

Meeting of:	CABINET
Date of Meeting:	10 MARCH 2026
Report Title:	HOMELESSNESS TEMPORARY ACCOMMODATION
Report Owner: Responsible Chief Officer / Cabinet Member	CORPORATE DIRECTOR – FINANCE AND TRANSFORMATION CABINET MEMBER FOR REGENERATION, ECONOMIC DEVELOPMENT AND HOUSING
Responsible Officer:	RYAN JONES STRATEGIC HOUSING COMMISSIONING MANAGER
Policy Framework and Procedure Rules:	This report is requesting a suspension of the Council’s Contract Procedure Rules (CPRs) but no amendment to the CPRs is being sought.
Executive Summary:	A Housing Support Programme Strategy approved by Cabinet in December 2023 sets out the challenges the Council faces in terms of housing and homelessness services. A key challenge is the demand and associated cost of temporary accommodation. The report provides an update on temporary accommodation and seeks approval to suspend the Council’s CPRs and enter into further agreements with private accommodation providers, in order to enable continuation of short-term arrangements, to meet statutory duties in relation to temporary accommodation.

1. Purpose of Report

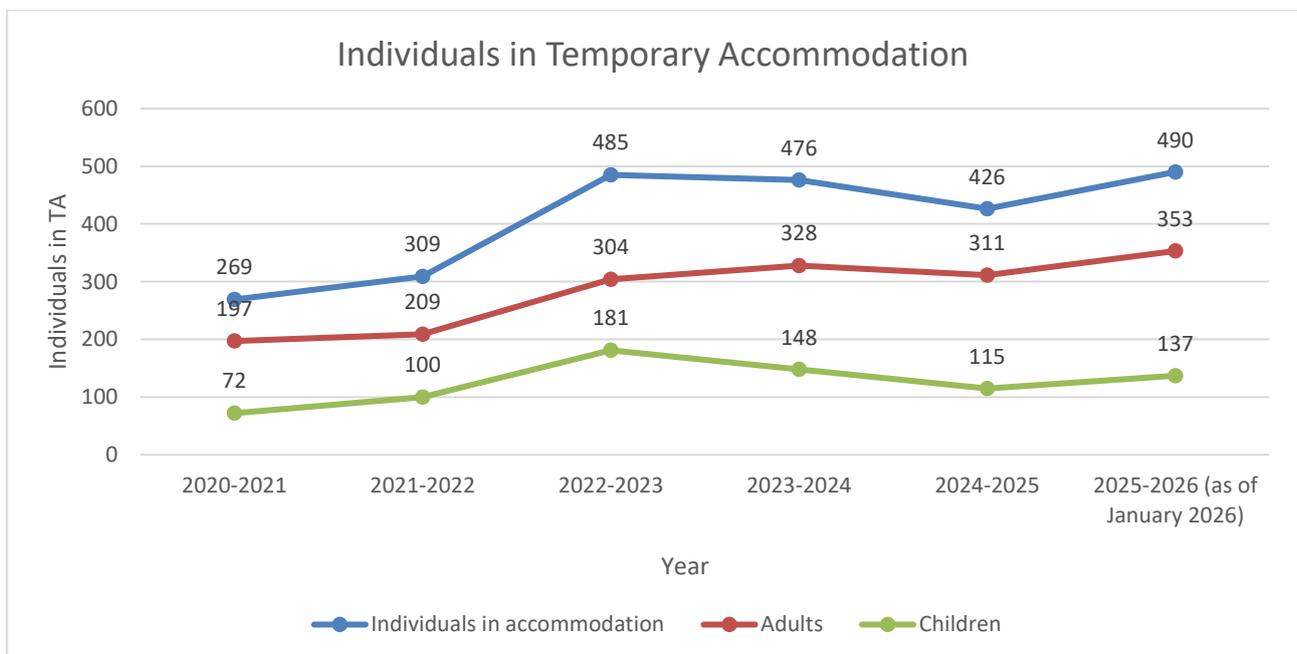
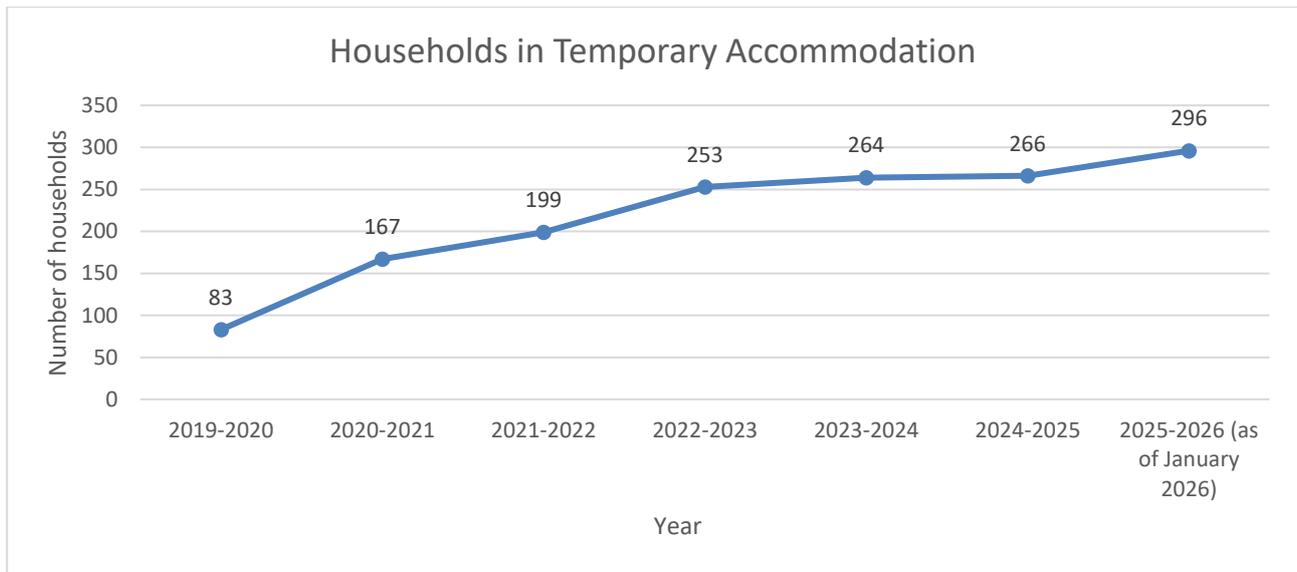
1.1 The purpose of the report is to:

