

# Public Document Pack



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Friday 24 October 2025

## Notice of Meeting

Dear Member

### **Growth and Regeneration Scrutiny Panel**

The **Growth and Regeneration Scrutiny Panel** will meet in the **Council Chamber - Town Hall, Huddersfield** at **10.00 am** on **Monday 3 November 2025**.

This meeting will be live webcast. To access the webcast please go to the Council's website at the time of the meeting and follow the instructions on the page.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in black ink, appearing to read "S Lawton".

**Samantha Lawton**

**Service Director – Legal, Governance and Commissioning**

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

## **The Growth and Regeneration Scrutiny Panel members are:-**

### **Member**

Councillor Zarina Amin (Chair)

Councillor Timothy Bamford

Councillor Donna Bellamy

Councillor Harry McCarthy

Councillor Alison Munro

Councillor Yusra Hussain

Chris Friend (Co-Optee)

# Agenda

## Reports or Explanatory Notes Attached

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**Pages**

**1: Membership of the Panel**

To receive apologies for absence from those Members who are unable to attend the meeting.

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**2: Minutes of the Previous Meeting**

1 - 6

To approve the Minutes of the meeting of the Panel held on the 22 September 2025.

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**3: Declaration of Interests**

7 - 8

Members will be asked to say if there are any items on the Agenda in which they have any disclosable pecuniary interests or any other interests, which may prevent them from participating in any discussion of the items or participating in any vote upon the items.

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**4: Admission of the Public**

Most agenda items take place in public. This only changes where there is a need to consider exempt information, as contained at Schedule 12A of the Local Government Act 1972. You will be informed at this point which items are to be recommended for exclusion and to be resolved by the Panel.

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**5: Deputations/Petitions**

The Panel will receive any petitions and/or deputations from members of the public. A deputation is where up to five people can attend the meeting and make a presentation on some particular issue of concern. A member of the public can also submit a petition at the meeting relating to a matter on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10, Members of the Public must submit a deputation in writing, at least three clear working days in advance of the meeting and shall subsequently be notified if the deputation shall be heard. A maximum of four deputations shall be heard at any one meeting.

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## **6: Public Question Time**

To receive any public questions.

In accordance with Council Procedure Rule 11, the period for the asking and answering of public questions shall not exceed 15 minutes.

Any questions must be submitted in writing at least three clear working days in advance of the meeting.

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## **7: Update on Temporary Accommodation / Bed & Breakfast** 9 - 16

This report provides an update on progress being made to tackle high demands for homeless temporary accommodation, and the use of bed and breakfast provision.

**Contact:** Sarah Holmes, Head of Housing Services, Tel 01484 221000.

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## **8: Transport Programme Annual Update**

Report to follow.

**Contact:** David Wildman, Service Director Skills and Regeneration and Ilyas Ramjan, Head of Major Projects. Tel: 01484 221000

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Contact Officer: Jenny Bryce-Chan

## KIRKLEES COUNCIL

### GROWTH AND REGENERATION SCRUTINY PANEL

**Monday 22nd September 2025**

Present: Councillor Zarina Amin (Chair)  
Councillor Timothy Bamford  
Councillor Donna Bellamy  
Councillor Harry McCarthy

In attendance: Cllr Moses Crook, Deputy Leader and Cabinet Member  
for Transport and Housing  
David Brook, Head of Repairs and Maintenance  
Lisa Ramsden, Head of Housing Management &  
Partnerships  
Phil Jones, Service Director, Homes and Neighbourhoods  
David Shepherd, Executive Director for Place

Apologies: Councillor Alison Munro  
Chris Friend (Co-Optee)

**9 Membership of the Panel**

Apologies were received from Chris Friend and Cllr Alison Munro.

**10 Minutes of the Previous Meeting**

**RESOLVED:**

That the minutes of the meeting held on the 11 August 2025, be approved as a correct record.

**11 Declaration of Interests**

No interests were declared.

**12 Admission of the Public**

All agenda items were considered in public.

**13 Deputations/Petitions**

No deputations or petitions were received.

**14 Public Question Time**

In accordance with Council Procedure rule 11, Mr Andrew Wilson submitted written questions. The Chair agreed to provide a written response.

**15 Response to Awaab's Law**

Cllr Moses Crook, Portfolio Holder for Transport and Housing, introduced the agenda item, advising the Panel that the report outlines the council's preparedness for the implementation of Awaab's Law, which will come into force on the 27<sup>th</sup> October 2025.

