Brighton & Hove City Council

People Overview & Scrutiny

Date: **10 November 2026**

Time: **4.00pm**

Venue: **Council Chamber, Hove Town Hall, Norton Road, Hove, BN3 3BQ - HTH/CC**

Members: **Councillors:** Parrott (Chair), Barton Ahmad, Cattell, Czolak, Mackey, McLeay, McNair, Shanks and Winder

Co-Opted Members: Lesley Hurst (Church of England diocesan representative), Maria Cowler (Catholic Church diocesan representative), Sara Fulford (Older People's Council), Adam Muirhead (Community Works Rep), Fiona England (PaCC), Dr Anusree Biswas (Community Works), Kendrick Tugwell (Parent Governor Rep), and Ilona Bradley Reijonen (Youth Council Rep)

Contact: **Luke Proudfoot**
Overview & Scrutiny Officer

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Jeff Gibbons

Chief Executive
Hove Town Hall
Norton Road
Hove BN3 3BQ

Date of Publication - Monday, 2 November 2026

AGENDA

Part One **Page**

29 PROCEDURAL BUSINESS

(a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) **Declarations of Interest:**

(a) Disclosable pecuniary interests;
(b) Any other interests required to be registered under the local code;
(c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare:
(i) the item on the agenda the interest relates to;
(ii) the nature of the interest;
(iii) and whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

(c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: *Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls and on-line in the Constitution at part 7.1.

30 MINUTES 7 - 12

30.1 To approve the draft minutes of the 29th September 2026 People Overview & Scrutiny Committee meeting.

31 CHAIR'S COMMUNICATION

32 PUBLIC INVOLVEMENT

To consider the following items raised by members of the public: (a) Petitions: To receive any petitions presented by members of the public to the full Council or to the meeting itself; (b) Written Questions: To receive

any questions submitted by the due date of 10am on the 4th November 2026; (c) Deputations: To receive any deputations submitted by the due date of 10am on the 29th October 2026.

33 MEMBER INVOLVEMENT **13 - 14**

To consider the following matters raised by Members: (a) Petitions: To receive any petitions submitted to the full Council or to the meeting itself. (b) Written Questions: To receive any written questions from members. (c) Letters: To consider any letters submitted by Members. (d) Notices of Motion: To consider any Notices of Motion.

34 EXPANDING COUNCIL CONTROLLED TEMPORARY ACCOMMODATION **15 - 32**

Contact Officer: *Diane Hughes* *Tel: 01273 293159*
Ward Affected: *All Wards*

35 PRESENTATION ON HOUSING TENANT SATISFACTION ANNUAL REPORT

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fourth working day before the meeting.

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Infra-red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

Further information
For further details and general enquiries about this meeting contact Luke Proudfoot, (, email Luke.Proudfoot@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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- You will be asked to sign in upon arrival and may be asked to show proof of identity.

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- Paint spray or similar items;
- Padlocks, chains and climbing gear;

- Items that make a noise (e.g. whistles, loud hailers, mega phones); and,
- Banners, placards and flags or similar items.

Please restrict the size of bags brought to meetings as there are no facilities for storage of bags or other personal items – all bags will be searched upon entry. You may also be subject to secondary searches once inside the meeting.

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In most meetings, there are no incidents and Council is not disturbed. We hope this continues so there is no need for the Mayor or any Chair of a meeting to take these actions.

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- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and
- Do not re-enter the building until told that it is safe to do so

BRIGHTON & HOVE CITY COUNCIL

PEOPLE OVERVIEW & SCRUTINY

4.00pm 29 SEPTEMBER 2026

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

MINUTES

Present: Councillor Parrott (Chair) Mackey, McLeay, McNair, Winder, Hill, Oliveira and Thomson

Other Members present: Kendrick Tugwell (parent governor), Lesley Hurst (CoE schools), Anusree Biswas (BRM representative), Joanna Martindale, Adam Muirhead (VCS), Fiona England (PaCC), Sara Fulford (OPC), Ilona Bradley (Youth Council)

PART ONE

20 PROCEDURAL BUSINESS

20(a) substitutes

20.1 Cllr De Oliveira attended as substitute for Cllr Shanks
Cllr Hill attended as substitute for Cllr Barton Ahmad
Cllr Thomson attended as substitute for Cllr Cattell

20(b) Declarations of Interest

20.2 There were none.

20(c) The Press & Public were not excluded from the meeting.

