

EIA000917 Temporary Accommodation- Unit Cost Negotiation

About your EIA

Reference Number:	EIA000917
Subject of EIA:	Temporary Accommodation- Unit Cost Negotiation
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 overall temporary accommodation usage increase 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 and 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%. Nationally, in 2021/22, around 290,000 eligible households sought help from local authorities due to homelessness, with a 10% increase in those at risk within 56 days, although actual homelessness cases fell by 4%. Despite this, 85% of local authorities reported increased service demand, particularly from those evicted from the private rented sector, with 93% expecting further increases. Temporary accommodation placements have more than doubled since 2010/11, exceeding 100,000 households by the end of 2022, with Bed and Breakfast placements rising sharply, especially during the pandemic. Prevention efforts are hampered by cuts to public services, reduced affordable rental supply, household budget pressures, and significant reductions in Discretionary Housing Payments. Baseline forecasts show core homelessness rising significantly in the immediate future, with overall core homelessness in 2024 one fifth higher than 2020 levels. Current drivers of these increases relate primarily to inflation squeezing real incomes and increasing poverty and destitution, alongside rising private rents and evictions, and declining social rented lettings (The Homeless Monitor: England 2023). To mitigate the increasing costs of B&B accommodations, the service is utilising Regulation 10 legislation. This allows us to negotiate with B&B providers to lease their entire premises for our exclusive use. Depending on the hotel, this should mean that facilities will be better suited to temporary accommodation needs, including catering, cleaning, and management requirements. The service will also be better positioned to set expectations around responsiveness to repairs. We will implement and undertake a quarterly inspection program for all Regulation 10 accommodations to monitor and maintain standards. Additionally, we will provide appropriate training, such as safeguarding training, for hotel staff to further support residents. This approach will also enable the service to hold 2-3 support surgeries on a weekly basis and have staff on-site to assist residents at the hotel. We have considered the potential for landlord bias, but the service determines the allocation of temporary accommodation, not the accommodation provider. Therefore, there is no impact in this regard. We have also considered the impact on citizens of Birmingham as a result of this proposal. Since the accommodation will be used to house families, we do not anticipate any negative impact on citizens. Ultimately, regulation 10 allows the Local Authority to negotiate with providers of Emergency Accommodation without entering formal procurement arrangements. Through these negotiations, the cost of</p>

	unit B&B as a form of Temporary Accommodation can be managed down. This will ensure better value for money, reduce B&B costs, and leverage economies of scale as a negotiation tool.
In support of:	["Amended policy"]
Reviewing Frequency:	Not required
First review date:	12/12/2024

Directorate, Division & Service Area

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

Budget Savings

Related to budget savings?:	176 & 268
Budget proposal reference number:	176 & 268

Officers

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

Data Sources

Data sources:	["Relevant reports/strategies", "Relevant research"]
Data sources Details:	

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 adverse impact on people. We have identified no significant concerns or the identified negative concerns have already been addressed. This proposal will have a positive impact on all characteristics. It will provide the service with a means of ensuring a more cost effective supply of temporary accommodation and should assist the service in maintaining a consistent supply of temporary accommodation to meet demand. It is also hoped that by block booking accommodation for longer periods of time or by leasing the entire accommodation we will be able to improve quality of accommodation and reduce the need to secure temporary accommodation outside of Birmingham. As a result these proposals will have a positive impact on service users.
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:	This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. Where possible, all adults may benefit from being placed in temporary accommodation close to support networks. For young people and their parents it may result in shorter commutes, to school and facilitate better attendance, which will support their learning and development and reduce associated travel costs. For adults, who are employed this may result in shorter commutes to work leading to employment and financial stability and again a reduction in travel costs. For older adults, it may mean being closer to family and medical services. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.
Age Impact Mitigation:	Postive impact

Protected Characteristic – Disability

Impact Disability:	Yes
Disability Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. The service will also aspire to increase its availability of accessible temporary accommodation units through this procurement where possible. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. The procured provision may have rooms with wider doorways, ramps and accessible bathroom, which will be utilised to meet needs. It may make it easier for residents to access existing healthcare services and attend regular medical appointments, reduce travel times and costs, positively impacting their health and well-being. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</p>
Disability Impact Mitigation:	positive impact

