



East of England Housing Crisis

# ACT NOW BEFORE IT GETS WORSE

A plea for housing - short term

# THE IMPACT

## What people see

- A high demand and reduced availability

## What people don't see

- The impact on our residents
- The impact on our local authorities
- The housing undersupply

## THE IMPACT ON OUR RESIDENTS

- People / families are living in overcrowded accommodation in their communities, and people are being housed in temporary accommodation out of their communities, sometimes in hotel or BnB accommodation.
- The lives of vulnerable people are at risk, and this situation can be even more acute for those with disabilities.
- Additional pressures that would have been manageable 10 years ago are not today.



## THE IMPACT ON OUR LOCAL AUTHORITIES

- In the East of England, the amount spent on temporary accommodation has risen from **£15.4m in 2011 to £64.4m in 2023**; quadrupling in 12 years.
- Almost half of all council leaders in England have urged the Chancellor to intervene, to both prevent the collapse of local homelessness services, or prevent the closure of other key services to pay for it.
- The total number of out-of-London placements by London Councils has risen over recent years, **from 2,122 in 2015-16 to 2,580 in 2022-23**, many of these being housed in the East.

## HOUSING UNDERSUPPLY

- Funding for the Affordable Housing Programme cut by 60% from 2012.
- Affordable homes delivery compromised by viability and housing associations unable to buy affordable housing provided by private sector house builders.
- Current focus on quality, cost and regulation, while welcome, is impacting on the supply of new socially rented properties, and the number of privately rented properties available.



# WE URGE GOVERNMENT TO:

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- 1** Rebase the temporary accommodation subsidy rate paid to local authorities to 2024 levels, to better ensure that local authorities retain 90% intended by the policy when first instigated.
- 2** Allow housing authorities to levy a 2% council tax precept for housing (in the same way upper tier authorities can levy a precept for adult social care).
- 3** Reform of Government fiscal rules to incentivise long-term public investment in social housing. This is the only full solution to end reliance on expensive private sector lets and bed and breakfasts.

# THE IMPACT OUR "ASKS" COULD HAVE ON OUR SERVICES:

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1. Help to provide financial stability to our local authorities - and reduce pressures on other services like healthcare.
2. Lead greater community resilience.
3. Avoid further tragedies by ensuring that vulnerable people are protected.
4. Lay the groundwork to help the East of England manage increasing population pressures.

"Fixing these problems will prevent many local authorities running out of money over the next 12-24 months, which would ultimately cost the Government, taxpayers and society far more than the cost of acting now."

**Cllr Stephen Robinson, Leader of the Chelmsford City Council**

"When we place a household in nightly paid accommodation costing £700 per week, we are currently only able to claim £98 of that cost back."

**Steve Blatch, CEO, North Norfolk District Council**

# East of England Housing Crisis in Numbers

We have almost **90,000** households on our local authority housing lists



People who experience homelessness do so for many reasons. Most people who are legally homeless are not rough sleeping.

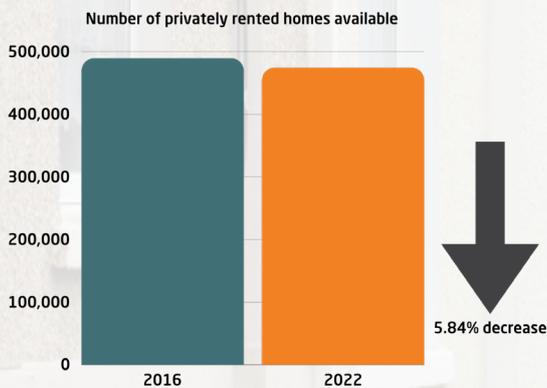
**9 of the top 20** local authorities taking temporary accommodation placements from London boroughs, are councils in the East of England

The legal definition of homelessness (Housing Act 1996) is:

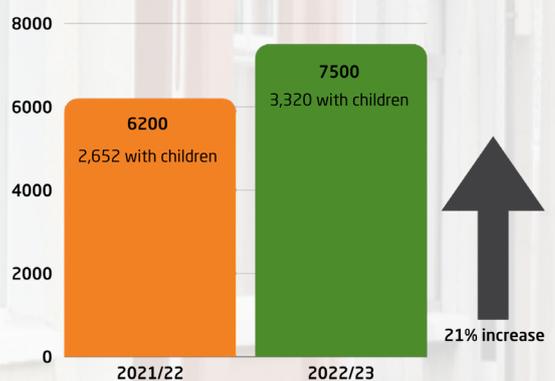
- Have no accommodation available to occupy.
- Are at risk of violence or domestic abuse.
- Have accommodation but it is not reasonable for them to continue to occupy it.
- Have accommodation but cannot secure entry to it.
- Have no legal right to occupy their accommodation.
- Live in a mobile home or houseboat but have no place to put it or live in it.



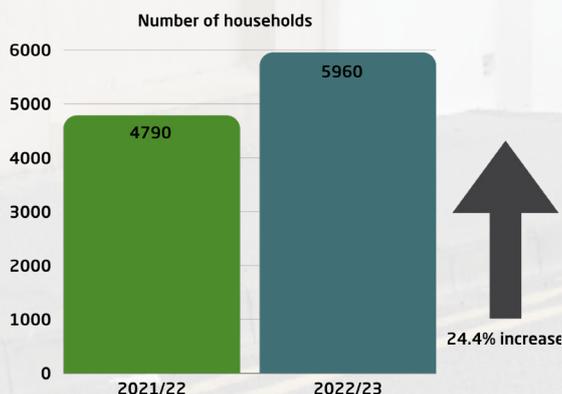
## PRIVATE RENTED STOCK



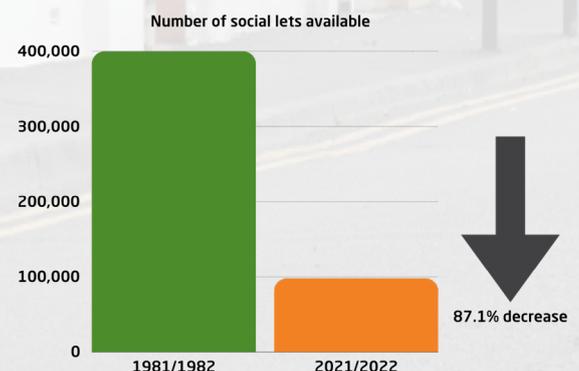
## TEMPORARY ACCOMMODATION



## DUTY TO HOUSE



## SOCIAL RENTED STOCK



Scan to read our latest report, **Opening the Door: Good Quality, Available and Affordable Housing in the East of England.**