

Greater Manchester Combined Authority

Date: 28th November 2025

Subject: Housing First: Tackling the supply of temporary accommodation through GM Empty Homes and Leasing Programme

Report of: Deputy Mayor Paul Dennett and James Binks Portfolio Leads for Housing First.

Purpose of Report

The report presents a programme for the new supply of temporary accommodation, designed to improve value for money and reduce reliance on unsuitable, 'ad hoc' temporary accommodation placements in Greater Manchester. The programme consists of the following elements:

- **Empty Homes and Leasing Programme:** Funding to employ 17 Empty Homes officers across Greater Manchester (£911k), with a supporting £10.6m lease and repair programme bringing 400 empty homes back into use as temporary or settled accommodation.
- **GM Temporary Accommodation Placement Observatory:** A Housing First Unit capability (£206k), generating reliable data on TA usage, expenditure, supply and demand, providing comprehensive intelligence to inform decision making.

Recommendations:

The GMCA is requested to:

1. Approve the deployment of £911,213 in 2026/27 to engage 17x Empty Homes Officers across Greater Manchester
2. Approve the deployment of £10,568,100 in 2026/27 as a comprehensive lease and repair programme to bring 400 properties back into use.
3. Approve the continuation of the GM Temporary Accommodation Observatory (£206k), providing GMCA and localities with intelligence on TA usage and spend.

Contact Officers

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Equalities Impact, Carbon and Sustainability Assessment:

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion	G	<p>People experiencing racial inequality, non-UK nationals, people with disabilities and people who are LGBTQ+ are overrepresented in homeless populations and particularly in Temporary Accommodation.</p> <p>People experiencing racial inequality, non-UK nationals, people with disabilities and people who are LGBTQ+ are overrepresented in homeless populations and particularly in Temporary Accommodation.</p> <p>Improving the accommodation available to local authorities enables households to be placed nearer to amenities and support networks compared to out-of-borough placements and hotel arrangements.</p> <p>Improving the accommodation available to local authorities enables households to be placed nearer to amenities and support networks compared to out-of-borough placements and hotel arrangements.</p>
Health	G	<p>The aim of the programme is to improve the quality of temporary housing. There is now a significant evidence base suggesting that poor quality temporary accommodation leads to demonstrable ill-health effects for those placed. Improving standards and placing people close to their existing support networks should improve health outcomes.</p> <p>The aim of the programme is to improve the quality of temporary housing. There is now a significant evidence base suggesting that poor quality temporary accommodation leads to demonstrable ill-health effects for those placed. Improving standards and placing people close to their existing support networks should improve health outcomes.</p> <p>The aim of the programme is to improve the quality of temporary housing. There is now a significant evidence base suggesting that poor quality temporary accommodation leads to demonstrable ill-health effects for those placed. Improving standards and placing people close to their existing support networks should improve health outcomes.</p> <p>People placed in B&B accommodation typically do not have access to cooking facilities, meaning it can be difficult to sustain a healthy diet. By bringing additions homes online this increases the temporary accommodation available to GM localities with access to decent cooking facilities.</p>
Resilience and Adaptation		
Housing	G	<p>The proposal will bring online 400 properties for use as temporary or settled accommodation for households who would otherwise be in a bed and breakfast or other unsuitable accommodation. This includes families and individuals experiencing homelessness with additional health needs.</p> <p>The proposal includes revenue funding to bring empty homes back into use, which should add to the overall stock available to local authorities and have a positive impact on the housing market.</p> <p>The proposal provides a whole-GM effort to access and renovate empty homes across the region.</p> <p>By bringing vacant properties back online and providing funding for refurbishment costs, the proposals will improve the quality of housing stock for 400 homes.</p>
Economy		
Mobility and Connectivity		
Carbon, Nature and Environment		
Consumption and Production		
Contribution to achieving the GM Carbon Neutral 2038 target		<p>Bringing empty housing stock back into use is one of the least-carbon intensive ways of bringing forward housing supply. We are exploring opportunities to layer retrofit funding into the refurbishment projects for properties requiring extensive renovation, thereby improving the fuel efficiency of existing homes in GM.</p>

Carbon Assessment

Overall Score		
Buildings	Result	Justification/Mitigation
New Build residential	N/A	
Residential building(s) renovation/maintenance		Where possible, we will seek to encourage access to retrofit grants. Where possible, we will seek to encourage access to retrofit grants, but EPC C may not be achievable depending on the nature of the property. Not Known
New build non-residential (including public) buildings	N/A	
Transport		
Active travel and public transport	N/A	
Roads, Parking and Vehicle Access	N/A	
Access to amenities	N/A	
Vehicle procurement	N/A	
Land Use		
Land use	N/A	

Risk Management

Risks have been identified through extensive engagement with key local authority leads and will be managed throughout the life of the programme, via regular reporting and engagement between GMCA and local authority leads. Risks will be outlined and mitigated in grant agreements and onward contracting by local authorities.

