Communities Scrutiny Commission

November 2018

Report of: Director of Homes & Landlord Services,

Title: Housing Crisis – Bristol housing market and trends

Ward: Citywide

Officer Presenting Report: Sarah Spicer

Contact Telephone Number: 0117 3525376

Recommendation: Update only for information only.

The significant issues in the report are:

Outline key information about housing issues in Bristol (including stock levels, affordability and homeless trends) and the approach to tackling the housing crisis.

The Wider Housing Market in Bristol

Bristol – Housing Stock

Numbers of Housing Stock

Valuation Office Agency figures (updated in March each year) list 200,284 residential properties for Bristol in March 2018

Types of Tenure

Even though increasingly out of date, the 2011 Census provided the most complete picture of housing tenures within Bristol, indicating 21% is social rented (15% owned by the city council, 6% by housing associations), 55% is owner occupied and 24% privately rented. A comparison with Core Cities based on the 2011 Census data indicates that rates of owner occupation vary between a low of around 38% (Manchester) up to approximately 59% (Cardiff).

The private rented sector has increased significantly since 2001. More recent analysis from the Building Research Establishment provisionally indicates that Bristol's tenure split has changed to 18% social rented, 53% owner occupied and 29% private rented.

Bristol House Prices

The UK House Price Index, compiled from Land Registry data, indicates that as of August 2018 the average house price in the UK was £232,797. For the same period, the average house price in Bristol was £282,624, some 21.4% higher than the UK average. Comparing house prices in Bristol to those in other Core Cities in the decade between August 2008 and August 2018 indicates that not only does Bristol have the highest average house price of all the Core Cities, it has also seen the highest percentage increase – over 56%, compared to a UK average increase of just over 32%.

Table 1: Average House Prices in Core Cities in decade between August 2008 and August 2018

City	August 2008	August 2018	Percentage Increase
Birmingham	£138,895	£183, 362	32%
Bristol	**£180,602**	**£282, 624**	**56.5%**
Cardiff	£160,407	£210, 975	31.5%
Glasgow	£124,028	£136, 353	9.9%
Leeds	£151,027	£183, 651	21.6%
Liverpool	£122,696	£131,811	7.4%
Manchester	£131,761	£177, 594	37.8%
Newcastle upon Tyne	£154,575	£165, 359	7%
Nottingham	£110,497	£141,294	27.9%
Sheffield	£137,842	£162, 363	17.8%
UK Average	**£176,092**	**£232,797**	**32.2%**

Source: UK House Price Index

Housing Affordability

Access to affordable housing is a problem for many people across the UK. Affordability can be measured by looking at the relationship between the price of the cheapest homes and the lowest level earnings in a particular area. According to data from the Office for National Statistics (ONS)[1], the ratio between lower quartile house prices to lower quartile earnings in Bristol in 1999 was 3.69. The latest data available (2017) indicates a ratio of 9.53 (ie. the cost of the cheapest Bristol home is over nine times the annual earnings of the poorest households). A slightly lower ratio applies when comparing median earnings to median house prices for Bristol in 2017 (8.99).

Private Sector Rents

Average Rent

The private rented sector represents a growing proportion of the housing market nationally and locally and the only housing option for many households priced out of owner occupation but ineligible for affordable/social housing. Valuation Office Agency data for April 2017 to March 2018 (the most recent figures available) indicate that the overall average (mean) rent for the city of Bristol (across all rented property categories - from single room rental to 4+ bedroom properties) is around £1,085 a month. For the same period, the average (mean) rent for England (across all categories) was £829 a month.

Average Private Rent in different parts of the city

Council's Private Housing Team has provided some indication how Bristol private sector rents vary across the city. Below is an indication of the average rent for one to four bedroom properties in areas of Bristol where discretionary licensing schemes have been introduced for Houses in Multiple Occupation. The evidence suggests that the impact of HMO licensing has not pushed property prices up in the areas where the Council have introduced discretionary schemes (Eastville/St George West BS5 and BS16 post code areas), as the average market rent in these areas remains below the Bristol average. The average rents in areas such as Clifton and Redland areas were already above the Bristol average.