21 MINUTES

21.1 RESOLVED – that the minutes of the 14 July 2026 and 04 September 2026 meetings be agreed.

22 CHAIR'S COMMUNICATION

22.1 The Chair gave the following communications.

We have 3 items today. I was anticipating a quite different meeting, but at the end of last week the 17 September Cabinet decision on Wellington House was called in. The Council Constitution says that call-in meetings should be held within 7 working days of receipt of a call-in request and that they should be taken as an item at a scheduled committee meeting if there is one within this timeframe.

Today's meeting is within the timeframe, so we will be considering the call-in request at this meeting. I'm afraid that this may mean we have a long meeting. I'd also like to say sorry for the presenters of the other items on the agenda for the delay in getting to their items.

In terms of the other items, first, I had invited Polly Herbert to present to us. Polly is the independent Chair of the local Inequality and Life Chances Review. This is a really important piece of work and one that's directly relevant to the work of People Overview & Scrutiny Committee. I wanted to give Polly the chance to meet committee members and to give committee members the opportunity to learn more about the work that Polly is leading. I hope that in the next few months, this committee's work will be influenced by Polly's findings and will play a role in driving implementation of her recommendations. Unfortunately, I really don't think that we'll have the space to do this item justice today now that we also have to consider the call-in. I've reluctantly decided to take this at a later date – we'll invite Polly either to attend the November People meeting or we'll arrange something additional.

Second, we have a presentation by Cllr Gill Williams on what the council plans to do to end long-term rough sleeping in the city. Getting entrenched rough sleepers off the street and into sustainable alternative accommodation is a massive challenge, but one we need to focus on if we are serious about improving the lives of our most disadvantaged people.

Finally, we have a report and presentation from Cllr Emma Daniel on the development of an Education Equity Framework. I'm really pleased that this has come to scrutiny at an early stage so that members can input into the development of the Framework. Although there are very many things to celebrate about schools and education across the city, we have not been successful in supporting young people from the most disadvantaged backgrounds to achieve as they should and we really must do more to address this. As well as Emma and council officers, we are joined today by some local headteachers. I'm really grateful that they have found the time to attend today's meeting.

23 PUBLIC INVOLVEMENT

23.1 There was a public question from Mr Kieran Stringer. Mr Stringer asked

Given the projected growth in SEND need in Brighton & Hove, and the importance of supporting disabled young people as they move into adulthood, will the Council undertake or commission an integrated 5-, 10- and 15-year assessment of future demand for adult disability support — including day opportunities, respite, supported living, residential care and the impact of family-carer breakdown and compare that projected demand with the capacity the city expects to have available?

23.2 The Chair responded

Thank you for bringing this question to us. I do appreciate the difficulties that families of children with disabilities face, particularly when young people are transitioning from youth to adult support services.

As I am the Chair of a scrutiny committee rather than the Cllr directly responsible for services, I wasn't able to directly answer your question, but I did ask officers to provide a response. This is the response they gave me:

"The council recognises the increased numbers of young people with Special Educational Needs and Disabilities in the city, and the requirement to strategically plan for their progression to adulthood. This includes planning for a range of outcomes, including pathways into further education, day opportunities, supported employment, a range of accommodation-based support, and respite options for parents and carers. The council's Transition to Adulthood Strategy has, as two of its four key deliverables an objective in relation to getting a single view of the data on young people with additional needs across the city, and an objective on successful assessment, planning and commissioning. These elements of the Transitions to Adulthood Strategy Delivery Plan will ensure that the relevant services are working in partnership across education, social care and health to align future demand with future provision. I am pleased to confirm that last week we successfully appointed the Transitions to Adulthood Programme Manager to take forward this important work, initially over the next two years. The People Overview & Scrutiny Committee have retained an ongoing interest in scrutinising both the development AND implementation of the Transitions to Adulthood Strategy, and it has already been called to People O&S for an update in this regard as part of Scrutiny's 2027 work plan."

