IBAA Report : Q2 2016-17

Background

The purpose of the IBAA monitoring is to monitor adherence to the Inter Borough Accommodation Agreement, and to track how much boroughs are paying to access accommodaton for homeless households, and prevention/discharge placements.

IBAA monitorign does not record the number of households living in temporary accommodation at any one time. That information is available in the Government's P1E statistics: https://www.gov.uk/government/collections/homelessness-statistics .

According to the P1E figures, the total number of London households currently living in TA at the end of Q2 was **53,370** (up from 52,811 in the previous quarter). Q2 the overall number of placement monitored by the IBAA was **8,892,** (an increase over the previous quarter).

The IBAA monitoring covers:
- in- and out-of-borough placements in leased accommodation,
- in- and out-of-borough nightly-paid placements,
- placements in ASTs for prevention and
- placements in ASTs for discharge of duty purposes

It does not include lettings to permanent accommodation

From February 2016 boroughs agreed a set of maximum rates for leased accommodation, and agreed to monitor in and out of borough leased placements as part of the IBAA.

Key points in Q2

1. Placements by Location

1.1 Out of London placements (including B&B bookings):

Out of London placements made up less than 6% of all placements in Q2. However, out of London placement activity continues to grow. The number of lettings and bookings made outside Greater London increased from **584** in Q1 2016/17 to **592** in Q2. This number includes all booking types including very short term and longer temporary lettings, and some discharge of duty and prevention AST lettings. Fig 1 shows that most placements were short term B&B, or nightly paid placements:

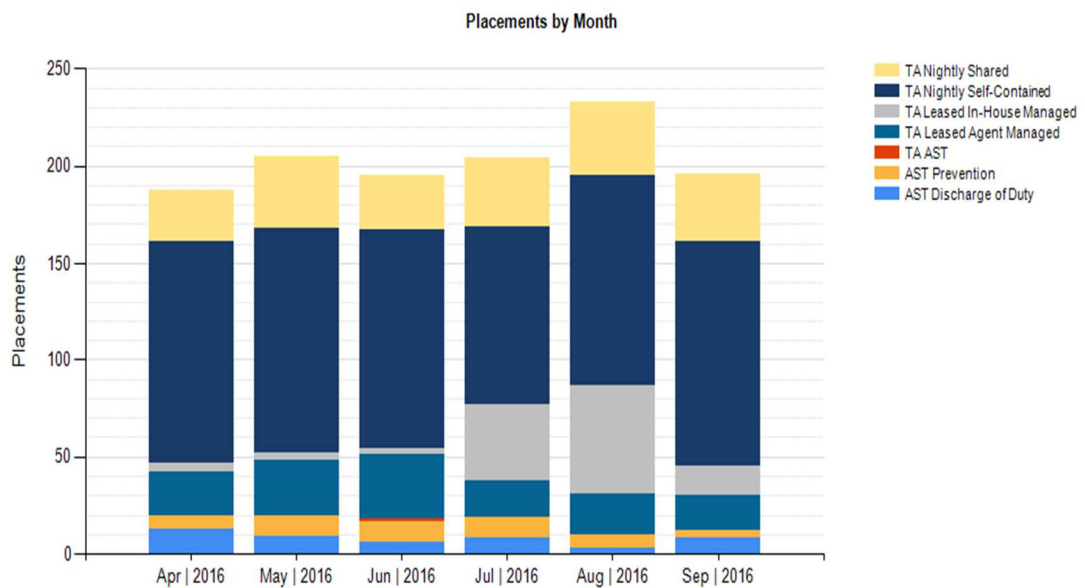*Fig 1: Out of London Placements by Booking Type*

Placements by Month

Fig 2. shows that the vast majority of out of London activity is in districts abutting or near to London Boroughs

**Fig 2: Temporary placements by Receiving Counties and Districts**

County	District	Placements
Bedfordshire	Luton	11
	Total	**11**
Berkshire	Slough	41
	Windsor and Maidenhead	3
	Wokingham	1
	Total	**45**
Buckinghamshire	Aylesbury Vale	1
	Wycombe	24
	Total	**25**
Essex	Basildon	25
	Braintree	3
	Brentwood	7
	Chelmsford	1
	Colchester	1
	Epping Forest	4
	Harlow	14
	Rochford	4
	Southend-on-Sea	3
	Thurrock	46