Table 2: Average rents in different parts of the City

	BS5 (Eastville / St George)	BS16 (Fishponds/ Stapleton)	BS8 (Clifton)	BS6 (Redland)
1 Bedroom	656	703	1009	871
2 bedrooms	846	870	1268	1200
3 bedrooms	1066	1213	2051	1225
4 bedrooms	1042	1550	2563	2002

Source: BCC, Private Housing Team

Private Rents – Change over time

Between 2013/14 (the earliest date for which such data exists) and 2017/18 Bristol private sector rents increased more than the England average for properties of all sizes. So, for example, between 2013/14 and 2017/18 rents for one bedroom homes increased nationally by 10.5%, while in Bristol they increased by 24.3%. Over the same period rents for four bedroom homes increased 9.6% nationally, and by 28.9% in Bristol.

[1] Office for National Statistics (ONS), House price to workplace-based earnings ratio

Private Sector Rents – Comparison with Core Cities

Home.co.uk is another source of private rented sector data. Below is a comparison of private rented sector rents across the Core Cities for one to five bedroom properties.

Table 3: Average rental costs across Core Cities

	Birmingham	Bristol	Cardiff	Glasgow	Leeds	Liverpool	Manchester	Newcastle	Nottingham	Sheffield
1 Bedroom	638	799	601	560	574	494	713	526	613	525
2 bedrooms	856	1038	846	747	745	599	892	648	764	705
3 bedrooms	862	1210	974	990	865	700	1038	797	862	733
4 bedrooms	1170	1611	1233	1506	1156	966	1315	1162	1335	836
5 bedrooms	1333	2875	1528	1851	1509	1590	1612	1519	1657	1086

Source: Home.co.uk accessed 18/10/18

Local Housing Allowance (LHA)

In 2014 measures were introduced to ensure that any increase in Local Housing Allowance (LHA) - which determines the amount of housing benefit an individual can receive if they rent from a private landlord - would be capped at actual rent inflation, or 1%, whichever is the lower figure. Despite LHA rates rising by 3% for one and three bedroom properties in April 2017, there remains a growing disparity between housing benefit rates and actual market rents across the city.

Table 4: Bristol Local Housing Allowance (LHA) and Average Bristol Private Sector Rent

Property Type	LHA Monthly Rates (2018)	Average Monthly Private Sector Rent 2017/18[2]
Shared room (single under 35)[3]	£300.69	£430
1 bedroom	£557.14	£644 – Studio Property £797 – 1 bedroom Property
2 bedroom	£676.22	£1,036
3 bedroom	£807.91	£1,253
4 bedroom	£1,081.60	£2,224

Affordable Housing Need

In the West of England two Housing Market Areas have been identified, a Wider Bristol Housing Market Area and a Bath Housing Market Area. The JSP is a statutory Development Plan Document that will provide the strategic overarching development framework for the West of England to 2036. The JSP plans to meet the needs arising from both the Bristol and the Bath housing market areas to 2036.

[2] Source: *Valuation Office Agency: private rental market statistics*

[3] The shared room rate applies to most single people aged under 35, even if that person lives in self-contained accommodation.

The Strategic Housing Market Assessments (SHMAs) for the Wider Bristol and Bath Housing Market Areas (2015 and updates in 2016 and 2018) carried out by Opinion Research Services (ORS) demonstrate that there is a need for 30,065 Affordable Homes in the West of England in the period 2016-2036. The table below illustrates how this figure is broken down in each of the four West of England local authority areas:

Table 5: Breakdown of Affordable Housing Need by West of England Unitary Authority

Local Authority	Affordable Housing Need
Bath and North East Somerset	3,212
Bristol	16,228
North Somerset	4,639
South Gloucestershire	5,987
Total	**30,065**

Homelessness and Rough Sleeping

Homeless Presentations and Acceptances – 2014-18

The number of Part 7 homelessness acceptances in Bristol in 2017-18 was 721. In 2012-13 the number was 324. This is a 122% increase over a five year period (though lower than the 1006 acceptances in 2015-16). The increase in Part 7 housing acceptances in Bristol reflects the increase in demand for homelessness prevention services citywide throughout this period. The list below provides a breakdown by reason for the acceptance in categories required by and reported to the MHCLG each quarter.