As the officer response says, this committee is very interested in the Transitions Strategy. I really welcome your question for the insight it provides into the challenges parents and families face. When we do look again at the Transitions Strategy, I do want the committee to reflect on the issues you have raised.

24 MEMBER INVOLVEMENT

24.1 There was none.

25 INEQUALITY AND LIFE CHANCES REVIEW

25.1 This item was postponed and will be taken at a future meeting.

26 BHCC'S RESPONSE TO ENDING LONG TERM ROUGH SLEEPING

26.1 This item was presented by Cllr Gill Williams, Cabinet Member for Housing, and by Harry Williams, Director of Housing (People Services) and Alice Morel, Head of Homelessness and Housing Options.

26.2 Cllr Williams told members that homelessness remains one of the biggest issues facing the city. The council has been successful in building new council housing, but there is still a severe lack of affordable housing in the city. The Government has recently launched a national programme to tackle long-term rough sleeping. The council will receive £4.74 million over 4 years. The aim will be to use this funding to reduce rough sleeping by 50% or more through a series of initiatives, and particularly by adopting a more joined up approach to individual needs. Mr Williams added that the council is working very closely with the Ministry for Housing, Communities & Local Government on the fast moving national programme. The council's approach to the new programme aligns with the consistent approach it has taken to homelessness, rough sleeping and temporary accommodation which has been developed with significant input from People Overview & Scrutiny Committee. Mr Williams outlined some of the specific initiatives being developed. He stressed that recognising that many long-term rough

sleepers have multiple compound needs is key to understanding why Brighton & Hove has high rates of rough sleeping, and also key to developing effective responses.

26.3 Members asked questions on a range of issues including how to sustain housing placements; the importance of investing in prevention; providing individually tailored support; helping people maintain community links; and co-working with primary and acute care. Mr Williams offered to return to a future meeting to provide more details of progress in tackling rough sleeping and homelessness.

27 EDUCATIONAL EQUITY FRAMEWORK

27.1 This item was introduced by Cllr Emma Daniel, Cabinet Member for Children, Families and Youth Services. Also present were Georgina Clarke-Green, Director, Education and Learning; Ashley Seymour-Williams, Senior Adviser, Education Partnerships; Richard Barker, Head of Education; John McKee, Headteacher, Patcham High School; and Lizzy Mullarky, Headteacher, Brackenbury Primary School.

27.2 Cllr Daniel told the committee that the city outperforms the national average at GCSE, with children with special educational needs and disabilities and children from Black and racially minoritised backgrounds also performing well. However, children from deprived backgrounds do not perform as well as those from non-deprived backgrounds, and perform less well than similar children in comparator areas.

27.3 Presenters outlined a number of aspects of educational inequity, including:

- A majority of disadvantaged pupils are also known to social care
- Disadvantaged pupils are more likely to have poor attendance rates – poor attendance is strongly correlated with poor academic achievement
- Low attendance is often linked to mental health issues or neurodiversity
- Disadvantage is a multi-factorial issue that goes far beyond schools; tackling it requires joined up working across education, social care, VCS. Capturing young people's voice is also vital
- Funding for educational equity is limited; it's mainly around how schools use pupil premium. Given the health needs of many of the most disadvantaged pupils, more could potentially be done to access health funding.

27.4 There was discussion of whether the term 'disadvantage' was helpful. Mr Barker agreed that it is a problematic term. However, it is a term used by the Department for Education which makes it hard to avoid.

27.5 There was discussion of whether schools are fully involved in conversations about health or housing. Presenters agreed that work is needed here: there is engagement at points of crisis, but this needs to be more consistent and proactive.

27.6 There was discussion about how educational inequity should be measured, and whether access to culture should be a metric. Members were keen that cultural capital should be captured in addition to measures such as exam success.

27.7 There was discussion of links to employers and of attitudes to technology and AI. Members were eager that the framework should include links to successful city industries.