The Panel was informed that the law is named after Awaab Ishak who sadly died in 2020, as a result of a failure to address issues with damp and mould in his home. It is right to both commemorate and hold landlords to account to make prompt and effective repairs in response to potentially serious hazards, and to make the response times statutory.

Kirklees Homes and Neighbourhoods have already established good practice and demand response in the area of damp, mould and condensation following the notice to improve by the Regulator of Social Housing, and well ahead of implementation of this law.

The backlog and persistent high numbers of damp, mould and condensation cases inherited when the landlord function came back inhouse in 2022, have been addressed. There is now a stable number of cases, well below the projected business as usual numbers and that has been the case since June 2025. Currently there are approximately 240 cases, and this has been achieved through a comprehensive programme of service redesign, investment in the service, workforce development and partnership with external contractors.

There is confidence that demand can be managed, including projected seasonal increases while continuing to remain compliant with the specifications in Awaab's Law, from now and as it becomes statutory. The approach to damp, mould and condensation is extremely robust, as issues are surveyed, repaired and re-surveyed at three- and six-months post repair or post treatment to ensure the issue is fully resolved and not recurring.

There is sufficient capacity to meet the anticipated increase in demand during the annual cold season, with additional contingency measures in place to address any unexpected rise in cases. Furthermore, a comprehensive stock condition survey of all housing is currently underway, which may identify previously unreported issues. Additional capacity has been allocated to address any such findings as they arise.

Awaab's Law also has implications for electrical safety, and there is already compliance with this stipulation and will continue to plan ahead to be ready for other areas of compliance as they are added to the framework. The commitment to tenants go beyond compliance and will continue the journey of improvement to exceed the statutory timeframes and standards, putting the safety and welfare of tenants as the highest priority.

In response to the information presented, the Panel asked a number of questions and made comments including some of the following:

## **Growth and Regeneration Scrutiny Panel - 22 September 2025**

- In respect of properties where it is difficult to find the reason for the damp and mould, whether the cause is from the tenant or some other reason. How many properties are there and what is the process to address that?
- Managing to reduce the backlog and get to a business-as-usual position, particularly before the August deadline is very impressive and it is important to thank officers for that. The upskilling of staff is also impressive. Engagement with resident has shaped the entire process and that should be recognised.
- The report mentions the use of external contractors to deal with some of the cases, particularly if there is more than anticipated or to increase demand. Are there any plans to reduce the reliance on external contractors in the future?
- In respect of other social landlords, for example housing associations, is there anything that the council can do to help partners in those situations?
- With regard to the lifestyle issue, if homes are to be ventilated for example in winter by opening windows to prevent condensation, it is a difficult balance between keeping the home warm and ventilating it.

### **RESOLVED:**

That the Cabinet Member and officers be thanked for providing an update on the Council's response to Awaabs Law.

- 16 Update of the Housing Management & Partnerships Service Redesign**  
Cllr Moses Crook, introduced the agenda item, advising the Panel that the report provides an update on the ongoing redesign of the Kirklees Homes and Neighbourhoods Housing Management and Partnership Service, including progress, key changes and improvements in tenant experience.

The Panel was informed that this is the service responsible for the delivery of landlord functions to tenants. Over recent years there has been a narrowing of the range of service provision from housing service, as well as a move towards recovery of costs to comply with regulations from the Regulator of Social Housing, with respect to what can be provided as a landlord.

This has clearly been a process which has required clear communication with tenants, as well as a sensitive and supportive transition. Through this, it has been important to define a trusting relationship with tenants, one where there is a need to be clear at every level of the service, on what can and what cannot be provided as a landlord. "It is important to clearly state what support or services can be provided, including details of how and when these will be delivered, and to ensure that all commitments made are fulfilled.

The Regulator of Social Housing has provided the four consumer standards, and it is necessary to ensure compliance against these standards. There are 22 Tenant Satisfaction Measures used to assess performance, including twelve tenant perception measures (TSM) that help to identify when the service is not being provided to tenants as expected.

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These measures have shown a decrease in satisfaction in the year 24/25 compared to the previous reporting period in 23/24. The service redesign is a response to this unacceptable trend. Referring to an appendix in the report the panel was informed that the midyear analysis shows an increase in every one of the 12 TSMs, the tenant perception part.

Performance is not yet at the desired level; however, the actions taken to date have reversed the previous downward trend. Early signs of recovery are now evident, with increasing confidence and satisfaction being reported by tenants.

Phil Jones, Service Director for Homes and Neighbourhood informed the Panel that the report highlights three key issues.