Table 6: Reason for homeless acceptance

E2: Part 7 acceptances	12-13	13-14	14-15	15-16	16-17	17-18
P7 due to emergency	0	1	1	3	3	2
With dependent children	156	255	586	677	676	519
pregnant women, no children	9	19	66	93	81	41
16 or 17 years	54	35	18	10	5	1
Formerly in care	5	8	12	8	5	7
vulnerable 'old age'	6	6	7	14	7	10
vulnerable physical disability	35	63	67	87	91	65
Mental illness or disability	0	53	49	75	79	55
other reason drug dependency	37	14	1	1	0	0
other reason alcohol dependency	0	2	0	1	0	0
other reason former asylum seeker	0	2	0	0	0	0
other	2	0	7	3	1	3
vulnerable having been in care	1	1	2	1	0	0
vulnerable having been in HM forces	0	1	0	0	0	0
vulnerable having been in custody	0	0	0	0	0	0
vulnerable having fled home due to violence	5	1	33	32	31	18
vulnerable having having fled home due to domestic violence (2)	14	30	50	30	30	15
Totals	324	491	872	1006	979	721

The three main reasons for citizens presenting as homeless to the homeless prevention team over a five year period from 2012-17 are:

- Loss of rented or tied accommodation (Assured Shorthold private rented sector tenancy) - 1583
- Parents or other relatives not willing or able to accommodate - 1413
- Violent breakdown of relationship including partner- 317

Benchmarking homeless data (Oct –Dec 2017)

In the core city group and consistent with previous quarters Manchester and Birmingham and now report higher numbers of **Part 7 acceptances** and **households in Temporary Accommodation** than Bristol (per '000 households though other core cities record much lower Part 7 numbers

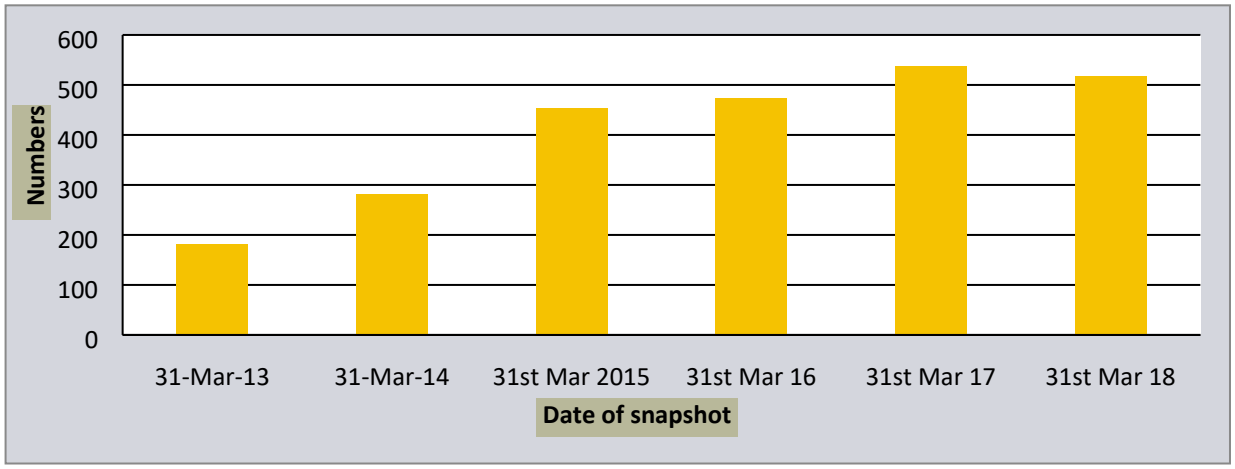
Bristol now reports fewer **Part 7 acceptances** (per '000 households) per quarter than most reported London Boroughs (having previously reported more) and fewer numbers of **Households in Temporary Accommodation.** LB Islington and Camden show the greatest correlation with Bristol.

When we cluster non London LA's that reported similar levels of rough sleeping (per '000 households) at the 2017 national rough sleeper count Brighton continues to record the highest level of **Households in Temporary Accommodation** followed by Bristol, Exeter and Oxford .

Sub regionally **part 7 homelessness acceptances** and **numbers in temporary accommodation** are far higher in Bristol than in the rest of the extended sub region and this considerable weighting might be referenced in any future sub regional strategies.