27.8 Members discussed disadvantages that are due to issues other than poverty, for example additional barriers faced by girls. Presenters agreed that it is important to consider intersectionality here.

27.9 There was discussion of the best ways to capture the voices of disadvantaged young people.

27.10 RESOLVED – that the report be noted.

28 CALL-IN OF CABINET DECISION - DAY OPTIONS FOR ADULTS WITH LEARNING DISABILITIES

28.1 Cllr McLeay presented the call-in letter on behalf of the Councillors who signed it. Cllr McLeay outlined the concerns of Councillors, including lack of consultation with heads of special schools, unanswered questions about transport costs, the size of realisable savings, risk in the event of the breakdown of future placements in the independent sector, maintenance costs, and whether the award of contracts prior to the 17 September Cabinet decision was evidence of predetermination.

28.2 Cllr Alexander, Cabinet Member for Communities, Equalities, Public Health and Adult Social Care, responded. Cllr Alexander explained why she believed the Cabinet decision had been properly made.

28.3 Members asked questions about current and future demand for day services; consultation with and potential deployment opportunities for Wellington House staff; the rationale for outsourcing specific services rather than retaining them in-house; the timeline for recommissioning adult day service provision; how the risks to service users of making changes in day service provision were evaluated; impacts of the proposed changes on parent carers; and engagement with special schools.

28.4 RESOLVED – that People Overview & Scrutiny Committee determines that the challenge to the decision called-in should be taken no further and the decision may be implemented.

The meeting concluded at 7.44pm

Signed Chair

Dated this day of

6

Brighton & Hove City Council

People Overview & Scrutiny **Agenda Item 33 (C)**

Subject: Member Involvement

Date of Meeting: 10th November 2026

To consider the following matters raised by Members: (a) Petitions: To receive any petitions submitted to the full Council or to the meeting itself. (b) Written Questions: To receive any written questions from members. (c) Letters: To consider any letters submitted by Members. (d) Notices of Motion: To consider any Notices of Motion.

The following member letter has been received:

1) Cllr Bruno De Oliveira

From: Cllr Bruno De Oliveira <Bruno.DeOliveira@brighton-hove.gov.uk>
Sent:23 October 2026 08:20
To: Giles Rossington <Giles.Rossington@brighton-hove.gov.uk>; Cllr Sam Parrott <Sam.Parrott@brighton-hove.gov.uk>
Subject: SWEP

Dear all,

Hope you are well.

I would like to ask for a report examining the decision to on call SWEP, the current thresholds, overnight and day time provision, service capacity and whether the protocol adequately addresses severe winds and rainfall as these are a health and wellbeing matter.

BW

Bruno

Brighton & Hove City Council

People Overview & Scrutiny

Agenda Item 34

Subject: **Expanding Council Controlled Temporary Accommodation**

Date of meeting: **10 November 2026**

Report of: **Cabinet Member for Housing**

Lead Officer: **Corporate Director for Homes & Care**

Contact Officer: **Diane Hughes**

Email: diane.hughes@brighton-hove.gov.uk

Ward(s) affected: (All Wards);

Key Decision: Yes

Reason(s) Key:

Expenditure which is, or the making of savings which are, significant having regard to the expenditure of the City Council's budget, namely above £1,000,000.

For general release

1. Purpose of the report and policy context

1.1 In April 2026 Cabinet approved a Temporary Accommodation Supply Strategy to reduce reliance on costly market-based accommodation while improving outcomes for homeless households. This report outlines a three year programme delivering part of this strategy which seeks to increase the supply of council-controlled temporary accommodation (TA) through a combination of property acquisitions and long-term leasing arrangements.

1.2 The programme supports the Council Plan 2023-2027 outcomes to be a fair and inclusive city and a responsive and learning council with well-run services. This is further embedded through our Housing Strategy 2024-2029 'Homes for Everyone': and the Homelessness and Rough Sleeping Strategy 2025 - 2030 by increasing access to safe, suitable and sustainable accommodation, improving outcomes for homeless households and supporting the delivery of financially sustainable homelessness services.