- 1) To improve, and increase visibility within neighbourhoods, recognising that this is important to tenants.
- 2) Work is underway to review and introduce measures addressing anti-social behaviour, which is recognised as a key issue affecting tenants. The establishment of a team directly addresses this concern and provides an immediate response to incidents as they arise.
- 3) A positive development to highlight is the approach to neighbourhood plans and neighbourhood planning. This provides communities with a clear understanding of intended actions and creates opportunities for accountability, enabling communities to agree on actions and to challenge when commitments are not being met.

In response to the information presented, the Panel asked a number of questions and made comments including some of the following:

- It is positive that the council is looking at anti-social behaviour. If the anti-social behaviour is coming from a council tenant and causing problems with neighbours. How would you deal with that and if they are moved, it feels like the problem is being moved elsewhere. What is the process?
- How much powers does the council have if the anti-social behaviour is occurring between a council tenant and a homeowner?
- The tenant satisfaction measures include twelve that are assessed through a perception survey. Is there any indication of the direction of travel for the remaining ten measures?
- Do housing officers have a case management tool? It appears that from the previous report referring to damp, mould and condensation, there is one, however section 3.2 of this report refers to the absence of an effective IT reporting system and people are expected to manage that caseload on their own.
- In respect of the neighbourhood plans, what is the geography? Is it across the district, or is it specific estates or a different area?

## **Growth and Regeneration Scrutiny Panel - 22 September 2025**

### **RESOLVED:**

That the Cabinet Member and officers be thanked for providing an update on the Housing Management & Partnership Service Redesign.

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**KIRKLEES COUNCIL**

**COUNCIL/CABINET/COMMITTEE MEETINGS ETC**

**DECLARATION OF INTERESTS**

Growth & Regeneration Scrutiny Panel

Name of Councillor

Item in which you have an interest	Type of interest (eg a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest

Signed: .....

Dated: .....

## NOTES

### Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

(a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and

(b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.



**REPORT TITLE: UPDATE ON TEMPORARY ACCOMMODATION / BED & BREAKFAST**

<b>Meeting:</b>	Growth and Regeneration Scrutiny Panel
<b>Date:</b>	3 <sup>rd</sup> November 2025
<b>Cabinet Member</b> (if applicable)	Cllr Moses Crook Deputy Leader and Transport & Housing
<b>Key Decision Eligible for Call In</b>	No – information only Not applicable
<p><b>Purpose of Report</b> This report provides an update on progress being made to tackle high demands for homeless temporary accommodation, and the use of bed and breakfast provision.</p>	
<p><b>Recommendations</b></p> <ul style="list-style-type: none"> <li>To note the update set out in this report.</li> </ul> <p><b>Reasons for Recommendations</b></p> <ul style="list-style-type: none"> <li>To enable the Council to continue delivering interventions and improvements aimed at tackling high homelessness demand pressures.</li> </ul>	
<p><b>Resource Implications:</b></p> <p>No direct resource implications arising from this information/update report. However, the provision of temporary accommodation for homeless households, particularly in bed and breakfast or nightly paid accommodation results in considerable cost implications for the Council. The delivery of interventions aimed at preventing homelessness and/or achieving more rapid move-on from temporary accommodation therefore have a direct impact on reducing costs to the Council.</p>	
<b>Date signed off by <u>Executive Director</u> &amp; name</b>	David Shepherd, Executive Director of Place on 22 October 2025
<b>Is it also signed off by the Service Director for Finance?</b>	N/A for G&R Scrutiny Panel
<b>Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?</b>	N/A for G&R Scrutiny Panel

**Electoral wards affected:** All

**Ward councillors consulted:** Not applicable

**Public or private:** Public

**Has GDPR been considered?** Not applicable

## 1. Executive Summary

- 1.1 The Council has a range of duties and responsibilities associated with homelessness, including assessing, advising and supporting homeless households and providing temporary accommodation in certain circumstances. This report provides an update on the trends in temporary accommodation (TA) usage in Kirklees, and highlights the progress made by the Council over the last year, in stabilising the significant increase in TA usage. The report also highlights ongoing pressures and challenges in relation to homelessness and temporary accommodation.

