Brighton & Hove City Council

CABINET
ADDENDUM 2

10.30AM, THURSDAY, 12 NOVEMBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Cabinet Agenda Item 92

Subject: **Expanding Council Controlled Temporary Accommodation**

Date of meeting: **Thursday 12 November 2026**

Report of: **Director of Governance and Law**

Contact Officer: **Name: Raymond Bruce-Cathline**
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Ward(s) affected: **All**

For general release

1. Action Required of Cabinet:

1.1 That the draft minutes extract of the People Overview and Scrutiny meeting held on 10 November 2026 be noted.

BRIGHTON & HOVE CITY COUNCIL

PEOPLE OVERVIEW & SCRUTINY

4.00pm 10 NOVEMBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ - HTH/CC

DRAFT MINUTES

Present: Councillor Parrott (Chair) Barton Ahmad, Cattell, Czolak, Mackey, McLeay, McNair, Shanks and Winder

Other Members present: Adam Muirhead (Community Works Rep), Dr Anusree Biswas (Community Works), Kendrick Tugwell (Parent Governor Rep), Doug Thompson (Older Peoples Council), Lisa Dando (Community Works Rep).

PART ONE

29 PROCEDURAL BUSINESS

29 (a) substitutions

29.1 There were none.

29 (b)

29.2 There were none.

29 (c)

29.3 The press and public were not excluded from the meeting.

30 MINUTES

30.1 RESOLVED – that the minutes of the 29th September 2026 People Overview & Scrutiny Committee meeting be agreed.

31 CHAIR'S COMMUNICATION

This evening we have two items before us on council owned temporary accommodation and tenant and resident satisfaction.

We were due to have an update on homelessness and rough sleeping but have postponed this item as we were given a thorough update at our September meeting, and although the housing team are hard at work there is not much further that can be shared at this time. However, the housing items before us are all part of the work to ensure that all our residents have safe, decent and affordable homes. Having spoken with our Director of Housing People Services,

Harry Williams, on this he has assured me that People Overview & Scrutiny committee will continue to be updated and consulted on the work to end rough sleeping in Brighton & Hove.

The presentation on the annual tenant satisfaction report includes measures about safety compliance and maintenance. Please can members avoid questions on these issues as they fall under the remit of Place committee and, as some of you will know, they had an agenda item on these issues at their committee meeting last week. If members do stray from the tenancy services remit of this committee, I may intervene as although Cllr Williams and Harry may be able to answer this is not our focus and Harry is not the relevant director for these areas of housing.

Following our previously completed Task & Finish Group on antisocial behaviour in social housing, I am pleased to update members that the response to our recommendations is planned to go to Cabinet in December.

Thank you to those members who were able to attend our recent online meeting with Polly Herbert on the Inequality and Life Chances Review. I thought that it was a very useful and productive meeting, and I hope that those of you who were there did too.

32 PUBLIC INVOLVEMENT

32. 1 Juliette Mottram asked a public question. The Chair gave the following answer:

Thank you for your question. The council is working hard to strengthening support for people whose needs cross traditional service boundaries.

Housing and Adult Social Care already work together on individual cases through established multidisciplinary arrangements. This brings professionals together to resolve complex housing, homelessness, safeguarding and care needs, with the aim of providing a coordinated response for each resident.

Assessments are currently recorded under each service's separate statutory responsibilities. This means the council does not hold a reliable central figure for "joint assessments" or a breakdown by outcome.

Although there are established assessment, referral, safeguarding and information-sharing procedures between services, we recognise the value of being able to demonstrate more clearly how this work improves residents' outcomes. The Homelessness and Rough Sleeping Strategy provides an important opportunity to continue to build on current practice.

Thank you again for your question Juliette.

32.2 Daniel Harris asked a public question. The Chair gave the following answer:

Thank you for your question. The council plans to fund new temporary accommodation acquisitions through General Fund borrowing, supported by a business case that considers affordability and the savings achieved by replacing more expensive forms of temporary accommodation. The financial modelling shows that acquiring homes can reduce costs over time where they replace expensive spot-purchased provision.

This builds on the council's existing acquisition programme. The council has been awarded £16.4 million through the Local Authority Housing Fund over four phases, funded by the Ministry of Housing, Communities and Local Government. We are currently delivering phase four, which will provide 46 homes over the next four years through a combination of buybacks, conversions and new build.

Together, this forms part of a wider transformation of temporary accommodation. By increasing the number of homes the council owns or controls through acquisitions and longer-term leasing, we can improve our control over the quality, location and management of accommodation, while reducing reliance on more expensive nightly-paid, spot-purchased and block-booked provision.

