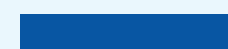


Welcome to the Temporary Accommodation Network Launch 15 May 2025



A presentation of case studies, policy asks and future events from TAN



1. Case studies

Examples of good practice across the TAN

Swim Enterprises

A Hackney-based charity seeking to reduce health inequalities among those of African Caribbean heritage – a significant number of whom live in TA.

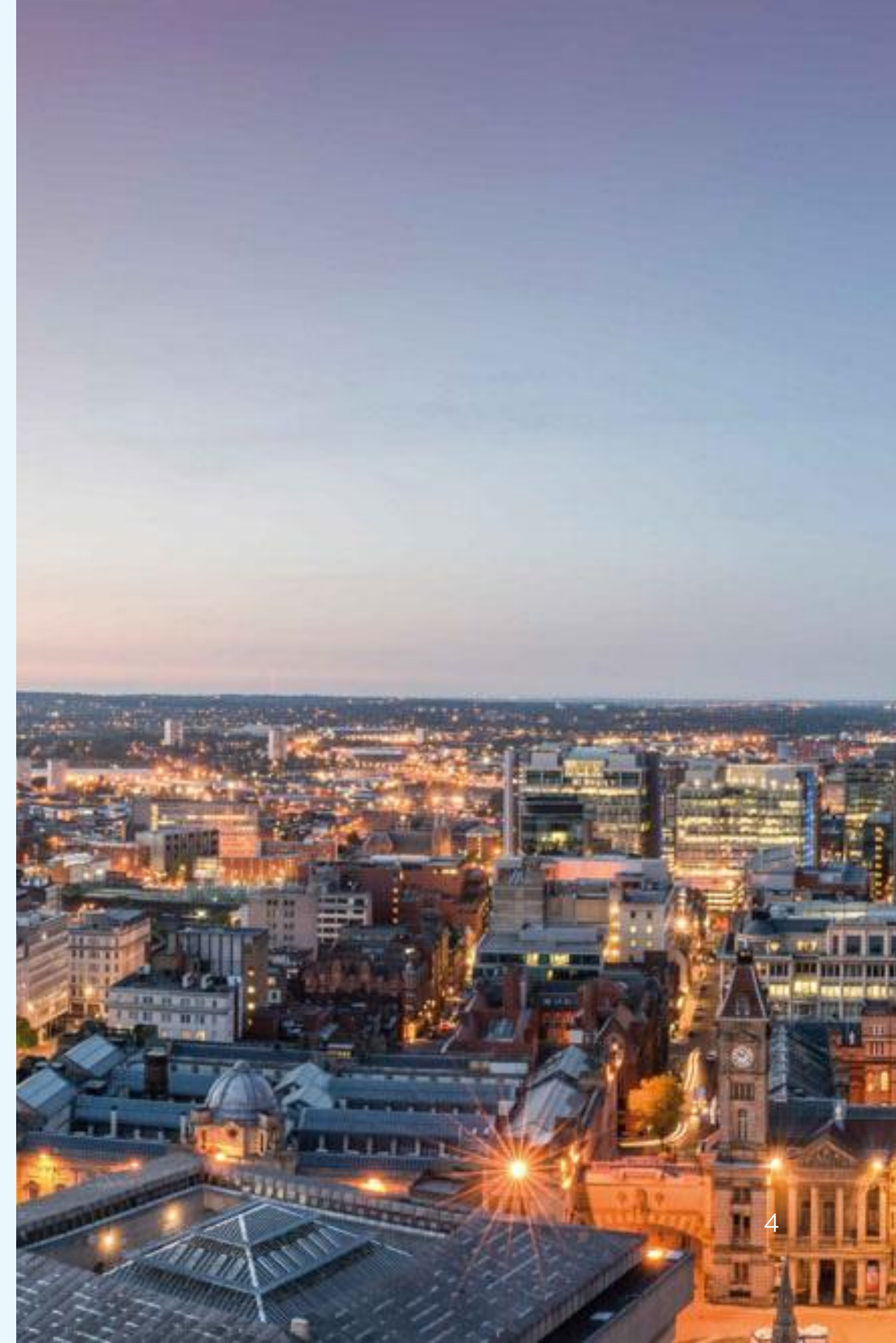
SWIM have identified small local sites with development potential and are collaborating with the council to access government grant and other sources of finance to deliver new homes.



Switch Housing

Switch work for a range of clients to source safe, secure and stable accommodation. They recently supported a London borough that was overspending on hotel accommodation.