	UNKNOWN	2
	Total	**110**
Greater Manchester	Bolton	2
	Total	**2**
Hertfordshire	Broxbourne	21
	East Hertfordshire	14
	Hertsmere	7
	North Hertfordshire	2
	Three Rivers	1
	UNKNOWN	1
	Watford	2
	Welwyn Hatfield	9
	Total	**57**
Kent	Canterbury	96
	Dartford	53
	Gravesham	35
	Maidstone	42
	Medway	60
	Sevenoaks	1
	Swale	1
	Tonbridge and Malling	1
	UNKNOWN	19
	Total	**307**
Northamptonshire	Kettering	2
	Northampton	1
	Wellingborough	1
	Total	**4**
Shropshire	Telford and Wrekin	8
	Total	**8**
Surrey	Epsom and Ewell	1
	Kingston upon Thames	1
	Reigate and Banstead	2
	Spelthorne	5
	Tandridge	2
	Total	**11**
West Midlands	Birmingham	5
	Sandwell	1
	UNKNOWN	3
	Total	**9**
West Sussex	Crawley	1
	Total	**1**
West Yorkshire	Bradford	2
	Total	**2**
Total		**592**

1.2. Borough Net position- lettings made vs lettings received.

The Fig 3 below shows all lettings by placing and receiving borough (in-borough placements count as both 'placed' and 'received' and so cancel eachother out). Croydon remains the destination of choice.
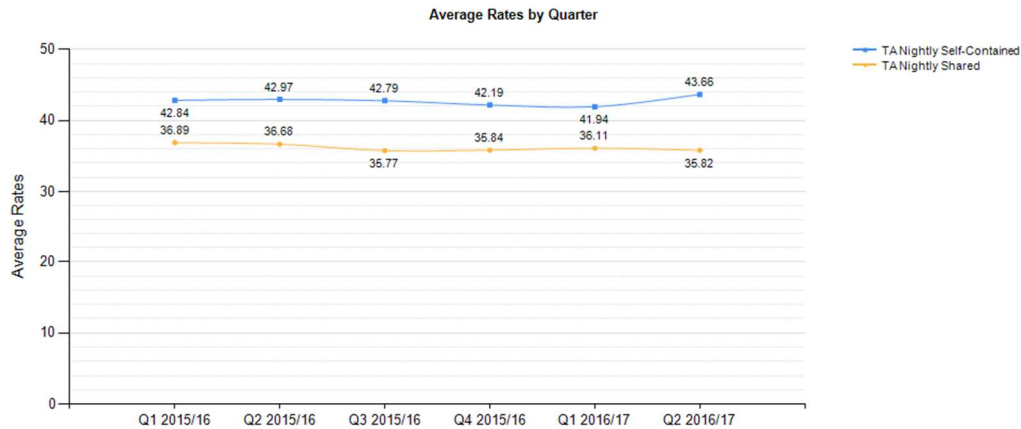
Fig 3: Placements made vs placements received
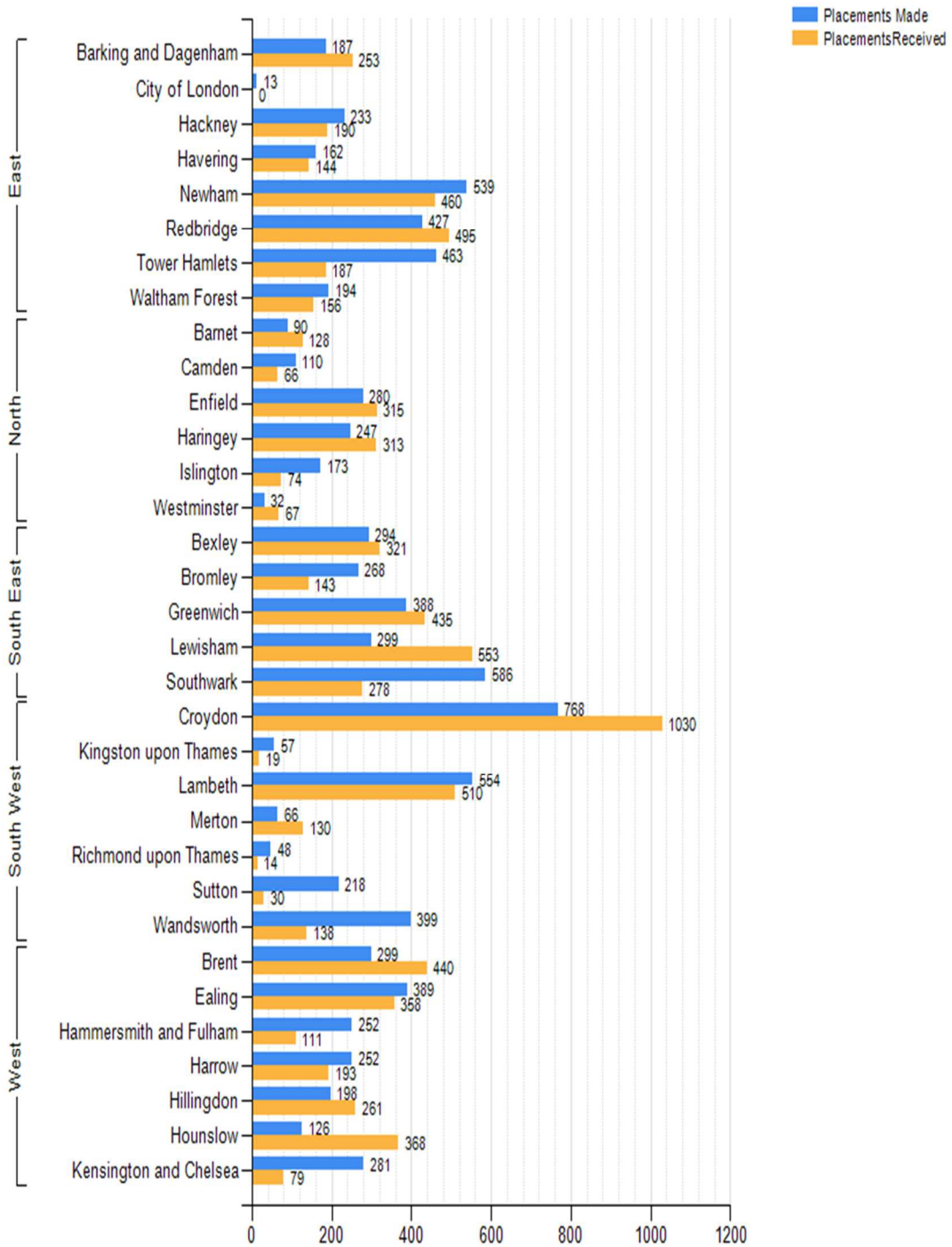
2. Placement Rates

