

EIA000902 Temporary Accommodation Supply Increases

About your EIA

Reference Number:	EIA000902
Subject of EIA:	Temporary Accommodation Supply Increases
Description:	<p>The saving is based on giving enhanced focus on work, which is already in progress, bringing more social housing online to counter units lost through Right to Buy. Currently over 500 units of social housing are purchased each year through right to buy, leaving less stock for people waiting on the Social Housing Register. Roughly 50% of new lets from the Housing Register are to people currently in Temporary Accommodation while awaiting a Council House, therefore reducing throughput of the register also reduces the General Fund financial pressure of providing Temporary Accommodation. The proposal will be delivered through two routes: 1. Ensuring that we have maximised the use of our existing social housing stock, through reducing the proportion of stock, which is long term void, and identifying and bringing back into use abandoned and under occupied properties. This includes increasing enforcement action where there is evidence of tenancy fraud. There are roughly 400 units of stock which require major repairs to bring them into use, and this will be prioritised within the existing work to bring these up to the Council's lettable standard. This area is targeted to bring 4 houses a week back into use throughout 2025/26. This will have a one-off impact on useable stock and indirectly (assumed 50%) impact on Temporary Accommodation provision. 2. Increasing the delivery of new social rented homes through partnership work with developers and registered providers on both large-scale regeneration schemes and smaller site development. It is recognised from existing developments underway, on average 8 social rented homes a week should be developed and available to let. It is recognised that in year 1 this will be backloaded, with final delivery greater at the end of the year due to the time it takes to seek permission to build through the planning system, in addition to on-site work. The pipeline of new social rented homes will continue to develop as partnership opportunities arise to ensure delivery continues into year 2 and increases in year 3 and 4. Furthermore, we will aim to maximise the use of our housing stock by utilising, where possible and appropriate, smaller 1- and 2-bedroom properties, that are brought back into use through these proposals, to free up larger family homes through our downsizing scheme. This scheme aims to rehouse existing tenants who are under-occupying their homes who choose to relocate to more suitably sized accommodation for their needs, this could be for example as a result of their children growing up and moving out. The initiative supports tenants throughout the entire moving process, including finding a suitable property and assisting with the costs associated with moving. By focusing on increasing the supply of affordable housing and reducing the reliance on temporary accommodation, this proposal aims to create a more stable and supportive housing environment for all individuals on our housing register. As a result, this proposal will have a positive impact on all characteristics. Having secure and stable accommodation has numerous positive impacts on individuals:</p> <ul style="list-style-type: none"> • Health and Well-being: Stable housing provides a safe environment, reducing stress and anxiety. It allows individuals to focus on their health, manage medications, and access healthcare services more effectively. • Employment Stability: With a secure place to live, people can maintain steady employment. They have a reliable address for job applications and can focus on their work without the constant worry of finding a place to stay. • Educational Outcomes: Children in stable housing are more likely to attend school regularly

	and perform better academically. A consistent living environment supports their learning and development. • Community and Support Networks: Stable housing allows individuals to build and maintain support networks within their community. This sense of belonging and connection can significantly enhance their quality of life.
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 Management, Assest Management & Housing Solutions and Support Service

Budget Savings

Related to budget savings?:	353
Budget proposal reference number:	353

Officers

Responsible Officer Email:	Paul.Langford@birmingham.gov.uk
Accountable Officer Email:	Paul.Langford@birmingham.gov.uk

Data Sources

Data sources:	["Quantitative data (please specify in the box below)","Relevant research"]
Data sources Details:	Service DataPower BI- Homeless Monitor 2023, Housing Solutions and Support Service Data Black people are over three times more likely to experience homelessness - Heriot-Watt University (hw.ac.uk). 22.7 HEALTH AND HOMELESSNESS_v08_WEB_0.PDF (local.gov.uk) Homeless_Health_Needs_Audit_Report.pdf (kxcdn.com) Disabled people are disproportionately affected by homelessness – and getting support feels ‘nearly impossible’ (theconversation.com) Barriers faced by people with disabilities in exiting homelessness (homelessnessimpact.org) LGBTQ+ and Homelessness - Statistics and Support Crisis UK Full article: Is LGBT homelessness different? Reviewing the relationship between LGBT identity and homelessness (tandfonline.com) Women are some of the biggest losers in England’s broken housing system - Shelter England How does homelessness differ for women? - The Big Issue, https://centrepoin.org.uk/research-reports/care-where-care-leavers-access-accommodation

