

**APPENDIX 2**

**Placement Policy for Temporary Accommodation and Private Rented Sector Offers - Summary of changes**

**Removal of the two offer policy**

Within the existing policy, Southwark has advised they will make two offers of suitable accommodation. This goes above the statutory requirement of making one offer. Given the limitations on housing temporary accommodation supply, the council intends to remove the two offer policy and place greater emphasis securing suitability accommodation for a one offer process.

**Temporary Accommodation Placement**

Limited availability of housing stock, it will not be possible to place all homeless households in temporary accommodation within the borough. Based on the individual circumstances, households will be prioritised for accommodation locally as defined within the TA placement policy banding system. The bands are shown below and defined as below:

Current policy	Proposed policy changes
<p><b>Band A – Southwark and adjacent boroughs</b></p> <ul style="list-style-type: none"> <li>• Children with a Statement of Special Educational Need, Child In Need or Child Protection Plan receiving such a significant package of care from a variety of providers that transferring them elsewhere will create significant risk to the safety and sustainability of the caring arrangements.</li> <li>• Households with complex needs who are engaged with services and where a move out of borough may severely disrupt this engagement thus creating significant risk to the safety and sustainability of the caring arrangements.</li> <li>• Households who have a longstanding arrangement to provide care and support to another family member in Southwark who is not part of the resident household and would be likely to require statutory health and social support if the care ceased.</li> <li>• Any other special circumstance will also be taken into account</li> </ul>	<p><b>Zone A – Southwark and adjacent locality</b></p> <ul style="list-style-type: none"> <li>• If anyone in your household has a severe and enduring health condition requiring intensive and enduring specialist medical treatment only available at a Southwark’s NHS service.</li> <li>• If anyone in your household are in receipt of a significant care package and a range of healthcare options which cannot be transferred.</li> <li>• If anyone in your household has a severe and enduring mental health problem who are receiving psychiatric treatment and aftercare provided by local community mental health services and have an established 2 support network where a transfer of care would severely impact upon their ability to engage with treatment and care plans.</li> <li>• Households containing a child or children with special educational needs who are receiving education or educational support at a local school</li> </ul>

	<p>in or in a neighbouring borough and where a change to another school or learning establishment would be detrimental to their continuing development.</p> <ul style="list-style-type: none"><li>• Households with a child(ren) subject to a Child Protection Plan Southwark or families/pregnant women who have high social needs who are linked into local support services and where it is verified that a transfer to another area could be detrimental to their welfare.</li><li>• Applicants who are currently employed in borough and who have been continuously employed for at least six months and where financial assessment confirms the cost of travel would render accommodation in another area unaffordable. Each case will be assessed on an individual basis. Pregnant women who are on maternity leave but who intend to return to work at their place of employment will also be considered under the criteria</li><li>• Households who have a longstanding arrangement to provide care and support to another family member in Southwark who is not part of the resident household and would be likely to require statutory health and social support if the care ceased.</li><li>• The household is receiving services locally and support can not be transferred to another area and in doing so would severely disrupt essential caring and support arrangements.</li><li>• Any other special circumstance will also be taken into account.</li></ul>
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<p><b>Band B: in borough or the rest of Greater London</b></p> <ul style="list-style-type: none"> <li>• Applicants who have been continuously employed in Greater London for a period of six months, and for 24 hours or more per week. Women who are on maternity leave from employment and meet the above criteria would also be prioritised for placements in Greater London.</li> <li>• Applicants who have as part of their household, a child or children who are enrolled in public examination courses in Southwark, with exams to be taken within the next six months.</li> <li>• Any other special circumstance will be taken into account.</li> </ul>	<p><b>Zone B: London area and adjoining Counties with reasonable travel connections</b></p> <ul style="list-style-type: none"> <li>• Applicants who have been continuously employed in at a single location in Greater London for a period of six months, and for 16 hours or more per week where financial assessment confirms the cost of travel would render accommodation in another area unaffordable. Each case will be assessed on an individual basis. Women who are on maternity leave from employment and meet the above criteria would also be prioritised for placements in London and the adjoining counties.</li> <li>• Applicants who have as part of their household, a child or children who are enrolled in public examination courses in Southwark, with exams to be taken within the next six months or at a Key Stage assessment</li> <li>• Where your child is currently in a public exam year, we will seek to ensure that any accommodation offered is within reasonable travelling distance of school so they can continue their studies uninterrupted.</li> <li>• Any other special circumstance will be taken into account.</li> </ul>
<p><b>Band C: In borough or further afield</b></p> <ul style="list-style-type: none"> <li>• Non-working households.</li> <li>• Households with children at nursery, primary or secondary school, who are not sitting public exams.</li> <li>• The household is receiving services locally but support could be transferred to another area without severely disrupting caring arrangements.</li> </ul>	<p><b>Zone C: Greater London and outside London</b></p> <ul style="list-style-type: none"> <li>• Non-working households.</li> <li>• Households with children at nursery, primary or secondary school, who are not sitting public exams.</li> <li>• The household is receiving services locally but support could be transferred to another area without severely disrupting caring arrangements.</li> <li>• Households who are not considered a priority for accommodation in Zone A or B will be considered for an offer of accommodation elsewhere in London or outside London (if accommodation has not been identified that is closer)</li> </ul>

**Transfer list**

The proposed Placement policy for Temporary accommodation and Private Rented sector accommodation will include greater clarity on temporary accommodation transfers. Specifically advising households who are placed in unsuitable TA will be added to a list where personal circumstances will be considered to enable priority transfers can take place. This brings the policy up to date with the Good Practice guide produced by the Local Government and Social Care Ombudsman on unsuitable temporary accommodation.

**Case studies**

Old policy	Updated policy
<p><b>Location of accommodation:</b></p> <p>Household A approaches with children under in school age and due to take exams within the next 6 months.</p> <p>The household would be prioritised anywhere within the borough for an offer of temporary accommodation.</p>	<p><b>Location of accommodation:</b></p> <p>Under the new policy, the council will continue to seek accommodation within the borough, however consideration will be given to accommodation that is in a neighbouring borough and closer in location to the school to minimise any disruption to schooling.</p>
<p><b>Offers of accommodation:</b></p> <p>Household B approaches the council as homeless and in need of emergency temporary accommodation. The council secures accommodation that meets the medical, welfare and household composition needs. The property condition has been verified and in an appropriate area, therefore the property has been deemed to suitable to offer to the household for temporary accommodation. The policy permits 2 offers will be made and therefore the household refuses the accommodation as they believe there is another property will be offered which will be the final offer and there is no possibility to revert back to the original offer. Securing further accommodation will take valuable staffing resources from other households who require suitable accommodation.</p>	<p><b>Offers of accommodation:</b></p> <p>Under the new policy, the council will make one offer only. This council will use all endeavours to make a suitable offer. The household will not be prioritised above further households for an additional offer of accommodation where a suitable offer has already been made.</p> <p>Households will be given greater information on the process to resolve housing issues and seek permanent re housing.</p>

<p><b>Temporary Accommodation transfers:</b></p> <p>Household C approached the council as homeless and placed in temporary accommodation. Due to a lack of available accommodation, the household was placed in accommodation that did not meet the medical needs of the household. The household is placed on a transfer list order by the date they were placed in the accommodation. This would mean that there is potential that households with a lesser transfer need will be moved before household C.</p>	<p><b>Temporary accommodation transfers:</b></p> <p>Under the new policy, the council will be prioritise households based on the need to move. The date will be a secondary determining factor. This list will be reviewed daily to ensure households who have a greater need to move will be able to do so, spending less time in accommodation that does not fully meet their needs.</p>
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