


Briefing Note

	
To:	Housing Advisory Board
From:	Amanda Mullen, Manager, Homelessness and Housing Options
Date:	09/06/2026
Report Subject:	Position Statement- Homelessness and Housing options – Temporary accommodation

1. Introduction

- 1.1 Bury Council’s Homelessness and Housing Options Service delivers a wide range of statutory and non-statutory functions to prevent homelessness across the borough. It also provides interim temporary accommodation for individuals and families who are homeless and eligible for support under housing legislation.
- 1.2 Since April 2021, demand for statutory homelessness services has risen sharply. The service now receives an average of 350 contacts per month from the public seeking help with homelessness. Between September 2025 and January 2026, an average of 70 applications per month were accepted as either threatened with homelessness or already homeless.
- 1.3 In August 2023, Bury’s dispersed temporary accommodation stock could no longer meet the growing demand from households needing support. As a result, the council had to start using bed and breakfast accommodation (B&B). By October 2024, 67 households were placed in B&Bs - 22 single people and 45 families with children.
- 1.4 In March 2025, Bury reported spending £1.5 m on temporary accommodation, which included expensive B&B placements. Spends have been forecasted to rise even further, reaching around £2.5m by the end of March 2026.
- 1.5 In September 2024, in response to increased demand, the service began developing its first commissioned temporary accommodation to help ease these pressures. This became the Huntley House and Silver Street service, which provides 19 single units and 8 family units for a five-year period
- 1.6 The service also developed a private rented offer to better engage the private rented sector and introduced an internal lease-and-repair scheme, working with landlords to lease their properties for use as temporary accommodation.

- 1.7 In October 2024 the service was then issued with a bed and breakfast action plan from the Ministry of Housing, Communities and Local Government (MHCLG) due to a high number of families with children accommodated in B&B for more than 6 weeks
- 1.8 The service began addressing the requirements of the bed and breakfast action plan by introducing short-term alternatives to replace B&B accommodation, integrating a step down model. This included mobilising "pay-nightly" options with local landlords on ad hoc basis. These placements are slightly cheaper than B&B and offer better living conditions, as they provide self-contained units with access to cooking facilities

2. Current Position

- 2.1 Over the last 14 months, the service has increased its pay-nightly units to 59 self-contained units for families and has also commissioned a further 8 family units and 10 single units to be used as temporary accommodation (please see service proposal for current stock)
- 2.2 Our recent data shows that this approach has helped reduce both the number of families placed in B&B accommodation and the number staying longer than six weeks. In January 2025, there were 42 families in B&B, with 23 staying beyond six weeks. By January 2026, this had fallen to 9 families, with only 4 exceeding the six-week limit.
- 2.3 Although the data shows a positive reduction in the use of B&B, a review of the last six months reveals significant fluctuations in demand of new households being placed into temporary accommodation. Numbers ranged from the lowest being 13 households in December 2025 to the highest being 32 in January 2026. Based on the 12-month average, the service is placing around 15 families into temporary accommodation each month
- 2.4 To highlight, although the service is under pressure to prioritise reducing the number of families in temporary accommodation, in line with legislation and statutory duties, the service is still relying on B&B placements for single people experiencing statutory homelessness. In January 2026, 19 single people were placed in bed and breakfast accommodation, in comparison to 8 in January 2025. Based on 12-month average, the service is placing 10 singles into temporary accommodation per month.
- 2.5 A key challenge for the service is moving households on from temporary accommodation. New placements exceed move-on numbers. Data shows an average of 12 families and 8 singles moving on each month from our temporary accommodation.