## 2. Background

- 2.1 The Council has a duty to provide interim / temporary accommodation for certain homeless households depending on whether statutory thresholds have been met. The number of households in TA has been increasing, not just in Kirklees, but across the country, to such an extent that it is widely recognised as a symptom of a national housing crisis. The costs of providing TA is huge – Government figures released in September 2025 showed that total council spending on Temporary Accommodation nation-wide has increased by a quarter, to £2.8 billion in 2024/25. More importantly, the impact on households, particularly families with children, of living in TA is significant, with all the uncertainty and stress that arises from becoming homeless.
- 2.2 Within the Council's Place Directorate, the Housing Solutions Service delivers all the Council's statutory functions in relation to homelessness advice, assessment, placement into TA and support and move-on from TA.
- 2.3 Over the last 5 years in particular, whilst there has been a fairly constant number of households presenting to the Council as homeless, more of these households have been at crisis point which has meant their homelessness hasn't been possible to prevent, and as a result, the numbers who have required placement into TA has risen significantly.
- 2.4 When a homeless household needs to be placed into TA by the Council, a number of different accommodation options are utilised, including self-contained houses/flats, hostels, domestic abuse refuges, supported housing and B&B hotels. The majority of placements are into council-owned stock, however as demand has risen, there has been insufficient supply of self-contained TA and as a result, the Council has had no options other than to resort to making placements into B&B hotel rooms. The table below shows the growth in the total number of households in TA in Kirklees, and how many of those households had to be placed into B&Bs

<b>Snapshot date</b>	<b>Total no of households in TA</b>	<b>Of which, total no in B&amp;B</b>
31-Mar-20	159	61
31-Mar-21	182	42
31-Mar-22	263	102
31-Mar-23	303	120
31-Mar-24	423	200
31-Mar-25	375	132

2.6 In light of the huge demand pressures and the consequent rise in costs and number of TA placements, a TA Transformation Board, chaired by the Deputy Chief Executive, was established in June 2024.

### **3. Strategic and legislative context**

3.1 The key strategic frameworks which set the overarching priorities which impact on homelessness and TA usage are:-

3.2 Kirklees Homelessness and Rough Sleeping Strategy 2024 – 2029. This was subject to scrutiny by this Panel before being signed off by Cabinet in September 2024. Addressing homelessness and providing better quality TA are key objectives within this strategy.

3.3 Kirklees Housing Strategy – this is currently undergoing a full review and refresh. The availability of sufficient good quality affordable housing, across the district, is a key ongoing priority in this Strategy as a means of meeting housing demand which if unmet, could lead to homelessness.

3.4 In exercising their homelessness and TA functions, local authorities must comply with the requirements set out in the Housing Act 1996, Homelessness Reduction Act 2017 and a range of other legislative and statutory guidance. Local authority data on homelessness and temporary accommodation is subject to a quarterly data return to Government, who closely monitor local authority performance via specialist advisers in the Ministry of Housing, Communities and Local Government (MHCLG). If a local authority meets the trigger of having more than 5 families with children, placed in B&B, for more than six weeks, they are subject to additional scrutiny by MHCLG and run the risk of further Government intervention and/or penalties. Kirklees has been subject to this greater scrutiny by MHCLG for over two years.

### **4. Interventions to reduce TA/ B&B Use**

4.1 The establishment of the TA Transformation Board has enabled the Housing Solutions Service to scope out a range of interventions, drawing on best practice elsewhere, and has harnessed support from other services and partners including the Housing Growth team, finance, corporate landlord, Homes and Neighbourhoods and other housing providers. Interventions which have been endorsed by the Board and implemented since 2024 have included:-

- A new TA approval process to gain greater management oversight of all new TA placements, better control of risks and identification of prevention alternatives, ensuring compliance with statutory guidance for every case.
- Additional staffing capacity – posts have been created to ensure robust and consistent case management, which has led to reduced caseloads and improved prevention outcomes
- A full service improvement review, informed by external expert advisers, which has led to enhanced face to face homeless assessments, comprehensive training for all staff and new homeless prevention pathways for the key reasons why people present as homeless
- Additional capacity appointed to enhance the private rented partnership team to identify new Private Rented Sector (PRS) homeless prevention or relief options. This has resulted in an increase in the number of customers who have been supported into a new private rented tenancy

- Better use of council stock – working closely with Homes and Neighbourhoods to maximise access to void council properties via the Housing Register, and supporting applicants to move swiftly out of TA when matched to a Council home
- Using council properties for TA – identifying opportunities to expand the existing portfolio of council-owned homes that are used for TA. This has included bidding for funding via the Local Authority Housing Fund (LAHF) phase 3 to acquire and refurbish 6 new TA units.
- Leasing TA units from the private sector – building upon a successful pilot project to lease former student accommodation to re-purpose as family accommodation. A lease expansion in summer 2025 has resulted in an additional 24 units of TA becoming available, which are particularly suited to larger families who often face the longest wait for a move-on solution.