2.1 Average Nightly Rates

Fig 4 below shows that nightly rates for both shared and self contained accommodation have remained fairly stable over a long period of time, despite overall rents in London rising considerably over the same period.
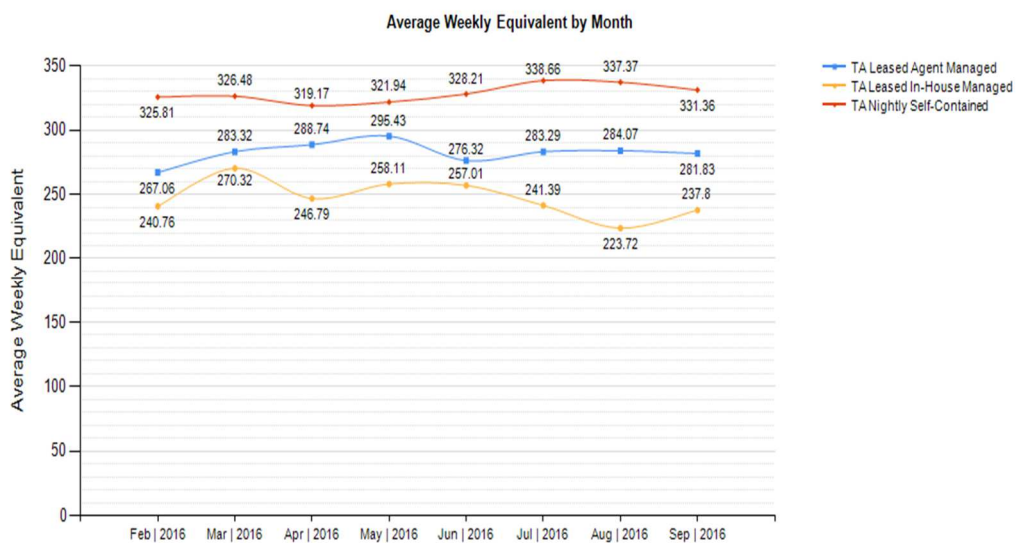
Fig 4: Average Nightly Rates since April 2015

2.2 Average Rates: all self contained accommodation

Fig 5 below shows that average rates in all sectors have increased only slightly since Feb 2016 when leased rates were included in the IBAA monitoring.