Protected Characteristic – Sex

Impact Sex:	Yes
Sex Groups Impacted:	["Male", "Female", "Non-binary"]
Sex Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. For women who are fleeing domestic violence, this proposal may increase the options for placement in temporary accommodation that provides a safe environment, away from the vicinity of the perpetrator. For all working individuals, regardless of gender, it may result in shorter commutes to work or school, thereby enabling better attendance and promoting educational and employment stability and reducing travel costs. For single parents with children this may enable them to better manage work and childcare responsibilities. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</p>
Sex Impact Mitigation:	positive impact

Protected Characteristic – Gender Reassignment

Impact Gender Reassignment:	Yes
Gender Reassignment Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. It may make it easier for residents undergoing gender reassignment to access healthcare services, and attend regular medical appointments, and the ability to store and manage medications properly, such as hormone replacement therapy (HRT) medications, reducing stress and anxiety for individuals undergoing gender reassignment, which can significantly improve their overall mental health and well-being. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</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:	<p>["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"]</p>
Marriage and Civil Partnership Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. For those in married or civil relationships, better provision may reduce conflict in the relationship and have a positive impact on family life. Where employed or in education it may reduce travel times, and costs and positively impact educational outcomes and employment stability. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristic.</p>
Marriage and Civil Partnership Impact Mitigation:	postive impact

Protected Characteristic – Pregnancy and Maternity

Impact Pregnancy and Maternity:	Yes
Pregnancy and Maternity Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. It will support pregnant individuals in accessing regular prenatal care, which is crucial for monitoring the health of both the mother and the baby. This includes increasing their ability to attend regular check-ups, reducing travel times and costs, proper nutrition, and necessary medications. This in turn, may reduce stress and anxiety for pregnant individual, 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. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</p>
Pregnancy and Maternity Impact Mitigation:	n/a

Protected Characteristic – Ethnicity and Race

Impact Ethnicity and Race:	Yes
Ethnicity and Race Groups Impacted:	
Ethnicity and Race Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. It may allow them to better manage their health conditions, access healthcare services, and maintain regular medical appointments. Where employed or in education, it may reduce travel time and associated travel costs. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</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>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. It may allow them to better manage their health conditions, access healthcare services, and maintain regular medical appointments. Where employed or in education, it may reduce travel time and associated travel costs. It may allow them to continue 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. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics.</p>
Religion Impact Mitigation:	positive impact

Protected Characteristic – Sexual Orientation

Impact Sexual Orientation:	Yes
Sexual Orientation Groups Impacted:	["Straight or heterosexual", "Gay or lesbian", "Pansexual", "Bisexual", "Asexual", "Queer", "All other sexual orientations"]
Sexual Orientation Impact Details:	<p>This proposal will have a positive impact on service users. It aims to secure a steady and stable supply of temporary accommodation within the city boundaries. The proposal will allow us to better manage provisions related to catering, cleaning, maintenance, and repairs. This will ensure that our temporary accommodation is of a higher standard and better able to meet the needs of residents placed in such housing. It may allow them to better manage their health conditions, access healthcare services, and maintain regular medical appointments and support networks. Where employed or in education, it may reduce travel time and associated travel costs. Additionally, the proposal will enable the service to hold 2-3 support surgeries on a weekly basis and have temporary accommodation staff on-site to support residents during their stay. This will facilitate a faster response to any problems or issues faced by residents. It will also allow the service to support residents in considering appropriate options for securing permanent housing and alleviating their homelessness. Better standards of accommodation and focused support to help residents to alleviate their homelessness will have a positive impact on health and wellbeing, and employment stability and educational outcomes for all characteristics..</p>
Sexual Orientation	Postive impact

Impact Mitigation:	
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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:	n/a
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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:	The service will monitor impact through our substantial BI service reporting, 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