- Seek approval from Cabinet to suspend the relevant parts of the Council’s Contract Procedure Rules (CPRs) with regards to the requirement to tender for a contract and delegate authority to the Group Manager Housing & Community Regeneration to enter into Service Level Agreements with accommodation providers for a period of ‘up to’ 12 months or ‘up to’ 3 years where there is a commercial benefit to do so, in order to continue the provision of additional temporary accommodation as necessary to meet the Council’s statutory duties.

2. Background

2.1 In December 2023 Cabinet approved a final Housing Support Programme Strategy (Homelessness Strategy) and Action Plan for 2022-2026.

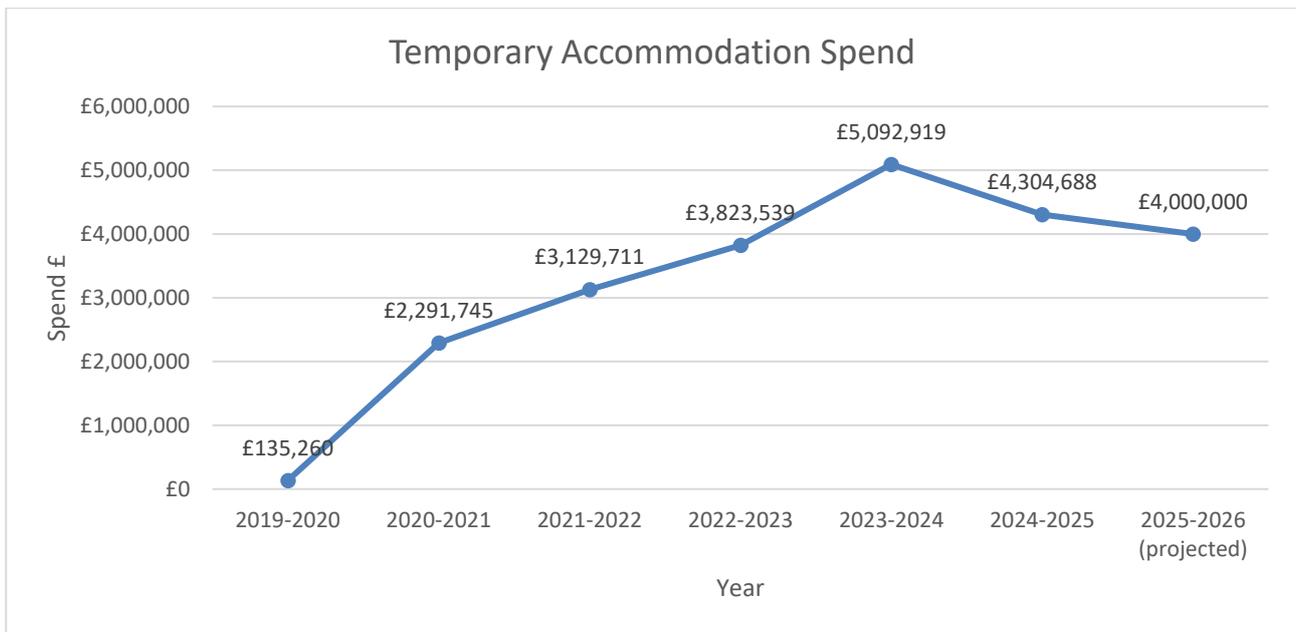
2.2 The Housing Support Programme Strategy outlines the challenges the Council faces in terms of increasing pressure on homelessness services. Several reports to Cabinet since this time have highlighted continued pressure on housing services, particularly in relation to temporary accommodation. The graphs below highlight these continued demands.