Fig 5: Average Weekly Rents by Booking Type for Self Contained Accommodation

2.3 Self contained placements: weekly vs nightly placement numbers

Despite the higher average costs, some boroughs are heavily reliant on nightly paid accommodation. The gap between the number of placements in weekly and nightly paid self contained lettings is still less than it was when monitoring started in February 2016.
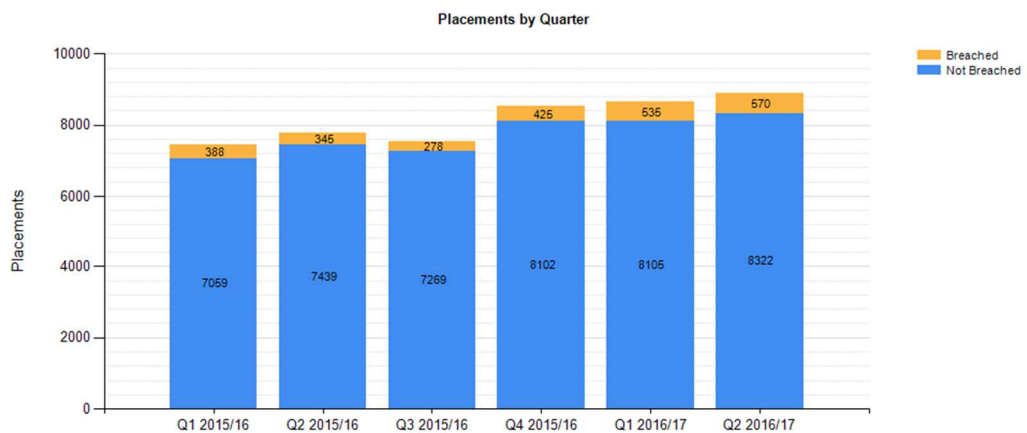
Fig 6: Self contained nighlty vs self contained weekly lettings
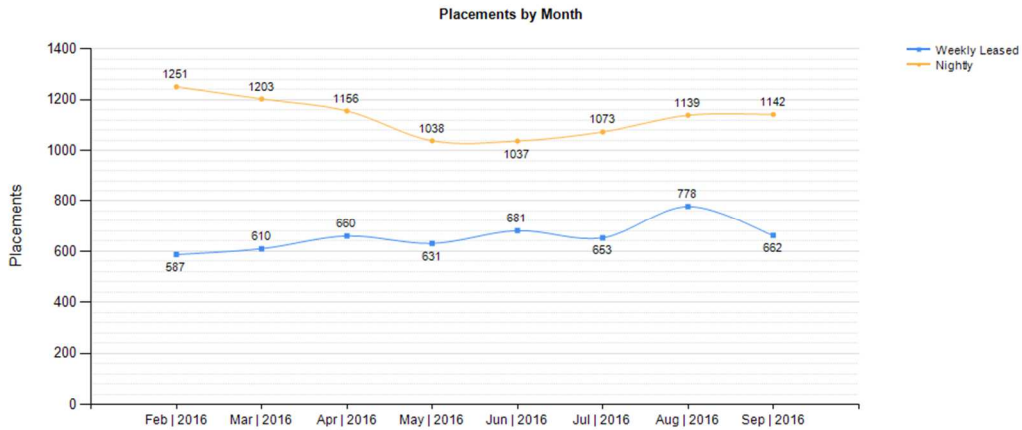
3. Breaches