2. Recommendations

2.1 Overview & Scrutiny considers and comments on the proposed programme to increase Council Controlled Temporary Accommodation.

3. Context and background information

3.1 Brighton & Hove currently accommodates 2,358 households in Temporary Accommodation[1](TA) and continues to face significant homelessness pressures. The council remains reliant on accommodation that is expensive, market-dependent, difficult to secure and outside direct council control. Without further intervention, demand is forecast to continue increasing, placing additional pressure on council budgets and homelessness services.

3.2 The Temporary Accommodation Supply Strategy seeks to move the council away from expensive spot-purchased and block-booked accommodation towards a planned portfolio of accommodation that is owned or controlled by the council. The Business Case to support this approach examined the options available to increase the supply of TA and reduce reliance on expensive and unsuitable placements. To support this work, the Council commissioned 31Ten to assess a range of delivery models, including direct acquisition, long-term leasing, a housing company, and hybrid approaches, to determine the most effective way of meeting future TA needs.

3.3 The review considered a range of delivery models against the Council's objectives of increasing accommodation supply, reducing costs, improving quality and strengthening control over assets and services. While housing company models offered some benefits, the appraisal concluded that comparable or better outcomes could be achieved through direct acquisition and long-term leasing without the additional governance, compliance and operational complexity of a separate company structure.

3.4 The findings provide the foundation for this Business Case, which recommends a portfolio approach focused on direct acquisition, long-term leasing and other Council-controlled supply solutions to increase accommodation availability, improve outcomes for households and reduce financial pressures over the medium and long term. The presentation at Appendix 1 outlines the preferred approach setting out the approach and the rationale behind it.

4. Analysis and consideration of alternative options

4.1 The council could decide not to increase the supply of council controlled TA. This is not recommended due to the continuing financial impact of reliance on external third party providers and the expense associated with reliance on spot purchase and block booked accommodation.

4.2 The programme of delivery could offer a different mix from the proposed 100 acquisitions and 400 leased properties. Prioritising leasing alongside

[1] Figures from 8 October 2026

targeted acquisitions allows the Council to maximise the impact of its available resources. Leasing requires substantially lower capital outlay than purchasing properties, enabling the Council to bring forward additional supply without committing significant borrowing or reducing capacity for other strategic investments. It also offers flexibility to scale provision in response to homelessness pressures and changing operational need.

5. Community engagement and consultation

5.1 The programme has been developed taking a One Council approach with extensive engagement across services. The objectives used in the options appraisal reflect the Council's priorities for increasing supply, improving quality, strengthening control and reducing long-term TA costs.

5.2 A successful TA supply programme should be shaped by the experiences and insights of the households it is intended to support. The Council will place tenant feedback and lived experience at the heart of programme design, helping to ensure that acquired properties reflect residents' needs in terms of location, size, quality, accessibility and access to services. Understanding what works well, and where existing TA falls short, will enable the Council to make better investment decisions, improve outcomes for households and create accommodation that is not only cost-effective but also supports stability, wellbeing and independent living.

5.3 As the programme progresses, the Council will continue to engage with accommodation providers, housing partners and other key stakeholders to support delivery of the acquisition and long-term leasing workstreams.

6. Financial implications

6.1 Any future acquisitions or leasing arrangements associated with the Council Controlled Temporary Accommodation Supply Programme from 2027/28 onwards will be subject to a separate business case and approval process. All acquisitions have been subject to affordability assessment, financial appraisal, due diligence and approval through the Council's established governance arrangements.

6.2 The financial case for investment is strong. The Council is currently forecast to spend approximately £16.939m net in 2026/27 on externally provided temporary accommodation, including forecast net expenditure of £5.451m on spot purchased accommodation, £9.150m on block booked accommodation and £2.338m on private sector leasing arrangements. This expenditure is paid to external landlords and accommodation providers for properties over which the Council has limited control regarding future availability, pricing and quality. The Temporary Accommodation acquisition programme forms a key part of the Council's wider transformation programme and contributes towards delivery of the approved £5.140m Temporary Accommodation savings target. Without continued investment in Council-owned supply, the Council is likely to remain exposed to significant

recurring expenditure on externally provided accommodation and increasing market pressures.