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 positive impact on people. More social housing units will be available, reducing waiting times and providing stable housing options. Individuals from diverse backgrounds, including those with disabilities, ethnic minorities, and LGBTQ+ communities, will benefit from increased access to affordable housing.
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:	<p>This proposal aims to increase the supply of affordable housing available through our housing register, positively impacting all age groups. All individuals waiting for a property on our social housing register will be able to bid for these properties, with allocations made in line with our Allocations policy and properties are allocated following set criteria as defined in legislation and on need. All age groups will benefit from these proposals however, service data indicates that the majority of individuals on the housing register are in the 35-44 age group (32.33%), followed by the 25-34 age group (28.5%) and the 45-54 age group (17.28%). Additionally, we know that approximately half of all available properties on the Housing Register are let to households in temporary accommodation. Most of these households fall into the 30-39 (37.22%) and 40-49 (31.21%) age groups and are more likely to have dependent children. As a result, these age groups will benefit significantly from these proposals. Having secure and stable accommodation has numerous positive impacts on individuals. Children in stable and secure housing are more likely to attend school regularly and perform better academically. A consistent living environment supports their learning and development, leading to improved academic performance and future opportunities. It also allows them to build and maintain</p>

	<p>friendships and support networks within their community, fostering a sense of belonging and emotional stability, having an overall positive impact on health and wellbeing. For young or working adults, secure and stable housing reduces stress and anxiety, it provides a secure base from which they can pursue personal and professional goals. It enables them to maintain steady employment. They have a reliable address for job applications and can focus on their work without the constant worry of finding a place to stay and pursue career advancement and financial stability. It also enables them to establish and maintain social connections, which are crucial for emotional support and professional networking. Older adults and those downsizing from existing council tenancies may find that the new supply of affordable housing better suits their needs, such as ground-floor flats or bungalows for those with mobility issues. Individuals downsizing and receiving housing benefit will also benefit financially, as they will no longer be affected by the under-occupancy benefit cap. We have considered that a move for older adults may be unsettling. However, it is important to note that tenants have a choice regarding this option. The initiative supports tenants, addressing concerns, issues to enable tenants to make an informed choice. Should they choose not to downsize their existing tenancy will continue. Tenants are supported throughout the entire moving process, including finding a suitable property. This may be a property within the same locality as their existing tenancy to maintain networks and connections, or closer to family and friends. Additionally, we support tenants with the costs associated with moving. By focusing on increasing the supply of affordable housing and reducing the reliance on temporary accommodation, this proposal aims to create a more stable and supportive housing environment for individuals of all ages.</p>
Age Impact Mitigation:	<p>Postive impact. Individuals downsizing and receiving housing benefit will also benefit financially, as they will no longer be affected by the under-occupancy benefit cap. We have considered that a move for older adults may be unsettling. However, it is important to note that tenants have a choice regarding this option. The initiative supports tenants, addressing concerns, issues to enable tenants to make an informed choice. Should they choose not to downsize their existing tenancy will continue. Tenants are supported throughout the entire moving process, including finding a suitable property. This may be a property within the same locality as their existing tenancy to maintain networks and connections, or closer to family and friends. Additionally, we support tenants with the costs associated with moving.</p>

Protected Characteristic – Disability

Impact Disability:	Yes
Disability Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals with disabilities. All individuals on the housing register, including those with disabilities, will be able to bid for these properties and therefore will benefit from these proposals. All allocations will be made in line with our allocations policy and properties are allocated following set criteria as defined in legislation and on need. Where properties have exisiting adaptations, we will ulitise these to support those in need, with consideration to our allocations policy. Where adapatations are required and structurally possible, we will collaborate with Occupational Health and the service user to implement these. Having secure and stable accommodation has numerous positive impacts on individuals with disabilities. Stable and secure housing provides a safe and secure environment, allowing individuals with disabilities to better manage their health conditions. This includes easier access to healthcare services, regular medical appointments, and the ability to store and manage medications properly. It also reduces stress and anxiety for individuals with disabilities, which can significantly improve their overall mental health. Where seeking employment, individuals with disabilities will have a reliable address for job applications and can focus on their work without the constant worry of housing instability. This stability supports their career development and financial independence. It allows individuals with disabilities to build and maintain support networks within their community and better access essential services, such as transportation, social services, and recreational activities. This sense of belonging and connection is vital for their emotional and social well-being and enhancing their quality of life. Overall, stable housing provides a foundation for individuals with disabilities to lead healthier, more independent, and fulfilling lives and supporting their overall well-being.</p>

Disability Impact Mitigation:	Positive impact. Where properties have existing adaptations, we will utilise these to support those in need, with consideration to our allocations policy. Where adaptations are required and structurally possible, we will collaborate with Occupational Health and the service user to implement these.
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Protected Characteristic – Sex