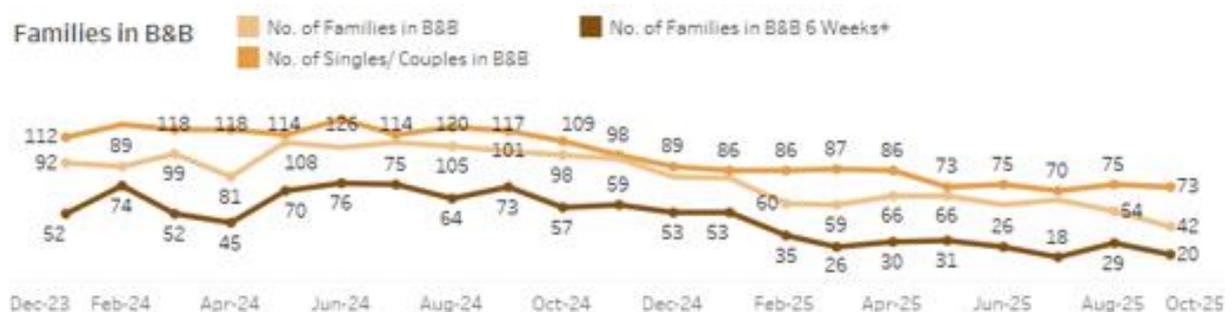
## 5. Impact on TA numbers

### 5.1 Total number of households in TA



Considerable progress has been made in relation to reducing the overall number of households in all types of TA. From a peak of 477 households in July 2024, the number has steadily declined and in more recent months, has settled down to around between 370 - 380 households at month end. This reversal of the previous upward trend is a significant achievement, in light of the national trend which is a continual growth in the number of households in TA.

### 5.2 Families in Bed & Breakfast



We have more than halved the number of families in B&B over the last year – there were 98 families in B&B in Oct 2024, which came down to 42 families at end of September 2025.

The critical figure relating to the number of families who have been in B&B for more than six weeks has also more than halved. Down from a peak of 76 families in June 2024, to 20 families at end of September 2025.

We have an ambition to reach a position where we have zero families with children, living in B&Bs.

## **6. Suitability and well-being**

- 6.1 The Council strives to ensure that all TA provided for customers is suitable, safe and secure. A formal procurement exercise was undertaken to establish a framework for nightly-paid emergency accommodation, which provides assurance on minimum standards for hotel rooms and self-contained emergency accommodation. The council homes used for TA are subject to the same compliance regime, responsive repairs and maintenance checks as general needs council homes.
- 6.2 In relation to the location of TA, the options available to the Council are spread across the district, but it is not always possible to find a vacant TA placement in a specific area on the day a household needs to access TA. It is very rare that the Council has to resort to placing a household outside of the Kirklees district, and if this does occur it is usually for reasons of safeguarding the household if there are risks within Kirklees.
- 6.3 The wellbeing of households in TA is extremely important to the Council. Regular wellbeing checks are undertaken for all households by staff within the Housing Solutions Service. Where there are additional vulnerabilities, housing staff work closely with other services/partners such as Children's Services, Adults, health, probation etc, to ensure additional needs are being met.

## **7. Young People and former Armed Forces personnel**

- 7.1 During the discussion on the Prevention Homelessness and Rough Sleeping Strategy, this Panel requested information on the scale of homelessness being experienced by young people (under 25s) and former Armed Forces personnel.
- 7.2 The TA numbers for these two cohorts are:-  
Of the 369 households currently in TA, 43 primary applicants are young people age 16 – 25, and none are former Armed Forces personnel.
- 7.3 The Housing Solutions Service has a dedicated team who deal with homeless presentations from under 25s and care leavers. This team offers bespoke support for young people, not just at the point of homelessness but also once they are housed in order to maximise their chances of tenancy sustainment. Supported housing options are available for young people, commissioned by the Council, and the Council has also invested resources in acquiring and re-purposing additional accommodation for young people in housing need. In relation to former Armed Forces personnel, the numbers presenting in need of TA are historically very low, however the service remains committed to ensuring any veterans who approach are given sensitive and appropriate advice, and are awarded the additional priority laid out in the Allocations Policy and the Armed Forces Covenant.