Legal Considerations

Grant agreements will be required for the onward distribution of funds and advice will be sought with respect to procurement and subsidy control implications.

Financial Consequences – Revenue

There is currently no identified external funding for this programme and the full £11.7million is to be sought via the integrated settlement. Consequently, decisions taken to allocate funding towards this programme are subject to the approval of GMCA's budget in early 2026. Decision-makers should be conscious of the opportunity cost of committing to allocations under this programme, to the potential detriment of other priorities. We will continue to engage with government on securing onward funding to reduce the ask of the integrated settlement.

Financial Consequences – Capital

N/A – funding is to be distributed as revenue, with local authorities seeking their own advice.

Number of attachments to the report: 0

Background Papers

- GM Temporary Accommodation Action Plan – September 2024.

Tracking/ Process

Does this report relate to a major strategic decision, as set out in the GMCA Constitution

Yes

Exemption from call in

Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?

No

Bee Network Committee

No

Overview and Scrutiny Committee

N/A – Temporary Accommodation to be taken to Overview and Scrutiny Committee in December 2025

1. Introduction/Background

1.1. Introduction

- 1.1.1. This paper forms part of a programme of work by the Housing First Unit coming forward for approval in this meeting cycle, including Temporary Accommodation, and the Tripartite Agreement with Greater Manchester Housing Providers and NHS GM.
- 1.1.2. Over the next decade, the Greater Manchester Strategy commits us to ensuring that homelessness in Greater Manchester is prevented wherever possible and that rough sleeping is a rare, brief and non-recurring experience. To achieve this, the strategy pledges:
- We will minimise the number of children in bed & breakfast accommodation beyond the statutory limit (6 weeks).
 - There will be a sustainable reduction in the number of families and vulnerable adults in unsuitable temporary accommodation in Greater Manchester overall.
 - We will continue A Bed Every Night scheme to ensure that rough sleeping is a rare, brief and non-recurring experience

1.1.3. Temporary accommodation (TA) usage across Greater Manchester continues to reach record levels, with the latest increase seeing 5,915 households and 8,651 children in temporary accommodation on the last day of March 2025.

1.1.4. Core drivers of increasing placements and expenditure are broadly summarised as follows:

- a. **Demand pressures:** Increasing numbers of people requiring support and being deemed in priority need of temporary accommodation.
- b. **Throughput Challenges:** Households spend longer in temporary accommodation, due to the scarcity of homes rented at social or local housing allowance rates to move into.
- c. **Supply Issues:** As pressures mount local authorities are forced to procure properties in an unplanned, 'ad hoc' way, through private sector landlords and B&B providers.

1.1.5. Recognising this accelerating crisis, Greater Manchester approved a regional Action Plan on temporary accommodation in September 2024. This whole-system effort marks the start of a significant programme of work to reduce unsuitable temporary accommodation placements and improve value for money, with actions and commitments from key stakeholders across the whole housing system (e.g. contribution of housing providers enshrined in the refreshed Tripartite Agreement).

1.1.6. Over the next three years, we intend to turn the priorities of the Action Plan into a comprehensive programme with the following components:

1. **GM Temporary Accommodation Placement Observatory:** a Housing First Unit capability, generating reliable data on TA usage, expenditure, supply and demand, providing comprehensive intelligence to inform decision making, including targeted action at locality level, sub-regional business cases and scrutiny of the impact of TA interventions.
2. **Developing, testing, and scaling prevention interventions to reduce demand for temporary accommodation:** Utilising the Live Well movement to embed new prevention interventions, particularly for families at risk of homelessness, drawing on best practice through coproduction.
3. **A coordinated Empty Homes and Leasing Programme:** Rapidly secure a supply of better value temporary and settled housing, reducing reliance on ad hoc provision, whilst improving grip on the housing market and increasing council tax receipts.
4. **Acquisition and Investment vehicles:** Increasing the purchase and retention of existing homes for use by those in urgent housing need, either as temporary or settled accommodation through targeted deployment of investment funds alongside social impact investors, local authorities and registered providers.
5. **Accelerating new-build temporary and settled accommodation:** Bringing genuine additionality to the housing pipeline, with properties futureproofed to function as general needs housing if demand pressures for TA begin to abate.