Numbers in Temporary Accommodation 2012-18

Table 7: Snapshot of total numbers placed in TA at the end of Q4 (2012-2017)



On the 31st March 2018 there were 517 households living in temporary accommodation[4]. in Bristol. On the 31st March 2012 there were 160, this is a 223% increase in use of TA over a 5 year period.

In recent years like other peer local housing authorities Bristol has become heavily dependent on the use of interim Temporary Accommodation to place people pending determination on a statutory duty to accommodate.

[4] **Temporary accommodation** is **defined** by the **Housing** Act as **interim**. The reason it is **interim** is because the application for homelessness is being investigated. Most **accommodation** offered in an emergency in Bristol is commissioned supported hostel **accommodation** or spot purchased private sector/bed & breakfast accommodation and can be anywhere in Bristol or even outside the city boundaries

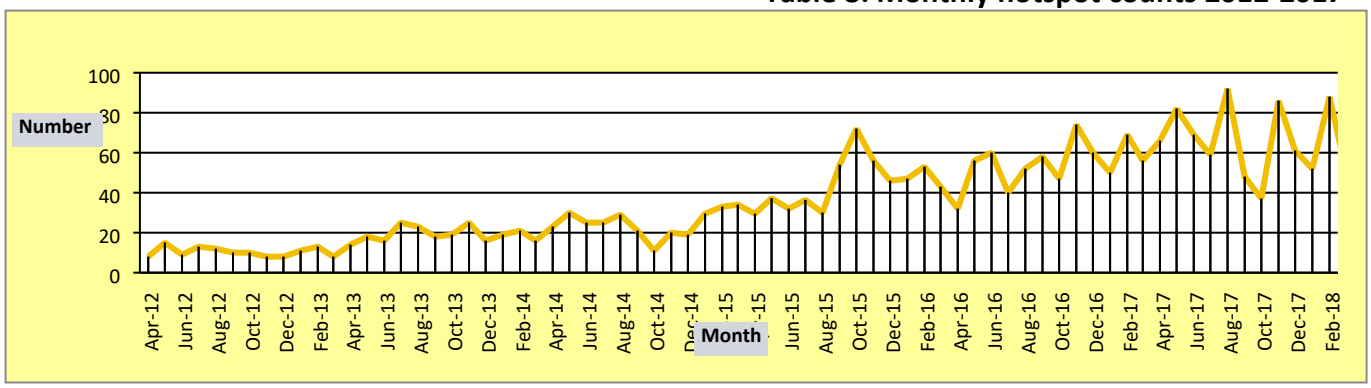
In terms of BCC's spend on Temporary Accommodation we are forecasting a gross spend of more than £6million in 2018-19, of which we don't expect more than a 75% recovery rate (via HB), partly due to the increase in homeless families who are waged and not entitled to full HB. This leaves a net spend of £1.5m when housing benefit subsidy is taken into account.

Number of rough sleepers

The numbers of people sleeping rough is monitored very closely in Bristol. There are monthly hotspot counts where Outreach workers engage and report monthly on the numbers of those sleeping in any one given night. The MHCLG also requires the city to report to the annual National rough sleeper count which takes place each November and is a more comprehensive citywide count. At the National Count in 2017 86 people we reported sleeping rough. The trend from 2012 shows an increase from 8 in 2012 to currently up to 100

More recent hotspot returns in Bristol suggest a continuing increase in the number of people sleeping rough and monthly hotspots are now engaging with more than 120 people sleeping rough.

Table 8: Monthly hotspot counts 2012-2017



Bristol reported the sixth highest **overall number** of rough sleepers to the National Rough Sleeper count in November 2017. This is the same position as in 2016. Bristol and Manchester report very similar numbers of people sleeping rough, below is a list of the 2010 to 2017 returns for the top six in 2017. Our nearest sub regional category in this grouping is B&NES (36th).

Table 9: Rough sleeping count

	2010	2011	2012	2013	2014	2015	2016	2017
Westminster	128	106	131	140	265	265	260	217
Brighton and Hove	14	37	43	50	41	78	144	178
Camden	11	7	5	4	5	15	17	127
Manchester	7	15	27	24	43	70	78	94
Luton	3	3	25	22	33	53	76	87
Bristol, City of	8	8	9	41	41	97	74	86

The 2017 figures also breakdown the figures by gender, age and nationality grouping. Of these Bristol whilst sixth overall reports the 3rd highest number of women rough sleepers. And the 4th highest number of Non EU national rough sleepers.