The programme is therefore intended to improve the experience and outcomes for households who need temporary accommodation while supporting the council's financial sustainability. Acquisitions also create a long-term asset for the council, while leasing provides additional flexibility.

Exceptional Financial Support is not being used to fund these acquisitions.

Thank you for coming today, Daniel.

33 MEMBER INVOLVEMENT

33.1 The Chair said that she had received a member letter from Cllr De Oliveira requesting a committee agenda item on SWEP. The Chair said that she agreed that this was an important issue and had asked officers to prepare a report for the scheduled committee meeting in January, including an update on rough sleeping over Christmas.

34 EXPANDING COUNCIL CONTROLLED TEMPORARY ACCOMMODATION

34.1 Cllr Gill Williams, Cabinet Member for Housing, and Diane Hughes, Head of Housing Strategy & Supply, presented the report to the committee.

34.2 Cllr Shanks made a comment that with a report on this issue going to Cabinet on Thursday 12th November the committee would not be able to change or influence anything about the policy as the cabinet report would not be changed now. She said that she felt it would be better if such items were brought to the committee earlier to enable greater input into the decision making. The Chair responded that she didn't disagree but that they do try and bring items in advance. She said that Cllr Williams was there for feedback and would take these into the discussion at Cabinet.

34.3 Cllr Shanks asked if the council could use the local housing allowance, who was responsible for repairs and maintenance, about Seaside Homes, and the length of leases. Cllr Williams said that Seaside Homes was completely different. Diane Hughes said that rent levels would be at the local housing allowance rate on both council owned and leased properties, that properties would be maintained by the council, and that leases would be 10 years.

34.4 Cllr Shanks asked about temporary accommodation in housing blocks containing permanent tenants saying that this was difficult for long term tenants. Cllr Williams said that they are trying to help being dealing with homelessness, many of them families, and that they

had to deal with the market charging high prices and couldn't guarantee conditions. She said they had been using buybacks, and by taking control they wouldn't be overcharging themselves. She said it was also easier to control the repairs. She hoped that one day they would not need temporary accommodation but that wasn't going to happen any time soon. She said council controlled or owned accommodation gave more security as a landlord wouldn't be asking for their property back. She said while there residents would be bidding for a more permanent home.

34.5 Cllr McNair asked if the council was still using voids as temporary accommodation, and when they would be returning to the register. Diane Hughes said the at April's Cabinet meeting it was agreed that certain properties would be used as temporary accommodation until May next year. Cllr McNair asked what percentage of housing stock was used as temporary accommodation. Harry Williams, Director of Housing People Services, came up and said that the use of some general housing stock as temporary accommodation was a short-term response while the longer-term plan of builds and acquisitions took place, because too many families were in unsuitable temporary accommodation. He said that this had reduced nightly paid provision from 26% in January 2026 to 16% in September 2026. He said that the total used would be 180 with over 100 so far and that it is due to end by May or when 180 homes are used. He said that seniors housing, larger properties, and mobility rated properties were exempt. He said that this policy was bringing up the longer term plan behind that to increase the supply of temporary accommodation.

34.6 Cllr McLeay asked about the decision in December to use a relatively new company, Base1 Holdings, and if tenant feedback on their experience living in these homes was being considered. She wondered whether these homes were benefiting residents or if it was more about affordability for the council. Harry Williams said that they worked with lots of companies across Brighton & Hove including Base1, who are well regarding by partners. He said that being a great landlord also meant being a great landlord to those using temporary accommodation as well, and that tenant voice should be at the centre of that.

34.7 Cllr McLeay said that a lot can change over the course of a ten-year lease, and how it would be monitored. Hary Williams said that long term leasing takes the property for longer periods with more control. He said they wanted to move away from block booking to more controlled and only having to use block booking for emergencies. He said that the benefits of 10 year leases were both financial but also provided security for those living in the properties.

34.8 Adam Muirhead said that there was broad support for this from the community and voluntary sector. Feedback included that properties should be acquired based on resident need, not just financial considerations. He said that there were calls for the Temporary Accommodation Charter to be included in the policy. Harry Williams said that the Homelessness & Rough Sleeping Strategy Partnership Board had discussed how the board had oversight of the quality of accommodation and listened to tenant voices. He recognised that people across the city had different needs and would need different provision, not a blanket approach. He said that there were two types of provision, general needs and exempt support provision with a variety of schemes. He said that they believed in the principles of the charter and this was across all of the various work being done.