6.3 By comparison, the Home Purchase Programme converts capital investment into long-term Council-owned housing assets. The programme provides an opportunity to redirect investment away from accommodation owned by third parties and into Council-owned homes, creating long-term value whilst reducing reliance on externally provided accommodation. This strengthens the Council's asset base, provides greater control over property standards and future use, reduces reliance on increasingly expensive market-based accommodation and supports the long-term financial sustainability of homelessness services. Rather than continuing to fund significant recurring payments to external providers, the Council is investing in assets that will continue to generate financial and service benefits over the long term whilst supporting the delivery of future Temporary Accommodation savings.

Name of finance officer consulted: Brian Smith/Ferrise Hall Date consulted 08/10/2026

7. Legal implications

7.1 The Council has statutory duties under Part VII of the Housing Act 1996 to secure suitable accommodation for eligible homeless households. Section 206 requires local authorities to secure suitable accommodation for homeless applicants and Section 208 requires authorities, so far as reasonably practicable, to secure accommodation within their district. The proposed acquisitions and leasing programme has been developed to support the Council in meeting these duties.

7.2 The preferred acquisition route involves the purchase of temporary accommodation through the General Fund. The full impact of the proposed acquisition programme will therefore need to be incorporated into and monitored through the General Fund Business Plan to ensure continued affordability and compliance with statutory financial requirements.

7.3 Properties acquired through the General Fund and homes secured through qualifying long-term lease arrangements will be used as temporary accommodation to discharge the Council's homelessness duties under Part VII of the Housing Act 1996. Accommodation provided pursuant to these duties does not constitute a secure tenancy under Schedule 1 to the Housing Act 1985. Occupation will therefore be provided through temporary accommodation agreements or licences to occupy, enabling the Council to retain flexibility in the management of placements and move-on arrangements.

7.4 Properties acquired or secured through leasing arrangements under the programme will be used as temporary accommodation to support the council's homelessness functions under Part 7 of the Housing Act 1996. Households placed in temporary accommodation do not occupy under secure tenancies and therefore do not have a statutory Right to Buy.

Appropriate occupation arrangements will need to be maintained to ensure that the use of these properties remains consistent with their intended purpose and the applicable legal framework. Should the future use of any property change, the tenancy arrangements and any associated statutory rights would need to be considered at that time.

7.5 The long-term leasing element of the programme will require the Council to enter into lease agreements with accommodation providers. Prior to entering into any lease commitments, appropriate legal, financial and technical advice will be obtained in relation to lease structures, contractual arrangements, subsidy control requirements, accounting treatment, taxation implications, procurement including SDLT where applicable, and any other relevant legal considerations The Council has a broad range of options for discharging its homeless duties and these are complied with by leasing property.

Name of lawyer consulted: Simon Court Date consulted 07/10/26

8. Risk implications

8.1 The Temporary Accommodation Supply Programme faces a range of risks relating to property supply, market conditions, finance, operations and governance. The Business Case concluded that these risks are manageable through a phased approach, strong governance arrangements and ongoing performance monitoring.

8.2 A key risk is that sufficient properties may not be secured quickly enough through acquisitions or leasing, which could prolong reliance on more expensive forms of TA. Financial and market factors such as property values, borrowing costs, inflation and subsidy arrangements could also affect programme viability. These risks will be managed through active market engagement, affordability controls, regular reviews and the use of both acquisition and leasing models to diversify supply.

8.3 The programme must also respond to potential increases in homelessness demand, alongside operational and legal risks including delivery delays, procurement challenges, staffing capacity, property standards and regulatory compliance. These will be mitigated through dedicated programme management, robust monitoring, appropriate resourcing and clear governance and legal oversight.

9. Equalities implications

9.1 The proposed programme seeks to increase the supply of Council controlled TA and is expected to improve accommodation quality, stability and suitability for households experiencing homelessness. The programme is anticipated to have positive impacts for vulnerable households, including families with children, disabled residents and those requiring access to local support networks.