Social Housing

Social Housing Demand

Rough sleepers and households in temporary accommodation represent an element of housing need, not taking into account hidden homelessness (sofa surfing etc) and households in appropriate, or insecure accommodation.

The table below shows waiting list figures have reduce, but this reflects a change in eligibility criteria and policy. It also shows a reduction in the number council homes allocated per year.

Table 10: housing demand

Year\list	Full waiting list on 1st April	Waiting list requiring 1-bed	Waiting list requiring 2-bed	Waiting list requiring 3 - bed	Waiting list requiring >3 bed
2017-18	11,693	6,112	3,431	1,742	408
2016-17	8,871	4,320	2,798	1,429	324
2015-16	9,238	4,554	3,128	1,649	453
2014-15	7,197	3,726	2,044	719	657
2013-14	14,513	7,940	3,851	1,497	818
2012-13	14,360	8,221	3,882	1,447	395
2011-12	14,585	7,507	3,561	1,228	128

Table 11: City wide social housing allocations by band 2011-2018

		2008 - 09	2009 - 10	2010 - 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18
BCC	**Band 1**	129	71	91	111	89	101	93	182	204	176
	Band 2	527	403	380	414	457	529	361	752	967	800
	Band 3	565	491	567	649	569	635	702	217	189	220
	Band 4	635	895	758	598	445	389	166	195	85	105
	Band 5	159	337	213	171	139	139	88	2		
	Total	**2015**	**2197**	**2009**	**1943**	**1699**	**1793**	**1410**	**1348**	**1445**	**1301**
Housing Associations	**Band 1**				33	28	32	37	49	53	45
	Band 2				151	215	184	252	355	354	287
	Band 3				256	151	167	156	83	73	103
	Band 4				157	147	127	121	110	126	79
	Band 5				106	121	102	92	5		
	Total	**1023**	**806**	**943**	**703**	**662**	**612**	**658**	**602**	**606**	**514**

This chart outlines the citywide social housing allocations by band and separates social housing provider into BCC stock and Housing Association Stock. This data includes allocations to supported housing. It's worth noting that data for housing associations was recorded from 2011-12. It again reflects the overall change in the number of lettings over the 10 year period. There were significant increases in allocations from Band 1 and Band 2 and a subsequent drop in allocations from the lower bands (3 to 5).

Location of hostels and temporary accommodation

Geographical location of TA

There is a wide range of provision that could be termed as temporary accommodation from night shelters to individual homes let to households on assured shorthold tenancies. Information about these properties is not held in one place, the following indicates the range and location of accommodation used.

Non-commissioned hostels

License traditional hostels (non-commissioned) where non statutory homeless persons (usually singles) are provided with food as part of their weekly rent – list requested. Map to be provided

Commissioned homeless hostels

Nearly 400 unit of supported accommodation are commissioned for homelessness pathways with units provided across the City. These range in size with the largest being 56 units on Jamaica Street.

The following are hostels set up, but with management and support commissioned out, in HRA owned buildings:
Trinity House, Montpelier
Windermere, Southmead
Newland Road, Bishopsworth
St Annes House (winter shelter)

Housing Revenue Account (HRA) – acquired properties

53 HRA 'acquired' homes are currently being used for either TA or commissioned services. A further 43 'acquired' HRA properties are on long term lease agreements on to Registered Providers, granted in late 1990's/2000's. These were to be used for supported housing.

BCC/HRA –properties

There are a small number of BCC buildings be used as emergency accommodation for rough sleepers, these are being managed by St Mungo's.

