

City of London Corporation Committee Report

Committee: Homelessness and Rough Sleeping Sub-Committee	Dated: 21/09/2026
Subject: Families in Temporary Accommodation Report	Public report: For Information
This proposal: • delivers Corporate Plan 2024-29 outcomes • provides statutory duties	Providing excellent services
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
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Summary

This report provides Members with a detailed summary of families who are currently residing in temporary accommodation provided by the City of London Corporation.

The report offers a summary of the actions taken by the Statutory Homelessness Team to support families in temporary accommodation and maintain their links to local and essential services, as well as outlining the move-on options available to families, and the challenges facing the sector in discharging housing duties for families into social and council housing.

The report demonstrates key data, which is reported quarterly to the Ministry of Housing, Communities & Local Government through the Homelessness Case Level Information Collection (H-CLIC), and key metrics monitored through the Local Outcomes Framework.

Recommendation

Members are asked to note the report.

Main Report

Background

1. The Statutory Homelessness Team operates within a legislative framework underpinned by Part VII Housing Act 1996, and amended by the Homelessness

Act 2002, Localism Act 2011, Homelessness Reduction Act 2017, Domestic Abuse Act 2021 and more recently, the Renters' Rights Act 2025.

2. Temporary accommodation is provided under the following duties:
 - Section 188 Interim Accommodation Duty – the interim duty owed to applicants in the Relief Duty stage who have nowhere else to live.
 - Section 193 Temporary Accommodation Duty – the duty to provide temporary accommodation to Main Duty applicants until they are permanently housed.
 - Section 190 Duty to households who are intentionally homeless.
3. This report covers statutory temporary accommodation placements for families only.
4. The majority of temporary accommodation placements have always been for single applicants. This is reflective of the working population in the City of London as well as people most likely to be asked to leave by family and friends, which is the prevailing reason for statutory homelessness approaches.
5. However, since the COVID-19 pandemic, we have seen a steady rise in family approaches seeking homelessness assistance. As a result, there are now a consistent number of families residing in temporary accommodation at any one time.
6. This report uses data captured in line with the H-CLIC data specification. Future data will also align with the Local Outcomes Framework on the key metrics specified for homelessness, focusing on prevention and relief duties, and families living in temporary accommodation.

Current Position

7. The current snapshot of families in temporary accommodation shows:

#	No. of Adults	No. of children	Type of accommodation	Duty	Length of stay (days)
A	2	1	Self-contained	S193 Main Duty	2,865
B	1	3			1,536
C	1	2			1,225
D	1	1			1,084
E	1	2			1,080
F	1	1			1,023
G	1	1			884
H	1	1			871
I	1	1			778
J	1	1			743
K	1	1			706
L	2	2			321
M	1	1			261

8. As of 3 September 2026, the City of London Corporation is accommodating 13 families in temporary accommodation, across several boroughs in London.

9. All families currently placed in temporary accommodation are housed under the S193 Main Duty. This means the Corporation has a duty to ensure that the households remain housed until they have secured settled accommodation, either through the City of London's housing register or through the private rented sector.
10. It is notable that all family placements are in self-contained accommodation that is suitable for each household's needs. The Statutory Homelessness Team do not place families into bed and breakfast (B&B) accommodation under any circumstances, unless required for serious emergencies.

Length of stays

11. The average length of stay for families in temporary accommodation, based on the current snapshot, is just under three years. Most households have been living in temporary accommodation for a shorter time. However, there are some outliers in families that have spent much longer in temporary accommodation.
12. The time spent in temporary accommodation is dependent on many factors including: the household composition; bedroom requirement; and any additional needs the household has – such as requiring adaptations or level access, or their financial situation.
13. The Statutory Homelessness Team monitor how long a household has been in temporary accommodation through internal case management recording, case reviews, and multi-agency case conference meetings. Housing Officers are fully engaged with all families in temporary accommodation and regularly review Personal Housing Plans to ensure that the actions are relevant, reasonable and productive.

Out-of-borough placements

14. All 13 families placed into temporary accommodation are currently living outside the City of London. Households are living in the following boroughs:

Borough	No. of households
Enfield	2
Newham	3
Barking and Dagenham	2
Greenwich	1
Tower Hamlets	1
Croydon	2
Waltham Forest	2

15. Due to the size of the City of London, low resident population, and low number of residential properties, we cannot source temporary accommodation that is suitable and affordable within the borough from any of our approved providers.
16. This means that families seeking homelessness assistance will always be temporarily accommodated outside of the City of London.
17. As a result, Housing Officers must consider additional suitability factors such as distance to work or school, access to school placements, and local medical

services. The City of London Corporation's Temporary Accommodation Allocations Policy states that all households will be placed within the M25 and/or no more than 90 minutes away from the City of London.

