service users will be supported by the Accommodation Finding Team to ensure the tenancy is affordable and suitable for their needs. By focusing on prevention and facilitating planned moves into private rented accommodation, the service will reduce the need to place homeless households in temporary accommodation. This proposal expands the options available to individuals of all sexual orientations who are threatened with homelessness, without eliminating the provision of temporary accommodation where necessary.
Sexual Orientation Impact Mitigation:	positive impact

Protected Characteristic – Care Experience

Impact Care Experience:	Yes
Care Experience Impact Details:	
Care Experience Impact Mitigation:	positive impact

Other

Any other risks or impacts:	
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Full Assessment Summary

Full Assessment Summary:	There are no negative impacts identified. The evidence supports the method in the proposal and sets out legitimate, relevant and proportional actions.
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Monitoring

Monitoring Details:	All the changes we are making have the capacity to increase demand, reduce demand, increase supply, reduce supply and for the overall programme we have a substantial BI monitoring report for the end to end process, this is reviewed weekly by the Housing Solutions and Support Service team and the bigger picture is reported and monitored strategically through Housing Solutions and Support Service Transformation Board and City Housing Transformation Board.
Monitoring Officer Email:	stephen.philpott@birmingham.gov.uk