Delaware House, Stockwood
Tenants centre, Hartcliffe
Sea Mills Children centre
Romney House (will shortly cease using it for this purpose)

Spot and block purchase

The type and cost of property used as Temporary Accommodation has changed in Bristol during the past six years. Whilst in 2012 the use of non-procured private rented sector and traditional bed & breakfast/hotel accommodation was acceptable and commonplace. By 2018 the use of traditional B&B accommodation has more or less ceased and the council has established an Emergency Accommodation Procurement Framework (in partnership with South Gloucestershire Council) to procure Temporary Accommodation. This Framework is a live Framework and housing providers submit bids through a city council procurement portal. Those providers who meet the required standard at evaluation are awarded a place on the Framework and are paid a spot purchase/nightly rate for the use of accommodation they offer to the Framework. More recently Housing Options has innovated to procure bids for TA from the RSL/Housing Association partners in the city to provide lower cost pre-paid block purchase temporary accommodation to the Framework. Further developments on the use of TA in 2019 are planned with the commissioning of family supported accommodation to add to the TA portfolio.

The so called spot and block purchased accommodation units are geographically dispersed with concentrations in the inner-city northern and eastern wards of the city and some to the south of the city centre. There are some units located on and beyond the South Gloucestershire line and a few in North Somerset towards the airport.

Real lettings

Real Lettings is a social lettings agency and is part of the homelessness charity, St Mungo's.

The homes allocated are not actually temporary accommodation or hostel provision. Real Lettings works with the local authority to provide tenancies for vulnerably housed people. These are for an initial period of 12 months on an assured shorthold tenancy, which could then continue on a rolling monthly contract. During this time low level support is provided.

The Real lettings, co-ordinated by St Mungos Bristol, focusses on buying 'street properties' to use as move an accommodation short periods of time (18 months) before the properties are re-sold. Properties have been purchased over a number of locations in Bristol, and on the authority fringes in areas such Yate and Warmley. So far 95 units have been purchase, predominantly 2 & 1 bedroomed and a few 3-beds.

Please see Appedix 1 for a map of 'real lettings' homes locations.

Spend

In terms of BCC's spend on Temporary Accommodation we are forecasting a gross spend of approximately £5.5million in Housing Benefit during 2018-19, of which we expect more than a 50% recovery rate (via Department for Work and Pensions subsidy payments), leaving an estimated net spend of £2.3m when housing benefit subsidy is taken into account. This is broadly in line with 2016/17 expenditure. There is an additional potential cost to Housing Options due to homeless families who are either not entitled or partially to full HB.

Housing delivery (development of new)

Table 12: Affordable housing supply 2008-18

Year	Affordable Homes					Total Market Homes	Grand Total
	Social Rent	Affordable Rent	Shared Ownership	Comments	Total Affordable		
2008/09	351	107	125	184 AH S106, 399 BCC/HCA grant funded	548	2,124	**2,672**
2009/10	292	130	131	64 AH S106, 489 BCC/HCA grant funded	539	1,769	**2,308**
2010/11	334	21	47	53 AH S106, 349 BCC/HCA grant funded	402	1,416	**1,818**
2011/12	263	39	63	113 AH S106, 212 BCC/HCA grant funded plus 40 BCC funded	365	1,537	**1,902**
2012/13	180	80	30	64 AH S106, 489 BCC/HCA grant funded	290	725	**1,015**
2013/14	72	26	4	30 AH S106, 66 BCC/HCA grant funded plus 6 Council Homes	102	1,218	**1,320**
2014/15	26	208	6	20 AH S106, 220 BCC/HCA grant funded	240	1,263	**1,503**
2015/16	29	106	7	40 AH S106, 88 BCC/HCA grant funded plus 14 HCA funded Council Homes	173	1,443	**1,616**
2016/17	17	109	73	66 AH S106, 133 BCC/HCA grant funded	199	1,809	**2,008**
2017/18	78	79	31	55 AH S106, 133 BCC/HCA grant funded	184	1,475	**1,659**
2018/19	43	137	81	AH projection based on actual delivery & forecast delivery	261	*Data to be available in early 2019	-
2019/20	160	307	33	AH projection based on forecast delivery	500		-
2020/21	228	365	207	AH projection based on forecast delivery	800		-

HRA delivery and borrowing

Up until this point the HRA new build programme has been financed using HRA revenue as 95% of the HRA borrowing capacity has been utilised.

Earlier this year Local Authorities were invited to submit bids for additional borrowing headroom for development on named sites. Bristol developed and submitted 11 bids by the deadline on 30th Sep 2018. The subsequent announcement that the borrowing cap would be removed nullifies these bids. A financial appraisal of the opportunities this presents is now being undertaken.