## **8. Challenges in Kirklees**

8.1 These are the key challenges that Kirklees is facing, in relation to TA:-

- Fundamental changes in the private rented market will arise when the Renters' Rights Bill is passed (due for Royal Assent imminently). There is widespread belief that some landlords will exit the sector (although no evidence of that yet in Kirklees) leading to a bubble of additional evictions and/or loss of some private rented sector options that the Council can help homeless households to access.
- Difficulties in sourcing private rented accommodation at Local Housing Allowance rates, alongside an ongoing need to ensure customers look for private rented housing as an alternative, and much speedier solution compared to waiting for council or other social housing
- Continued slow-down in turnover and availability of council and other social housing
- Limited options have arisen from a recent soft-market testing exercise undertaken by Housing Growth to identify appetite for expansion of the programme to lease units from the private sector, to use as TA
- Balancing the conflicting demands on council housing void properties, which are needed for both the housing register (permanent rehousing) and for the temporary accommodation portfolio.
- Empty homes in private ownership – whilst the number of long-term empties has been reducing in Kirklees in recent years, this is an untapped source of potential TA or move-on options
- Support from Registered Provider partners – more could be done to work with housing associations who hold stock in Kirklees or aspire to develop new social housing in Kirklees, to utilise that stock for TA and/or move-on for homeless households
- Financial uncertainty – the Council relies on Government grant funding to deliver or support a number of homeless-related functions, including homeless prevention, rough sleeping prevention work and support for households when they are in TA. There is uncertainty around how much grant funding will be received beyond 2025/6, with a change in funding formula underway and a 3 year settlement due to be announced later this year.

## **9. Long term solutions**

9.1 Ultimately, the TA crisis will only be resolved by a step-change in the volume of affordable rented homes in both the private and social housing sectors, that people on lower incomes can readily access. There is a consensus, from experts including Government Advisers and other stakeholders, that the best route to managing TA demands in a cost-effective and sustainable way in the meantime, is to deliver a mix of solutions including:-

- Enhanced homeless prevention work
- Making best use of own stock
- Lease or acquisition and refurbishment of existing homes
- Meanwhile use
- Investment in new builds
- Acquisition of new builds

9.2 The different routes to financing these solutions include Council funding – either general fund or housing revenue account, Right to Buy receipts, Grant funding (e.g. LAHF and Affordable Housing Programme) and private investment.

## **10. Information required to take a decision**

Not applicable in this report.

## **11. Implications for the Council**

### **11.1 Council Plan**

The work undertaken by Housing Solutions to provide temporary accommodation for homeless households, and the ongoing interventions aimed at reducing B&B use particularly for families, all directly supports the Council plan. This work is focused on getting the basics right, taking responsibility and focusing on customers, and much of the work to improve housing outcomes for homeless households is based upon collaborating, connecting, and delivering solutions in a customer-focused way.

### **11.2 Financial Implications**

There is a cost to the Council arising from most types of TA placement, due to a range of factors including the provision of support for households when they are in TA, additional costs of repairs arising from more frequent turnover in TA, void costs etc. B&B and nightly paid accommodation are the most costly forms of TA however, as regulations for Housing Benefit have a major cost impact on the Council. Residents are entitled to claim Housing Benefit (if eligible) to cover the rent and any service charge for their TA. The Council administers Housing Benefit and reclaims the cost of this from central government. However, for households in B&B or nightly paid TA, the Council can only reclaim 90% of the 2011 rate of Local Housing Allowance. This leads to a significant cost in HB subsidy loss.

For the full year 2024/25, the overall net cost to the Council, from HB subsidy, was in the region of £7.6m, this cost was funded by a combination of General Fund (88%) and Government Grant (12%)

Interventions which are designed to reduce/eliminate the use of B&B and nightly-paid TA, particularly for families with children, will have the greatest positive impact on the Council's financial position.

### **11.3 Legal Implications**

Not applicable for this report.

### **11.4 Climate Change and Air Quality**

Not applicable for this report.

### **11.5 Risk, Integrated Impact Assessment (IIA) or Human Resources**

Not applicable for this report

## **12. Consultation**

Not applicable for this report

**13. Engagement**

Not applicable for this report

**14. Options**

Not applicable for this report

**15. Contact officer**

Sarah Holmes, Head of Housing Services  
Tel 01484 221000 Email sarah.holmes@kirklees.gov.uk

**16. Background Papers and History of Decisions**

None

**17. Appendices**

None

**18. Service Director responsible**

Joanne Bartholomew, Service Director for Development  
Tel 01484 221000 Email Joanne.bartholomew@kirklees.gov.uk