1.1.7. This paper proposes the establishment of two of these programme elements, costing £11.7million (see Table 1). Firstly, an Empty Homes and Leasing Programme in 2026/27, to mitigate rising costs for local authorities through reduced reliance on unsuitable temporary accommodation (e.g. bed and breakfast) and provide better quality accommodation for GM residents at risk of homelessness.

1.1.8. Secondly, we also propose the continued development of a Temporary Accommodation Placement Observatory – a data, research and policy capability at GMCA to support the development of evidence-based responses to the temporary accommodation emergency.

Programme Element	2026/27
Empty Homes	£911,212.75
Leasing	£10,568,100.45
Temporary Accommodation Observatory	£206,252.78
Total	£11,685,565.98

1.1.9. The development of this work programme will inform our wider work plan to improve housing standards across GM. Empty homes work is complementary to the Housing Enforcement Trainee Programme, as empty homes functions are typically extremely close to, or embedded within, housing standards teams (See Housing Enforcement Paper).

1.1.10. Equally the development of a Central Enforcement Resource will complement the TA observatory, providing intelligence on wider property standards issues and areas for joint work. Discussions to date have already unearthed some promising points of intervention.

1.1.11. Finally, Greater Manchester Housing Providers also have a key role to play in the development and delivery of this and other schemes to address temporary accommodation usage. This activity will be enshrined in the refresh of the Tripartite Agreement, with key commitments from providers (see Tripartite Agreement Refresh paper).

2. Current Data: Temporary Accommodation Placements and Expenditure 2024/25

- 2.1.1. Through the work of the existing Temporary Accommodation Observatory, Greater Manchester now has among the most granular analysis of temporary accommodation usage, expenditure and subsidy loss in the country. This includes an annual analysis of temporary accommodation placements and spend, the results of which are presented below.
- 2.1.2. Between January and March 2025, the gross spend on renting temporary accommodation by GM authorities was £19.4million - implying an annual spend of £77.5million. This has increased by 4% since the same period in 2024.
- 2.1.3. At the same time, the amount of temporary accommodation expenditure that Local Authorities can recover via the welfare benefits system has decreased by 5%, from 42% in January-March 2024 to 37% in 2025.
- 2.1.4. A key driver of reduced cost recovery is the continued restriction of the rate at which local authorities can recover temporary accommodation costs to (with limited exceptions) 2011 local housing allowance rates continues to have a compounding negative effect on temporary accommodation costs.
- 2.1.5. Overall, unrecoverable temporary accommodation costs were £12.2million (an increase of 13%), an increase of £6million since 2024.
- 2.1.6. This increase is despite a welcome 20% reduction in the number of placements into bed and breakfast (B&B) accommodation.
- 2.1.7. Greater Manchester also remains a single marketplace for Temporary Accommodation, with 99% of placements remaining in GM, although every local authority in Greater Manchester makes placements in other GM boroughs from time to time.
- 2.1.8. Finally, households appear to be staying longer in temporary accommodation. We have seen an 11% increase in the duration of TA placements observed in 2025 compared to the previous year.
- 2.1.9. This data highlights the importance of ensuring that interventions to improve value for money in temporary accommodation do not cannibalise housing that would otherwise go towards meeting the long term housing needs of GM residents.
- 2.1.10. We are already beginning to see the benefits of better data on temporary accommodation usage, with many local authorities using this intelligence to improve procurement, collaborate with one another and make evidence-based decisions.