Meanwhile construction is underway on 64 new council homes, across 4 sites located in Henbury and Brislington. Development is about to commence on 133 new council homes in Ashton Vale (Alderman Moores).

Consideration is now being given to securing finance to progress development on the 11 sites appraised for the additional borrowing headroom bids.

What is happening to address these issues?

2000 homes, 800 affordable

As indicated on page fourteen the City is on track to deliver 800 new affordable homes in 2020/21, in-line with the target set by the political administration. A significant factor in achieving this has been the additional resources within the Council dedicated to enabling the acceleration and increased development of new homes. As well as traditional methods of securing affordable homes, such as through section 106 agreements, a range of methods have been utilised as explored below.

Enabling grant and land disposal: Supported the development of affordable homes by Registered Providers through the provision of enabling grant, and through a land disposal programme.

The creation of a Local Housing Company: Through the housing company we can borrow money via the council's general fund. The company can be set up as a joint venture vehicle, enabling us to bring in finance from the private sector, helping unlock building potential on larger sites. The Company allows the City Council to have influence over what's built, how its built and when its built. The first sites to be developed will be:

Site 1 - Romney House, Lockleaze

- Former school playing field, planning for up to 268 homes across the site.
- 30 % affordable housing.

Site 2 – Baltic Wharf Caravan Club site

- Adjacent to the sailing club on Spike Island, waterfront site.
- 40% affordable housing

Housing Revenue Account (HRA) direct development (new council homes): A programme for the development of new council homes, financed through the Housing Revenue Account, commenced in 2015. To date the programme has delivered 81 new homes on small parcels of land owned by the HRA. A further 24 properties are expected to be delivered in 2018/19, and plans are approved for a further 178 homes to be delivered across three sites including Alderman Moores (79 for private sale and 99 council homes).

The programme target is to build 60 homes a year going forward, but it has taken 3 years to build up the momentum from not having a development team or strategy, to delivering the homes. The opportunity to review this target is being assessed following the Government's decision to lift the HRA borrowing cap.

Homelessness and Rough Sleeping Services

Rough Sleeping: In essence Bristol offers rough sleepers in the city and the sub region a wide range of services and continues to look at extending and innovating in order to meet the government target of halving rough sleeping by 2022 and eradicating it by 2027 including:

- Night Shelters (including safer off the streets project) provided by St Mungo's, The Julian Trust, Caring in Bristol and Crisis Centre Ministries
- Safer off the streets – fundraiser for night shelter provision in the city
- No second night out project- 3 year collaboration between Bristol and North Somerset to target rough sleepers new to the street

- Social Impact Bond project – 3 year social investment bond collaboration between the council, homelessness providers funded through ethical and social investors to target a cohort of 125 rough sleepers and remove from the streets
- Severe Weather Emergency Provision shelters (cold weather) funded through the council – annual emergency provision.
- St Mungos rough sleeping outreach team- commissioned by the council engaging directly with entrenched rough sleepers and responsible for all hotspot counts
- Hospital Discharge Team BRI- NHS/Social Care/St Mungos collaboration managing hospital discharge for those sleeping rough and homeless
- Compass Health(GP) Service Jamaica Street- NHS funded GP service for rough sleepers and homeless
- Golden Key programme – big lottery funded service targeting rough sleepers with complex needs
- Housing First pilot- collaboration between Golden Key providers and BCC targeting the delivery of supported housing and tenancy sustainment support specifically for those people sleeping rough
- Streetlink – charity for people to contact if they are concerned about a person they have seem sleeping rough

Homelessness:

- Bristol has a strong history of collaborative, multi-agency working to tackle homelessness and rough sleeping
- Homeless services and commissioning have been extensively reviewed to deliver best working practices and value for money, and to prepare for the additional responsibilities bought by the Homeless Reduction Act
- Homeless Prevention Trailblazer - a two year funded initiative to identify, and target interventions at, households in the Private Rented Sector at risk of homelessness
- Work with Private Rented Sector to help identify sustainable housing solutions for households that are homeless or at risk of homelessness
- Creating a business case to purchase 30 homes on the open market, using general fund borrowing, to be used as temporary accommodation for households with no, or low, support needs. This has the potential to save the general fund up to £300,000 per year in the cost of temporary accommodation provision.