Impact Sex:	Yes
Sex Groups Impacted:	["Male", "Female", "Non-binary"]
Sex Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals of all sexes. All individuals on the housing register, of all sexes, will be able to bid for these properties. All allocations will be made in line with our allocations policy and properties are allocated following set criteria as defined in legislation and on need. However, we know that half of all available properties are let to households in temporary accommodation. Our demographic data indicates that there are 65.48% females and 34.52% males waiting to be rehoused on our housing register and therefore females will benefit significantly from these proposals. This is also mirrored in our temporary accommodation where 63.79% are female compared to 36.14% male. Stable housing provides a safe environment for all sexes; however, it is particularly important for women who may be escaping domestic violence. It allows them to focus on their health, access healthcare services, and manage any medical conditions more effectively. It will allow all sexes to maintain steady employment, enabling them to focus on work without the worry of housing instability and thus supporting their career development and financial independence. Access to affordable housing can also enhance economic stability by reducing the financial burden of housing costs, allowing individuals to allocate resources to other essential needs and can significantly improve mental and physical health outcomes for all sexes. For single women with children stable housing ensures that their children can attend school regularly and perform better academically. A consistent living environment supports their children's learning and development having a positive impact on health and wellbeing. Additionally for single women who are employed it enables them to create and maintain stable support networks to assist with childcare responsibilities and access childcare providers close to work or home. Overall, stable housing provides a foundation for both men and women to lead healthier, more independent, and fulfilling lives and supports their overall well-being.</p>
Sex Impact Mitigation:	positive impact

Protected Characteristic – Gender Reassignment

Impact Gender Reassignment:	Yes
Gender Reassignment Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals undergoing gender reassignment. Increasing the supply of affordable housing will provide more opportunities for individuals undergoing gender reassignment to secure stable and safe housing enabling individuals undergoing gender reassignment to better manage their health. This includes easier access to healthcare services, regular medical appointments, and the ability to store and manage medications properly, such as hormone replacement therapy (HRT) medications. Additionally, knowing they have a secure place to live reduces stress and anxiety for individuals undergoing gender reassignment, which can significantly improve their overall mental health and well-being. It will also enable individuals undergoing gender reassignment to build and maintain support networks within their community. Being part of a stable community means better access to essential support services, such as LGBTQ+ support groups, counselling, and social services, which can provide crucial assistance during their</p>

	transition. This sense of belonging and connection is vital for their emotional and social well-being. Overall it will allow individuals to focus on their transition and overall wellbeing without the added burden of housing insecurity.
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>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on all marriage and civil partnerships. All individuals on the housing register will be able to bid for these properties. All allocations will be made in line with our allocations policy and properties are allocated following set criteria as defined in legislation and on need. However, we know that approximately half of all available properties are let to households in temporary accommodation. The housing register is open to all based on housing need regardless of marriage and civil partnership status. This proposal will however positively impact this characteristic.</p> <p>Stable, secure and affordable housing reduces financial stress, which is often a common source of tension in marriage and civil partnerships. Couples are less likely to argue about money when they have a secure place to live and can manage their housing costs more effectively. It can provide a sense of security and stability, which can strengthen the bond between partners. It allows this characteristic to focus on building their relationship, creating a supportive environment where they can plan for the future, including starting a family. It provides a foundation for long-term relationship goals and stability and enables this characteristic to build and maintain support networks within their community. These connections can provide emotional and practical support, which is beneficial for marital and civil partnership stability. Overall, stable housing provides a foundation for financial stability, relationship quality, family planning, and community support, all of which contribute to a stronger and more stable marriage or civil partnership.</p>
Marriage and Civil Partnership Impact Mitigation:	Positive impact

Protected Characteristic – Pregnancy and Maternity

Impact Pregnancy and Maternity:	Yes
Pregnancy and Maternity Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on pregnant women and new mothers. All individuals on the housing register will be able to bid for these properties, and allocations will be made in line with our allocations policy as defined in legislation and based on need. However, we know that approximately half of all available properties are let to</p>

	households in temporary accommodation. Whilst we have limited data on pregnancy, our demographic data indicates that 65.48% of those waiting to be rehoused on our housing register are female, and this is mirrored in our temporary accommodation, where 63.79% are female. Therefore, females, particularly pregnant women and new mothers, will benefit significantly from these proposals. This proposal will have a positive impact as securing affordable and stable housing will allow pregnant individuals to access regular prenatal care, which is crucial for monitoring the health of both the mother and the baby. This includes regular check-ups, proper nutrition, and necessary medications. Additionally have a secure and affordable place to live reduces stress and anxiety for pregnant individuals, supporting the health of mother and baby and leading better birth outcomes, all of which can significantly improve their overall mental health and well-being. It will allow pregnant individuals to build and maintain support networks within their community. This includes access to social services, prenatal classes, and support groups, which can provide crucial assistance during pregnancy. Furthermore, stable housing secure environment supports postpartum recovery, allowing new mothers to focus on their health and the health of their newborns. It also supports breastfeeding and bonding with the baby and positively impacts the long-term development of the child by providing a consistent and nurturing environment from birth.
Pregnancy and Maternity Impact Mitigation:	positive impact