2.3 The graphs at 2.2 above show consistent increases in the number of individuals in temporary accommodation. Despite this the number of children in temporary accommodation has significantly reduced from a peak in 2022-23. This reflects an ever-increasing demand from households without children, mainly single-person

households. At the end of January 2026 this cohort made up 75% of all households in temporary accommodation.

- 2.4 The increase in pressure on temporary accommodation is impacted by an 'All In' approach to homelessness, initially directed by Welsh Government at the start of the Covid-19 pandemic and extended by Welsh Government via an extension to the definition of vulnerable with regards to the 'priority need' criteria set out in the Housing (Wales) Act 2014. In 2022 a new 'priority need' category was added, which amended the legislation to continue the principle of an 'All In' approach. These legislative changes largely widen the eligibility of temporary accommodation to more single person households.
- 2.5 The demand for homelessness and temporary accommodation services has been compounded by a wider increase in demand for social housing. The total number of applicants on the Bridgend Common Housing Register at the end of each year has increased substantially. In 2019/2020 there were 816 households on the Common Housing Register. At the end of January 2026, there were around 3,500 households on the Common Housing Register. A combination of the impact of the cost-of-living crisis and a challenging private rented sector are key drivers behind this demand.
- 2.6 The challenges highlighted at section 2.4 above are also key challenges in terms of moving households on from temporary accommodation, meaning households are spending longer in temporary accommodation.
- 2.7 To meet the demands on temporary accommodation highlighted above and ensure compliance with statutory duties to provide temporary accommodation the Council has entered into a range of agreements with private accommodation providers, including those more traditionally used in the tourism sector, such as guest houses and holiday lets. Accessible accommodation for those with disabilities and larger accommodation for families are examples of some of the more costly units secured. Such arrangements were approved by Cabinet in March 2024 and March 2025. Agreements made throughout 2025-26 are due to expire at the end of March 2026.
- 2.8 The cost implications of the pressures on temporary accommodation are stark. The below graph illustrates this.



2.9 Whilst during the Covid-19 pandemic grant income was received from Welsh Government to support with these costs, this is no longer received. Rental income and Service Charge income for those accommodated is received but is limited and does not cover costs.

3. Current situation / proposal

3.1 Detailed in reports to Cabinet in March 2024 and September 2024 are a range of measures the Council is taking forward to improve suitability and reduce the cost of temporary accommodation. These measures include Council purchases of temporary accommodation, increased supported accommodation options and a capital development programme to increase affordable housing options.

3.2 In relation to costs the graph at paragraph 2.8 indicates that the measures detailed to Cabinet previously and referenced at paragraph 3.1 are making a positive impact. Whilst demand has continued to rise, costs are projected to decrease by 21% (£1,092,919) between 2023-24 and 2025-26.

3.3 Whilst there are positives in relation to the pieces of work being taken forward to tackle pressures on housing and homelessness the outcomes and upscaling of some of these pieces of work remain medium to long term. As such there is a need to continue to address the immediate pressures highlighted in section 2 of the report. As per paragraph 2.7 the Council's current arrangements with private accommodation providers are due to expire at the end of March 2026.

3.4 The provision of temporary accommodation is a statutory duty in line with the Housing (Wales) Act 2014. To allow the continuation of the arrangements with existing accommodation providers, it is proposed that the relevant parts of the Council's CPRs with regards to the requirement to competitively procure service provision be suspended and the Council enter into Service Level Agreements with accommodation providers for 'up to' 12 months, in order to meet presenting need. It is also proposed that agreements 'of up to' 3 years be entered into where there is a commercial incentive to do so e.g. a longer-term agreement allowing for the provision

of specific in demand accommodation at a reduced rate, than otherwise available via shorter term arrangements.