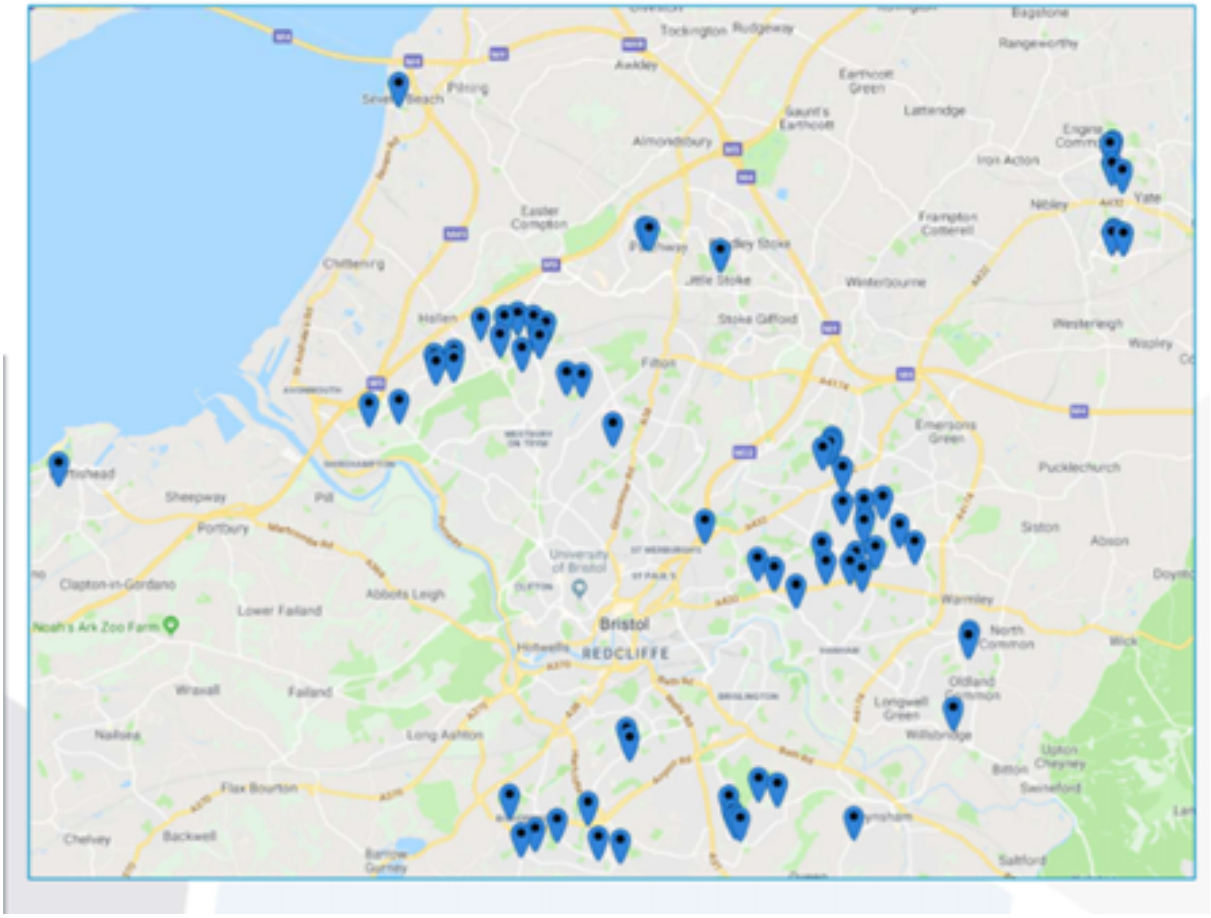
Other housing initiatives

Targeting empty homes: The number of empty properties in the City varies with time, but at any one point there are usually around 1,120 properties that are empty and unfurnished on the Council Tax list for more than 6 months. Every year targeted action help bring hundreds of empty homes back into use in the city, helping to manage the high housing need.

Performance Empty Homes brought back into use after Council involvement 2010 - 2018

2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
312	390	443	508	677	744	666	602	477	381

Appendix 1: 'Real lettings' property locations



Appendix 2: Map of non-commissioned hostels

Appendix 3: Spot and block purchased temporary accommodation