3. The GM Empty Homes and Leasing Programme

- 3.1.1. Local authorities nationally are increasingly turning to leasing and acquisition programmes to access more settled and temporary accommodation and avoid rising costs.
- 3.1.2. One of the challenges of delivering these models is bringing forward accommodation without diminishing housing stock in the social or private sector, which could otherwise be a permanent home for a family.
- 3.1.3. To overcome this, we propose to deploy £10.6million via grant to our local authorities to bring forward vacant, off-market properties, by providing:
- **Empty Homes Officers:** £911k to provide 17 officers deployed across GM to identify empty homes and support owners to bring them back into use.
 - **Lease and repair funding:** £9.65m revenue funding to bring 400 empty homes into use as temporary and/or settled accommodation for families who would otherwise be in unsuitable temporary accommodation, including refurbishment, lease costs and incentives.
- 3.1.4. Indicative allocations have been discussed and agreed with Local Authority homelessness leads and are proposed as follows:

Leasing Local Authority	Lease and Repair		Empty Homes		Total
	Target Units	Proposed Grant	Proposed Staff FTE	Revenue Grant	Proposed Grant
Bolton	24	£696,000	2	£113,902	£809,902
Bury	16	£300,644	2	£113,902	£414,545
Manchester	192	£4,563,218	1	£56,951	£4,620,169
Oldham	20	£369,825	2	£113,902	£483,727
Rochdale	32	£716,833	1	£56,951	£773,784
Salford	48	£1,426,006	2	£113,902	£1,539,907
Stockport	16	£380,268	2	£113,902	£494,170
Tameside	20	£375,805	2	£113,902	£489,706
Trafford	16	£380,268	2	£113,902	£494,170
Wigan	16	£448,021	1	£56,951	£504,971
Total	400	£9,656,888	17	£911,213	£10,568,100

3.2. Rationale – Why Empty Homes?

3.2.1. Despite reducing numbers of empty homes in recent decades and the need for a minimum vacancy level to ensure a functioning housing market, local authority activity to bring properties back into use suggests that there are a significant number of properties across Greater Manchester standing empty.

3.2.2. Publicly available data suggests that there were 12,669 homes that had been empty for 6 months or more in Greater Manchester. This includes many properties that may be inaccessible due to (for example):

- **Probate:** long delays in the process of settling an estate including housing assets.
- **Mid-construction:** properties in development can technically become eligible for council tax (and therefore represented in empty homes figures), part way through the building process and before they come to market.
- **Uninhabitability:** Where properties are in a sufficiently poor state of repair that they are awaiting demolition, or disposal.
- **Affordability:** Owners may have bought or inherited a second property that they can no longer afford to bring up to a lettable standard.

3.2.3. Nevertheless, three Greater Manchester boroughs have had success in recent years, bringing empty homes back into use:

- **Wigan** have embedded empty homes work within their housing standards team, defining and refining a carrot-and-stick approach to bring ca.1,000 empty properties back into use over 5 years.
- **Rochdale** are taking creative approaches to enforcement against long term empty homes, including streamlining the compulsory purchase order process and working in partnership with GMP to unlock homes left empty following enforcement against organised crime and tenancy fraud.
- **Manchester:** Established an empty homes function in 2024, bringing 276 properties back online between Autumn and July 2025, bringing £500,000 of council tax receipts in the process.

3.2.4. Much of this work is building on the legacy of previous empty homes work in Greater Manchester. In 2013-15, GMCA coordinated an empty homes scheme, 'Empty to Plenty', bringing together a partnership of local authorities and registered providers of social housing. The programme brought 986 empty homes back into use – 520 properties through the Affordable Homes Programme, and a further 466 with the help of (then) Department for Communities and Local Government funding in areas where

clusters of empty houses were a particular issue in Manchester, Salford, Rochdale and Oldham.

- 3.2.5. This paper proposes to build upon this good practice, adopting a Greater Manchester-wide Empty Homes Programme, funding 17 empty homes officers aiming to bring hundreds of vacant properties back into use.
- 3.2.6. In addition to enabling better public sector grip over the housing market and addressing temporary accommodation demands, this will create employment opportunities in local authorities directly and through the supply chain required to bring properties back into use through works and refurbishment, where necessary.
- 3.2.7. Local authorities have a range of tools available to them to incentivise the owners of empty properties, including council tax premiums, empty dwelling management orders to take control of the property, enforced sale where there are significant council tax arrears and (in extremis) compulsory purchase orders.
- 3.2.8. The experiences in Wigan, Rochdale and Manchester have shown that incentive-driven approaches are far more effective at bringing empty homes back into use than more heavy-handed, enforcement-driven approaches.