3.1 As in Q1, non-exempt breaches accounted for only 6% of all lettings. Fig 7 shows all placements and breaches by quarter.
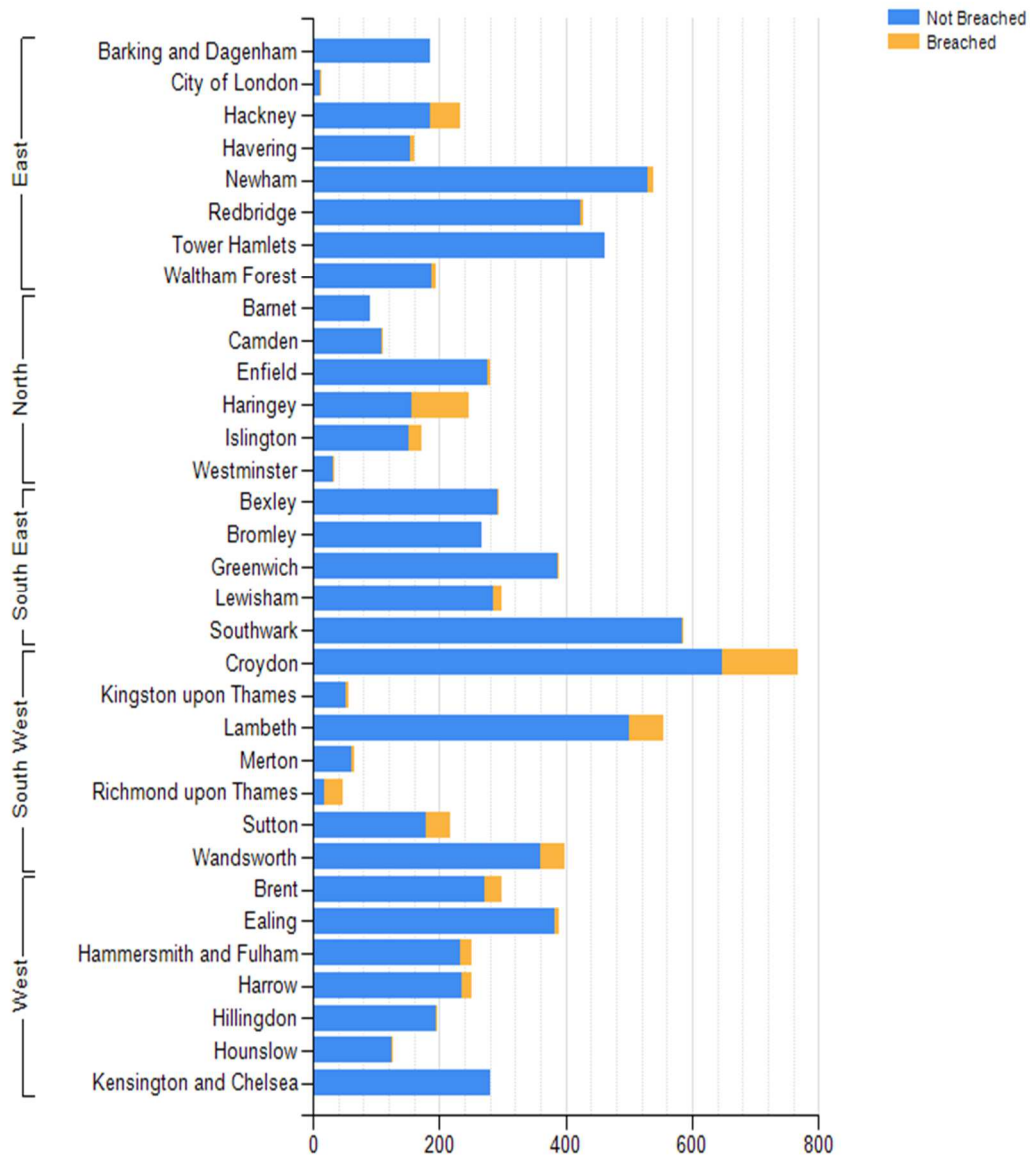
Fig 7: Placements and Breaches by Quarter

(the increase in overall placements in Q4 2015-16 was due to the inclusion of leased accommodation in February 2016)

3.2 Breaches are more likely to occur in the nightly paid sector: 89% of breaches are in nightly paid lettings although nightly paid make up only 76% of all lettings .

Fig 8: Breaches by placing borough:

3.3 Breach status by Placing borough:

There are a number of exemptions under the IBAA, where rates above the maximum rate can be paid: these include rates set before the nightly paid agreement came into effect (Nov 2014) or the leased rate agreement came into effect (Feb 2016); emergency placements in commercial hotels; placements for medical or social welfare reasons etc. These placements are not counted as breaches. Fig 9 illustrates breach status by placing borough.

Fig 9: Breach Status by placing borough