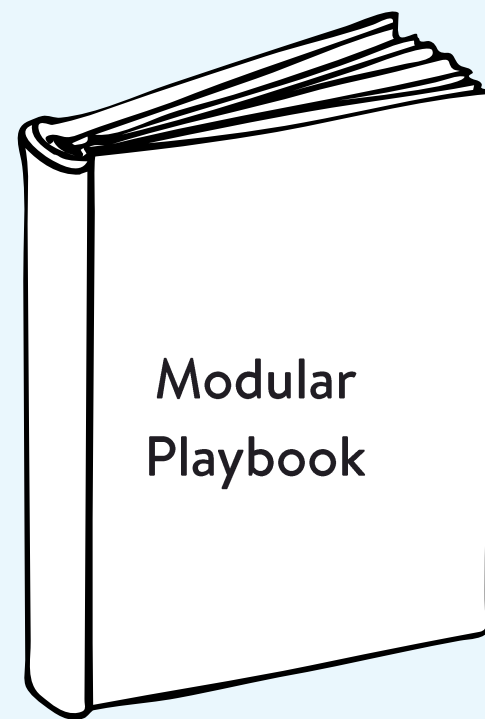
By sourcing accommodation at greater quality and fixed cost they were able to deliver £2.5m savings to the council and a better experience for households.



Wates

Wates partnered with Cardiff Council to deliver 9 modular homes on a disused site using modern methods of construction. The homes are each two-bedroom terraced properties with the highest energy efficiency rating.

They are currently expanding this solution to new areas, including the London Borough of Havering and have recently published a Modular Playbook to share insights more widely.



Riverside

Riverside partnered with Sefton Council to support families living in TA to move into settled homes.

Those with a history of failed tenancies are offered furnished homes on a license, with a minimum weekly support visit. If successful, they transition into a social housing tenancy after 12 months.

The scheme is generating £3.36 of benefit for every £1 spent.



Habitat for Humanity GB

HfHGB worked with the London Borough of Barking & Dagenham to transform underused assets into shared housing for care leavers.

They worked with the council to identify a site and assemble funding.

HfHGB refurbished and converted the properties, which are managed by the Council, who provide transitional support to the young people as they move on with their lives.

Trust for London

Trust for London's "5 Basics" campaign seeks to improve standards in TA through a focus on:

1. Cooking facilities
2. Information that is clear, consistent and accurate
3. Wifi
4. Laundry facilities
5. Storage facilities



Local Space

Local Space enable local authorities to discharge their homeless duties through the provision of high-quality accommodation within Local Housing Allowance rates.

They recently signed new lease deals with Newham to take direct control of over 250 new homes originally designated for market sale.

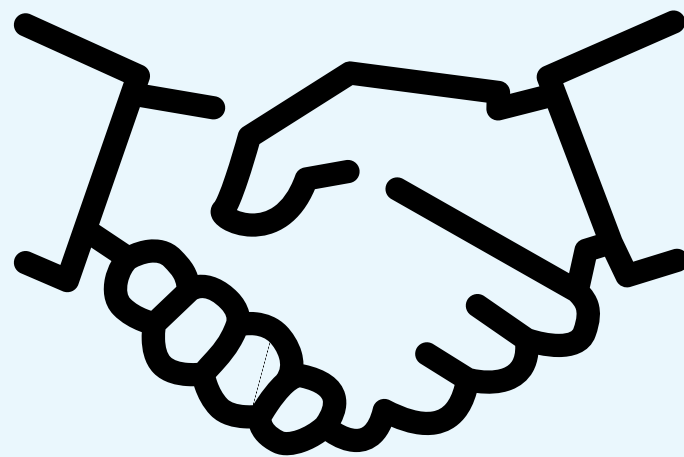


Direct control of 250 homes designated originally for market sale



Madison Brook

A London-based property company working with Kensington & Chelsea council, they help boost the supply of settled housing for residents at risk of homelessness.



By forming a partnership with a social equity backed private landlord, Madison Brook supply homes at affordable rents on medium to long-term leases through a simple nomination agreement.

Project 123

A joint initiative between the G15 and London Councils to help identify solutions to the TA crisis.

The aim is to reduce the current spend on TA by local authorities and deliver much needed, good quality accommodation.

To date the project has proven concept on one of three scenarios:

1. Sale or lease of existing high-cost void properties
2. Bulk sale of new build void properties
3. Meanwhile temporary housing using modular construction





2. Spending Review

TAN's submission and key asks

Spending Review - TAN asks: funding



- 01** Reverse the planned freeze of LHA rates from 2025/26 onwards and commit to future annual increases.
- 02** Review the benefit cap – either rebase in line with inflation or abolish entirely.
- 03** Provide more revenue funding for local authorities to support households living in TA.
- 04** Commit to a long-term Affordable Homes Programme with increased flexibilities to provide TA.
- 05** Provide further rounds of the Local Authority Housing Fund to provide housing options.

Spending Review - TAN asks: supply



- 01** Require local authorities to take account of TA in their Local Plans.
- 02** Request that each local authority publish a TA delivery plan and local standards.
- 03** Publish statutory guidance on out-of-area placements.
- 04** Promote the use of Modern Methods of Construction and modular solutions.
- 05** Support local authorities and other public bodies to convert under-used assets into TA.
- 06** Revise the Rent Standard to support the conversion of long-term voids into TA.
- 07** Publish official guidance on expected quality standards in TA.

Join TAN and keep up to date

Scan the QR Code to read the TA case studies in more depth, sign up to our mailing list and find out more about our network.