3.3. Rationale – Why Lease and Repair?

- 3.3.1. Whilst a significant proportion of the outcomes of Empty Homes work will result in owners selling properties on the open market, with the right incentives, it has been possible to repurpose properties as settled or temporary housing for families in TA.
- 3.3.2. That's why, alongside officer capacity, we also propose the onward grant of funding to local authorities to support the lease and repair of identified empty homes, aiming to bring 400 properties into use as temporary or settled accommodation.
- 3.3.3. This builds on the implementation of the GM Homeless Families Leasing Scheme in 2023/24 which provided £8.9million funding to lease 500 properties to reduce the number of families in bed and breakfast and other unsuitable temporary accommodation.
- 3.3.4. This element of the programme will be delivered flexibly, tailored to local circumstances and delivery models. Examples include:
 - Providing incentives, grants and/or loans to homeowners to bring the property up to lettable standard.
 - Supporting works to repair non-viable social housing which is set for disposal and would otherwise be lost from the social housing estate.

- Revenue funding to cover lease or acquisition costs where these cannot be covered by housing benefit (e.g. council/registered provider managed or via long term leasing models).
- Other relevant capacity building revenue expenditure which brings leased properties forward in line with the objectives of the programme.

3.3.5. Where local authorities have an existing empty homes function, we have prioritised providing funding for lease and repair, in lieu of additional empty homes officers.

3.3.6. GMCA will be flexible to local requirements and open to alternative delivery models adapted to local contexts, working with local authorities in developing the optimum delivery model through mobilisation.

3.3.7. We will seek, where possible, to align works to bring properties back into use with our retrofit programmes, aiming to improve energy performance where feasible.

3.3.8. We will also consider opportunities to further enhance the quality of the home beyond the physical infrastructure, considering the role of digital connectivity. We are piloting a digital connectivity programme across our A Bed Every Night programme currently through a partnership with Jangala, the learning from which can inform digital inclusion considerations in temporary accommodation.

3.3.9. Greater Manchester Housing Providers also have a key role to play in the development and delivery of this and other schemes to address temporary accommodation usage. This activity will be enshrined in the refresh of the Tripartite Agreement, with key commitments from providers (see Tripartite Agreement Refresh paper).

4. Funding, Value for Money and Opportunity Cost

4.1.1. We are seeking funding for this programme of work through GMCA's core budget in 2026/27, subject to the final approval of the budget in March 2026.

4.1.2. GMCA have approached MHCLG to invite joint investment through the Local Authority Housing Fund (LAHF) programme, however there is no indication that combined authorities would be eligible for an allocation. This does not preclude future funding decisions on how LAHF is allocated.

4.1.3. It also appears that temporary accommodation cannot be funded under the Social and Affordable Homes Programme, nor is it necessarily desirable to do so, given this would reduce the overall budget for social, council and affordable homes.

- 4.1.4. There is, however, precedent for Empty Homes work and lease-and-repair schemes to be funded within the Affordable Homes Programme. GMCA's past work on 'Empty to Plenty' was funded through the Affordable Homes Programme 2012-2015.
- 4.1.5. We will continue to explore the flexibilities within the Social and Affordable Homes Programme and other funding streams to reduce the financial ask of the Integrated Settlement.
- 4.1.6. In the absence of national funding, utilising GMCA's core budget comes with trade-offs; an £11.7million investment in the work would ultimately have to be found at the expense of other activity funded under the integrated settlement.
- 4.1.7. It is also important to highlight that the benefits of investment in this programme will predominantly be felt in Local Authority, rather than Combined Authority, budgets.
- 4.1.8. In addition to improving value for money in temporary accommodation, the programme is likely to also increase council tax income, through bringing properties back into use which currently benefit from an exemption, or where the owner is in arrears.
- 4.1.9. Whilst there are indirect financial benefits to GMCA – including increased council tax precept income – these are difficult to project.