9.2 Once the programme framework has been agreed equality impacts will continue to be assessed throughout programme development and implementation. An Equality Impact Assessment (EIA) will be completed and maintained to ensure that the Council's Public Sector Equality Duty obligations are appropriately considered and embedded within decision-making.

10. Sustainability implications

10.1 The programme supports the Council's objective of creating a more sustainable TA system by increasing the supply of accommodation owned or controlled by the Council and reducing reliance on short-term, market-based provision. The acquisition of long-term housing assets and the use of longer-term leasing arrangements will support improved asset management, more effective use of housing resources and greater stability for households requiring TA.

10.2 Where practicable, opportunities will be taken to improve the quality, condition and energy performance of acquired homes ensuring they meet required standards. Property surveys, refurbishment works and ongoing asset management arrangements will form part of programme delivery.

11. Health and Wellbeing Implications:

11.1 Having poor quality, unaffordable, inappropriate or lack of housing directly impacts people's ability to maintain their health, well-being, and independence. Measures to improve housing quality, improve the environment and increase community cohesion will have a positive impact on health and contribute to tackling health inequalities.

11.2 The Health Counts 2024 survey highlighted cost of living and housing concerns for respondents. 86% of respondents were taking at least one action due to increases in the cost of living with around one in five respondents (21%) fairly or very worried about their housing conditions e.g. damp, cold, leaks etc. There are also concentrations of areas with higher levels of worries about housing conditions – 27% of those living in the most deprived areas worry compared to 10% living in the least deprived areas.

11.3 38% of respondents recorded high anxiety scores. This increased to 46% of those in the most deprived 20% of areas, compared to 29% of those in the least deprived areas. This increased significantly to 72% for respondents living in temporary or emergency accommodation. It was also identified that those who live in social housing face substantially higher health risks with regards to four key areas – disability, smoking, recent self-harm and suicide. This insight highlights the clear link between housing and wellbeing and the importance of the actions we are taking through our approach to tackle inequality.

Other Implications

12. Procurement implications

12.1 The acquisition of land and property is generally exempt from the Procurement Act 2023 as a subject-matter exemption. However, the Council will undertake appropriate procurement and market engagement activity where required to establish the long-term leasing arrangements and appoint any delivery partners, in accordance with the Procurement Act 2023 and the Council's Contract Standing Orders. Any refurbishment, repair or associated works required as part of the programme will be procured through compliant procurement processes in accordance with the Procurement Act 2023 and the Council's Contract Standing Orders.

13. Crime & disorder implications:

13.1 There are none arising from this report.

14. Conclusion

14.1 The Business Case concluded that a blended approach of acquisitions and long-term leasing through the General Fund provides the most effective and deliverable option for increasing the supply of council-controlled TA. The programme will support the Council's objectives of reducing reliance on high-cost TA, improving financial sustainability, and delivering better outcomes for homeless households.

Supporting Documentation

Appendices

1. Presentation on increasing Council Controlled TA Supply

1. Background documents

1. Temporary Accommodation – Transformation for Financial Sustainability Cabinet Report April 2026

Expanding council controlled Temporary Accommodation

People Overview & Scrutiny Committee
10 November 2026

Brighton & Hove City Council

Why are we at Scrutiny?

- We want to hear feedback on our proposals to deliver more council controlled Temporary Accommodation as part of our wider Temporary Accommodation Supply Strategy. The proposals will be considered at Cabinet in November.

- This approach comprises of a mix of acquisitions and long leasing arrangements which will reduce our reliance on more expensive forms of TA sourced from the market. This will be a flexible delivery model with a balance between acquisitions and leasing to be refined through market engagement, viability assessments and consideration of exit strategies;

- The aim is to deliver a sustainable temporary accommodation system that provides better quality, more stable homes for residents while reducing reliance on high-cost temporary accommodation and improving value for money

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Temporary Accommodation Pressures

Why Change is Needed

01

Rising Homelessness Demand

- 2,374 households in temporary accommodation (October 2026)
- 3,580 people estimated to be experiencing homelessness (1 in 77 residents) including 1,400 children
- Demand forecast to rise from current levels to 2,860 households by 2029/30

02

Financial pressure – 2026/27

- Temporary accommodation Net budget: £15.4m
- Forecast overspend: £0.397m (including anticipated savings of £1.7m)
- Further £5m savings required through the MTFP

03

Spot Purchase and Block Booking accommodation

309 households in Spot Purchase accommodation each night throughout the year, at a net cost of £46.95 per night after Housing Benefit. The total forecast spend for this year is £5.30m.