34.9 The Chair said that the committees Youth Council Rep, Ilona Bradley Riejonen was unable to be at the meeting but had prepared some comments having reached out to services working with young people in temporary accommodation. The Chair asked about assessments

of emergency accommodation for young people aged 16-25 and said that there were concerns about placements of young people with older people. Cllr Williams said that there was work on a scheme at Eastergate Road specifically for young people and that she would talk more about it when she could. Harry Williams said that there were dedicated pathways for young people and work on transition to adulthood. He said that they took a holistic and multi-agency approach as they recognised that young people have different needs and it is important that they have the right offer.

34.10 Cllr Barton Ahmed asked about the balance between the 100 acquisitions and 400 leases, how the council were confident of getting a good deal as someone would be making a profit, if there was more room for acquisitions, and about managing market conditions. Diane Hughes said that they were trying to have balance to move away from nightly spot purchases. She said that acquisitions have significant upfront capital investment and that they could be constrained by the availability of suitable properties. She said that leasing allows faster and more flexible way to secure accommodation at scale. She said that the balance feels right but if it needed to change, they could do so. She said that a big consideration was getting the right properties for residents.

34.11 Cllr Czolak asked about delivering on scale and if there were contingencies should delivery be slower than predicted. Diane Hughes said that the cabinet report talks about the soft market testing where they have spoken to a number of providers who could provide this work. She said that they were mitigating risks by close working between the acquisitions team and leasing providers to ensure there was no conflicts between the two programmes and potentially working with a number of providers so as not to be relying on one provider. She said that the market is changing and that they are noticing that in their acquisitions programme and that they are making sure they have the right governance in place to monitor delivery and adapt the approach as needed. She said that they were confident in their work to date that this is an achievable programme.

34.12 Cllr Czolak asked if the 500 properties were all within the city. Diane Hughes said that they were.

34.13 Cllr Mackey asked what counts as a ‘suitable home’ and if before buying there were set standards such as wheelchair accessibility. Diane Hughes said that whether buying directly or leasing they would look to get the mix of properties including family sized properties. She said that with leasing they would be clear about what they are looking for. The Chair asked about disabilities. Diane Hughes said that wheelchair and disability accessible properties would be included.

34.14 Dr Anusree Biswas asked about the strategy for location selection. Diane Hughes said that many of the properties they were looking to buy were former council properties and were on the council’s estates so were linked in with schools and other services. She said on leasing they would need to be discussed. Harry Williams said that Diane and her team were very successful in buying properties in the right places for residents. In terms of support he said that they have commissioned a pilot to provide intensive support to vulnerable families living in temporary accommodation on a 12 month basis to understand what the needs are and how the council can better support families living in temporary accommodation, making sure that they are linked in with services. He said that there were new national requirements for the council to notify schools if a child has been placed in temporary accommodation.

34.15 Dr Anusree Biswas asked if it were possible to look at the demographics on those on the list. Harry Williams said that this was part of what they did to understand what residents need, including things like women only temporary accommodation.

34.16 Cllr Winder asked about the modelling that was being done. Cllr Williams said that the problem had been a lack of suitable and affordable homes. She said that more and more people were coming to the council and that they would make the best offer possible but couldn't magic up new homes. Harry Williams said that 'homes for everyone' is a big part of the council's work under Cllr Williams' leadership. He said that the housing needs assessment showed the housing needs over time and the variety of different needs. He said that they looked at modelling monthly.

34.17 Cllr McNair asked how the council were preparing for an increase in demand for repairs following an increase in properties. Diane Hughes said that they would be getting the right properties in the right conditions. She said that the business case factored in bringing homes up to a lettable standard. She said that they weren't looking at resources just in terms of acquiring properties but also maintaining them. Martin Reid, Director for Homes and Investment came up and added that they had seen an increase in repairs jobs because of Awaab's Law and that the backlog of work was now all under a year.

34.18 Cllr Cattell asked what would happen if someone was offered temporary accommodation and then turned it down. Harry Williams said that the priority was to investigate issues and where required to move people. He said that it goes back to trying to get suitable properties. He said that in many cases it is an emergency so it might not be perfect. He said that people were provided with their legal rights so that they know when to challenge decisions.

34.19 Kendrick Tugwell, Parent Governor Rep, asked who determines what is a suitable property. Harry Williams said that there was a legal infrastructure that determined if accommodation was suitable. He said that in the cabinet report on Thursday there was a policy on suitability of temporary accommodation that would be really good for members to look at to see the suitability process.

34.20 Cllr Shanks said that she thought it was good but thought that the balance between owned and leased could be changed to see more owned. Her reasoning was that if it were no longer needed for temporary accommodation then the council had a property that could then be used as a permanent council home.

34.21 The Chair raised the point of bringing back to scrutiny the temporary criteria and matching criteria being brought back to committee to see how it was working in practice.

The meeting concluded at 18:15