5. Forthcoming work: Prevention

- 5.1.1. Whilst supply-side interventions like the one described in this paper will help to alleviate the financial burden of continued reliance on ad hoc temporary accommodation like B&Bs and nightly paid housing which we see across Greater Manchester, they do little to address the root causes of statutory homelessness.
- 5.1.2. Preventing and reducing homelessness is the most sustainable way to drive down reliance on temporary accommodation.
- 5.1.3. We are currently working with our local authorities, the Centre for Homelessness Impact and Greater Manchester Homelessness Action Network under the Housing First Accelerator programme, which will inform the review of the GM Homelessness Prevention Strategy in 2026.
- 5.1.4. Based on conversations across the system to date, we anticipate a need to reorient our strategy to prioritise earlier prevention activity (particularly family homelessness). In accordance with the priorities identified in the GM Temporary Accommodation Action Plan, it is crucial that this work is informed by people with lived experience of housing precarity.
- 5.1.5. It is also imperative that we embed the delivery of this strategy into our emerging Live Well Centres, Spaces, Offers and Neighbourhoods. We need to ensure that housing

advice and support is embedded as upstream as possible in interactions with public services and Live Well spaces.

5.1.6. Typically, around 45% of people owed a statutory homelessness prevention duty by a GM local Authority successfully retain or gain accommodation for 6 months or longer as a result.

5.1.7. The main reasons for households being owed a statutory homelessness duty in Greater Manchester are:

- **Family/Friends asked to leave** – 27% of presentations
- **End of an assured shorthold private** – 23% of presentations
- **Leaving Home office asylum accommodation** – 13% of presentations
- **Domestic Abuse** – 11% of presentations

5.1.8. At the heart of many of these reasons is the sheer unaffordability of the housing market. The mitigations available to local authorities to prevent soaring rents translating into homelessness, including discretionary housing payment, household support fund and homelessness prevention grant, are inadequate to meet the demand for financial assistance.

5.1.9. Whilst the Renter's Rights Act will, in the long term, mitigate some of the effects of an increasingly precarious and unaffordable housing market, in the medium term this will be negated by other policy intentions such as the anticipated continued freeze to local housing allowance and the merger of numerous welfare funds into the (potentially less well-resourced) Crisis and Resilience Fund.

5.1.10. The granularity of data that the Temporary Accommodation Observatory provides allows us to explore, in greater detail, where the most significant upstream prevention opportunities may lie.

5.1.11. We will use this intelligence to bring together a range of offers to address homelessness for families and vulnerable adults, embedded as a cohesive part of the Live Well approach. This builds on existing work at a locality and combined authority level, including:

- **Financial insecurity:** Supporting the Food Insecurity Network and emerging Debt Working Group to identify opportunities to maximise household income and reduce debt.
- **Social Care interventions:** Supporting the emerging Supported Housing workstream within the Housing First Plan and embedded social care roles within homelessness teams to identify people whose social care needs are not yet met.
- **Greater Manchester Housing Providers and the Tripartite Agreement (TPA):** building on specific commitments within the TPA and recognising the key role social

housing providers play in tenancy sustainment and providing sustainable routes out of homelessness for households.

- **Gender Based Violence Strategy:** Working with Safer and Stronger Communities colleagues to unpick housing barriers and homelessness risk faced by those experiencing domestic abuse and gender-based violence.
- **Embedding prevention in transitions from institutions:** building out from our continued strong partnership working with the Probation, health and other public services at a local and regional level.
- **Place-based prevention:** targeted homelessness prevention, housing advice and support embedded within neighbourhoods and communities across GM.
- **Ensuring our Housing First plan is informed by housing need:** utilising the evidence we have to ensure our pipeline responds to the needs of local communities and those at risk of homelessness.

5.1.12. Whilst a lot of this activity is within our gift across Greater Manchester, we are also building a compelling evidence base with which to work with government to design out some of the structural causes of homelessness. This includes:

- **Making the case for welfare reform:** recognising the role that key policies play in restricting affordability and choice in housing and increasing precarity for renters, including frozen Local Housing Allowance rates and the benefit cap.
- **Addressing the affordability gap:** pressing for the need for continued and enhanced discretionary support for renters through the Crisis and Resilience Fund, Homelessness Prevention Grant and new burdens funding to meet additional homelessness pressures.
- **Local government financial sustainability:** recognising the increasing toll rising homelessness and temporary accommodation usage and housing benefit subsidy being restricted to 2011 local housing allowance rates. This places an unsustainable burden on local authority balance sheets, that might hinder prevention efforts and balance sheet capacity to invest in new housing supply.
- **Encouraging cross-departmental collaboration:** continuing to make the case that tackling homelessness has wider fiscal and societal benefits, through improved health and wellbeing, reducing economic inactivity, better school attendance, reduced pressure on the criminal justice service etc.