18. The Statutory Homelessness Team has a duty to notify the host borough when moving households into their area. This is called a S208 notification, and it includes household composition information and notifies the authority of any school, medical, social care or additional needs that may need to be met by that local authority.
19. Additional notification duties introduced in the Children's Wellbeing and Schools Act 2026 came into effect on 1 September 2026. The Statutory Homelessness Team are now subject to a temporary accommodation notification duty where Housing Officers must notify local GPs, health visitors and schools of any family moving into their area within 14 days. The duty applies from the date the first child in the household moves into temporary accommodation. It is applicable for any child under the age of 18 within the household, including any 16/17-year-olds who may be living independently.

Move-on options

20. Families in temporary accommodation are mostly likely to move on into settled accommodation through the City of London's Housing Register. This is due to the affordability of social and council housing over the private rented sector, as well as the overall suitability and locality of the City of London estates.
21. Temporary accommodation cases are reviewed every two months at a joint Case Conference meeting with the Housing Needs Team to ensure that families have the best opportunity of securing an offer through the Housing Register. This meeting reviews bidding habits, confirms where applicants are shortlisting, and provides an opportunity to discuss direct offers and applications for additional welfare points.
22. All temporary accommodation applicants join the housing register with a set number of points for homeless applicants. When they have been in temporary accommodation for one year, they automatically receive an additional 150 points which puts them in good standing for an offer, assuming that appropriately sized properties become available for bidding.
23. There have been challenges through 2025/26 and into 2026/27 due to a large number of outstanding void works delaying properties from becoming available for bidding. This has resulted in a limited number of two-bedroom and three-bedroom properties being available for bidding.
24. Most families approaching the City of London Corporation who are placed into temporary accommodation require two-bedroom properties, a property size that is anecdotally the most in demand and therefore has a larger waiting list. This means that single applicants requiring studios typically have more opportunities to bid on available properties and a higher chance of success much sooner than family households.

25. There have been increased opportunities to move single applicants into studios in 2025/26 due to the new build developments at Black Raven Court, Sydenham Hill and York Way after long-term residents were decanted from their previous properties. However, we have not seen an increase in family-size properties becoming available to our applicants through the same process, as the larger properties have already been allocated via the agreed Local Lettings Plans for each development.
26. There is no provision specifically for families in temporary accommodation in the Local Lettings Plans for the recent new build developments, such as Black Raven Court, Sydenham Hill or York Way, which means that families can only be offered a property if they win through the usual bidding process.
27. For future new build developments, the Statutory Homelessness Team will work with the Housing department to secure provisions from any future scheme's plan to reserve a proportion of properties for applicants currently in temporary accommodation, prioritising families where possible. This would be subject to approval by Committee.
28. Households in temporary accommodation also have the option of moving into private rented accommodation at the Relief or Main Duty stages. However, sourcing affordable and suitable private rented accommodation that meets the higher suitability criteria for settled accommodation is a significant challenge in this current climate where the private rented sector is becoming increasingly unaffordable and unpredictable in light of the introduction of the Renters' Rights Act 2025.
29. As a result, just one private rented sector Main Duty discharge was found for a family living in temporary accommodation in 2025/26, compared to seven through the housing register.
30. The Statutory Homelessness Team continue to seek affordable private rented solutions for families in temporary accommodation through the City of London's Rent Deposit Scheme which financially assists applicants to secure a tenancy. Since 2026/26, the team have also been using services such as Homefinder UK to help applicants access hard-to-let social housing properties that are allocated outside of local allocations policies.

Corporate & Strategic Implications

31. There are no Corporate & Strategic Implications related to this report.
- Strategic implications – None
 - Financial implications – None
 - Resource implications – None
 - Legal implications – None
 - Risk implications – None
 - Equalities implications – None
 - Climate implications – None
 - Security implications – None

Conclusion

32. The number of families approaching the City of London Corporation for homelessness assistance is increasing, although the majority of households in temporary accommodation remain single applicants.
33. The Statutory Homelessness Team carry out suitability checks for families in temporary accommodation and, as a rule, do not place families into B&B accommodation.
34. Housing Officers are fully compliant with their duty to notify host boroughs of any families being temporarily moved into their areas to ensure that school placements are available and families can maintain access to healthcare services.
35. There are significant challenges to moving families on from temporary accommodation due to shortages of available family-sized council and social housing, and the unaffordable and unpredictable nature of the private rented sector.
36. The Statutory Homelessness Team intend to seek remedies to some of these challenges by working with the Housing department in the development of any future Local Lettings Plan for new schemes on City of London estates. The Statutory Homelessness Team continue to seek affordable solutions through the private rented sector, including using services such as Homefinder UK to submit families for suitable, but hard-to-let, social housing.

Appendices

- None

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