730 households in Block Booking accommodation each night throughout the year, at a net cost of £34.45 per night after Housing Benefit. The total forecast spend for this year is £9.18m.

Our Strategic Response

➡ Move from a reactive, market-led model to a planned portfolio approach

- Reduce reliance on costly spot-purchased and block-booked accommodation
- Increase Council-controlled housing supply
- Expand supported accommodation where needed
- Improve financial sustainability, quality and resident outcomes

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Temporary Accommodation Cabinet April 2026 agreed a programme of reform. Key features included:

- Improve financial sustainability
- Use of HRA empty homes
- Improvements to the financial model – rent levels and hardship fund
- Supported accommodation pathways
- Planned rather than reactive provision
- **Increase council-controlled supply**

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Proposed 3 year programme to achieve 500 homes

Business Plan produced with 31TEN looking at a variety of delivery models to determine the most effective way of meeting future TA needs. The appraisal concluded that we could:

01 Deliver 500 homes through a mix of:

- Acquisitions
- Bulk leasing arrangements

02 Hold properties within the General Fund

03 Achieve a flexible mix of acquisition and leasing based on:

- Market conditions
- Financial viability
- Risk
- Exit strategies

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Current and proposed Temporary Accommodation – change in accommodation type

Current TA households by accommodation type as of 5 October 2026		Projected TA households by accommodation type as of March 2030 (subject to cabinet approvals)	
Type of accommodation	**Number**	**Type of accommodation**	**Number**
Council controlled TA	889	**Council controlled TA**	1,389
Supported Exempt Accommodation	0	**Supported Exempt Accommodation**	500
Spot Purchase Accommodation	373	**Spot Purchase Accommodation***	50
Block Booking Accommodation	563	**Block Booking Accommodation**	151
Current private leased	533	**Current private leased**	350
Total	**2,358**		**2,440**

*whilst reliance on spot purchases is not expected to form part of the programme, there may be occasions where they are necessary to secure suitable properties

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General Fund vs HRA: Recommended Position

Hold both acquisitions and leasing activity within the General Fund rather than the HRA.

Rationale:

- Better alignment to General Fund as it is a homelessness function rather than a landlord function
- Benefits accrue to General Fund homelessness budgets
- Simpler governance and accounting
- Avoids complex recharges and attribution of losses between funds
- General Fund performs on a comparable basis to HRA when modelling purchases
- Reduces pressure on HRA borrowing which can be freed up for other essential investment needed in existing council homes
- Management and maintenance arrangements can remain the same

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Financial Case

- Business Plan produced with 31TEN looking at a variety of delivery models to determine the most effective way of meeting future TA needs
- The programme is not fully self-financing – numerous scenarios tested to explore this.
- Financial benefits are realised through reducing reliance on expensive spot-purchased TA.
- The proposal is a cost-avoidance strategy, reducing net expenditure compared to do nothing model.
- Acquisitions provide a long-term asset base and hedge against future property inflation
- Leasing provides flexibility and reduces long-term commitment risk
- GF vs HRA position considered for acquisitions with the financial model shows both perform on a similar basis

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Governance and managing risk

- Risk 1: Financial Sustainability

  Mitigation: Cost-containment approach, ongoing monitoring, replace expensive TA first.

- Risk 2: Asset & Property Risk

  Mitigation: Detailed condition surveys, minimum property standards, lifecycle assessments.

- Risk 3: Leasing & Market Risk

  Mitigation: Market testing, multiple providers, robust lease terms.

- Risk 4: Governance & Delivery Risk

  Mitigation: Clear delegations, dedicated additional resources, Cabinet oversight and defined exit strategies.

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