Protected Characteristic – Ethnicity and Race

Impact Ethnicity and Race:	Yes
Ethnicity and Race Groups Impacted:	White British Other White Bangladeshi Chinese Indian Pakistani Other Asian African Caribbean Black British Other Black Arab Latin American Irish Gypsy or Irish Traveller Roma Central and Eastern Europe Western and Southern Europe
Ethnicity and Race Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals from regardless of ethnicity and race. All individuals on the housing register will be able to bid for these properties. All allocations will be made in line with our allocations policy and properties are allocated following set criteria as defined in legislation and based on need. However, we know that approximately half of all available properties are let to households in temporary accommodation. Our demographic data indicates that 23.07% of applicants waiting to be rehoused on our housing register are White British, 14.68% Black or Black British African, 14.64% Asian or Asian British: Pakistani, comparatively in our temporary accommodation, 21.72% of households are Black or Black British African, 14.02% are Asian or Asian British: Pakistani, 12.15% White British. Therefore, individuals from these backgrounds will benefit significantly from these proposals. The difference in the ranking of ethnicity and race across the two sets of data can be contributed to a higher proportionate of White British applicants being single people who would be supported to find alternative accommodation via other routes rather than being placed in temporary accommodation. This proposal will have a positive impact as it will provide stable, secure and affordable housing which will improve the health and wellbeing of all races. It will allow them to better manage their health conditions, access healthcare services, and maintain regular medical appointments. Additionally it will have a positive impact on employment stability, individuals from racial and ethnic minorities will have a reliable address for job applications and can focus on their work without the constant worry of housing instability. This stability supports their career development and financial independence. It will allow individuals from racial and ethnic minorities to build and maintain support networks within their community. These connections provide emotional and practical support, which is essential for their overall well-being.</p>
Ethnicity and Race Impact Mitigation:	

Protected Characteristic – Religion

Impact Religion:	yes
Religion Groups Impacted:	No religion Christian Buddhist Hindu Jewish Muslim Sikh
Religion Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals from any religious background. All individuals on the housing register will be able to bid for these properties. All allocations will be made in line with our allocations policy and properties are allocated following set criteria as defined in legislation and based on need. However, we know that approximately half of all available properties are let to households in temporary accommodation. This proposal will have a positive impact on all religions, as affordable, secure and stable housing provides a secure environment where individuals can practice their religion and allows for regular participation in religious activities, making it easier to attend services, participate in community events, and receive spiritual support which can enhance mental and emotional well-being. Furthermore, it allows individuals to build and maintain connections within their religious communities. These connections provide emotional and practical support, fostering a sense of belonging and community. Overall, stable housing provides a foundation for individuals to practice their religion freely and consistently, enhancing their spiritual well-being and strengthening their religious communities.</p>
Religion Impact Mitigation:	positive impact

Protected Characteristic – Sexual Orientation

Impact Sexual Orientation:	yes
Sexual Orientation Groups Impacted:	Straight or heterosexual Gay or lesbian Bisexual Pansexual Asexual Queer All other sexual orientations
Sexual Orientation Impact Details:	<p>This proposal aims to increase the supply of affordable housing available through our housing register and will have a positive impact on individuals of all sexual orientations. All individuals on the housing register will be able to bid for these properties, and allocations will be made in line with our allocations policy and based on need. However, we know that approximately half of all available properties are let to households in temporary accommodation. Our demographic data indicates that 90.07% of applicants waiting to be rehoused on our housing register identify as heterosexual or straight, comparatively in our temporary accommodation, 39.27% of household have declared they identify as heterosexual or straight, however 51.86% have not disclosed this information. Therefore, individual who identify heterosexual or straight will benefit significantly from these proposals. All sexual orientations will benefit from this proposal and feel the general positive impacted associated with securing affordable, secure and safe housing. In that it will positively impact health and wellbeing, employment stability and educational outcomes. LGBTQ+ individuals will also benefit positively from having a secure home environment because of this proposal. With stable housing, LGBTQ+ individuals can more easily access healthcare services, including mental health support and specialised care for LGBTQ+ health needs allowing them to focus on their mental health and well-being. Additionally, it will allow LGBTQ+ individuals to build and maintain support networks within their community and better access to LGBTQ+ support groups, social services, and community centres. These connections provide emotional and practical support, fostering a sense of belonging and acceptance.</p>

Sexual Orientation Impact Mitigation:	Positive impact.
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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:	No adverse impact as been identified.
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Monitoring

Monitoring Details:	We will monitor impact and progress against deliverables through BI monitoring reports this will be reviewed through weekly service boards and strategically at our City Housing Transformation Boards which occur bi-monthly.
Monitoring Officer Email:	Paul.Langford@birmingham.gov.uk