- 3.5 It is proposed that the agreements with accommodation providers be used, to enable consistency in provision for both Bridgend County Borough Council (BCBC) and any service users accommodated. By providing this accommodation since the Covid-19 pandemic the accommodation providers have developed experience in providing temporary accommodation and a working relationship with BCBC's Housing Solutions Team, key to the successful management of temporary accommodation placements.
- 3.6 Cabinet needs to be aware that in taking forward this action, the Council is exposed to the risk of potential challenge from other accommodation providers. The Council's CPRs ensure that procurement exercises are lawful and carried out in compliance with public procurement law, in particular the Procurement Act 2023. This report proposes entering into agreements without any competition which, where contract values exceed the applicable threshold, breaches the requirements of the Procurement Act 2023 and therefore requires Cabinet's approval to suspend the Council's CPRs.
- 3.7 The risk of challenge is not possible to quantify, however given the need to continue service provision to vulnerable people, the pressures on current homelessness services, and the limited availability of suitable and willing accommodation providers to provide such accommodation, Cabinet may take the view that the potential for challenge is one it is prepared to accept. In addition, due to the specialist nature of provision there are relatively limited numbers of providers of such services. It should also be noted that undertaking a full procurement exercise could risk losing current accommodation providers, as businesses could choose to return to tourism style use for their properties, rather than compete for temporary accommodation use via a tender process.
- 3.8 As has been the case in recent years it is proposed that a further report be brought to Cabinet within 12 months to update on the developing position, with regards to temporary accommodation.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 Tackling homelessness is a Welsh Government priority. The report contributes to the goals within the Well-being of Future Generations (Wales) Act 2015 through the 5 ways of working under the Act:
- Long Term – this report references action the Council is taking to provide suitable and cost-effective temporary accommodation. Whilst this is a longer-term goal this

report references a need for short term measures to ensure immediate pressures and statutory duties are met.

- Prevention – the delivery of temporary accommodation prevents households from rough sleeping and experiencing the harshest forms of homelessness. From this position households can work with the Council and other services to secure long term settled accommodation preventing the need for further statutory provision.
- Integration – the provision of temporary accommodation to prevent rough sleeping is conducive to community integration. Suitable provision enables individuals to contribute to economic, social, environmental & cultural outcomes both individually and as part of wider communities.
- Collaboration – our Housing Support Programme Strategy and delivery on an associated Action Plan requires close collaboration with a range of stakeholders, including statutory partners, Registered Social Landlords and commissioned support providers. This report highlights a need for collaboration with a range of private accommodation providers to ensure the delivery of suitable temporary accommodation to prevent homelessness and meet statutory duties.
- Involvement – the Council works with both statutory and non-statutory partners to deliver a range of housing and homelessness services, including temporary accommodation. Individuals with lived experience are routinely involved in the development of service provision, through feedback and opportunities to influence strategic planning.

5.2 It is considered that there will be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of this report.

6. Climate Change and Nature Implications

6.1 The prevention and relief of homelessness supports the agenda around climate change. A key priority is to increase BCBC's affordable housing supply to meet demand, with the intention of informing affordable housing schemes to meet these needs. Any schemes developed through the capital programme will be developed in line with Welsh Government planning and standards requirements, which support moves to tackle climate change. It is not envisaged that there will be an impact in relation to nature implications.

7. Safeguarding and Corporate Parent Implications

7.1 Homelessness and housing support services play a key role in supporting BCBC's safeguarding agenda, both from an individual perspective with services often supporting vulnerable individuals, known to safeguarding agencies.

7.2 The priorities set out in the Housing Support Programme Strategy reference a need to improve collaboration with key stakeholders, with specific objectives around improving collaboration to implement the national care leavers and accommodation and support framework, a key part of Corporate Parenting implications.

8. Financial Implications

- 8.1 The cost of the units of accommodation with private providers utilised on a service level agreement basis for temporary accommodation ranges from £40 per night to £150 per night. The cost of each unit is dependent on the nature of the property, for example a 4 bed property will likely cost more than a 2 bed property. It is estimated that the total cost for a 6 month period will be around £1.65m. This is an estimate at this time as final costs will be negotiated during discussions with accommodation providers, but the service will seek to keep all costs to a minimum. Cabinet should note ad hoc arrangements may still be required in addition, to meet emergency scenarios, which cannot be predicted.

9. Recommendations

- 9.1 It is recommended that Cabinet:

- Note the contents of this report;
- Agrees to suspend the relevant parts of the Council's Contract Procedure Rules (CPRs) with regards to the requirement to tender for a contract and delegate authority to the Group Manager Housing & Community Regeneration to enter into Service Level Agreements with existing accommodation providers for a period of 'up to' 12 months or 'up to' 3 years where there is a commercial benefit to do so in order to continue the provision of additional temporary accommodation as necessary to meet the Council's statutory duties;
- Delegate authority to the Group Manager Housing & Community Regeneration to approve the final terms of the Service Level Agreements on behalf of the Council and to arrange execution of the agreements on behalf of the Council in consultation with the Chief Officer – Legal & Regulatory Services & HR & Electoral;
- Note that a further report will be presented to Cabinet to update on the position regarding temporary accommodation.

Background documents

None