3. Service approach

Family households

- 3.1 The service proposes to focus on targeting the 59 pay-nightly family units by replacing them with alternative temporary accommodation options that can reduce temporary accommodation costs and is at decent and safe standard for all households
- 3.2 We will cap these additional units at 59 at the end of the three-year delivery plan, as the data in the report indicates that this is the level of temporary accommodation the service currently requires. This cap will be kept under review to mitigate risks due to pressures or demand change
- 3.3 When an alternative property is mobilised for use as temporary accommodation, it will replace an existing pay-nightly unit. As each new unit comes online, we will step down a pay nightly placement to ensure the total number of additional family units remains capped at 59 at the end of the three-year period.
- 3.4 The reason for capping the number of family units at 59 is to ensure we do not oversaturate the borough with temporary accommodation. Without a cap, we risk continually increasing supply simply to respond to rising demand, rather than addressing the underlying causes of homelessness or strengthening prevention.
- 3.5 Once the service has achieved zero use of the 59 pay-nightly family units, a further targeted approach will be implemented to reduce and replace the remaining families in bed and breakfast, 25 confirmed as of 31st March 2026. This will move the service closer to the agreed outcome of no families being accommodated in bed and breakfast by 2029.
- 3.6 Increasing provision without clear limits risks creating the impression that the service can absorb ongoing increases in demand. This gives a misleading picture, reduces shared responsibility across services, and shifts focus away from the core objective of preventing homelessness and reducing the number of households requiring temporary accommodation in the first place
- 3.7 However, we must also consider that our data shows that even if we focus solely on replacing the 59 pay-nightly units for families, and monthly placements remain consistent over the next three years, demand will continue to exceed the number of households moving on from temporary accommodation. Based on this data, the service would require an additional 36 temporary accommodation (on top of current supply) by the end of each year.

Single households

- 3.8 The service will use the same approach as outlined within the point 3 “family households” sections in this report. We will target the 29 single households currently in B&B by mobilising units to reduce temporary accommodation cost ensuring that they are safe and adequate.
- 3.9 We will cap these additional units at 29 over the next three years, as the data in the report indicates that this is the level of temporary accommodation the service currently requires and for the same reason why as outlined in 3.4-3.5 of this report This cap will be kept under review and adjusted if pressures or demand change

4 Three Year Temporary accommodation mobilisation plan

- 4.1 The table below sets out a three-year temporary accommodation delivery plan. It summarises each initiative or project, the number of units to be mobilised, whether the funding is internal or external, the delivery costs, and the average pay-nightly costs.
- 4.2 The average pay-nightly cost reflects the current amount the service pays per unit, taking account of eligible housing benefit cost recovery. For family accommodation, costs are based on an estimated nightly rate of approximately £60, with an assumed 40% recovery rate. Single bed and breakfast costs are based on an average nightly spend of £55, also with a 40% recovery rate. The calculations are based on the number of units proposed under each initiative or project over a three-year period and include an annual 3% inflationary increase and VAT
- 4.3 The costs outlined in each initiative relate only to the grant-funding investment and based on estimation. They do not reflect the full direct or indirect costs of delivering the initiatives or the wider mobilisation plan. These additional costs have also not been included when estimating the projected reduction in temporary accommodation expenditure
- 4.4 Providing these units will not only reduce the overall cost of temporary accommodation but will also bring long-term benefits for the organisation, statutory and public health services, and most importantly residents and children across the borough. This approach offers a strong social return on investment, delivering both tangible and intangible value while helping the service meet its corporate priorities and strengthen its commitment to Bury’s Let’s Do It values.
- 4.5 Bury Homelessness and Housing Options current temporary accommodation stock as of 31st January 2026

Family Households

- 120 Dispersed units
- 8 Silver Street units – 5-year commissioned service

- 59 pay nightly units – ad hoc basis
- 14 bed and breakfast placements

Singles Households

- 11 self-contained units at Huntley House
- 29 Bed and Breakfast placements

- 4.6 It is proposed that a total number of family units to be mobilised over the three-year period is 80 circa. This may change, as circumstances, delivery timescales, and outcomes can shift over time due to both internal and external factors.
- 4.7 By the end of the three years, the service would like aim to keep the number of the family units capped at 59. This would allow 21 units (from lease-and-repair schemes) to be repurposed for long-term move-on options. However, this is unpredictable due to homelessness demand.
- 4.8 The service also proposes to secure 6 self-contained units for single households, to be mobilised in Year One. Data shows that we will need to place greater focus on sourcing additional single units to meet the target of 29 set out in this report.
- 4.9 Three Year Initiative/Proposals

Local Authority Housing Fund (LAFH) Tranche 3 – Funding from MHCLG, linked to the Afghan resettlement programme, provides a grant allocation of £0.447m which has been match funded to acquire six family temporary accommodation units and one resettlement property. The grant must be committed by 31 March 2026. These units will reduce reliance on costly nightly-paid accommodation. Estimated savings reflect the reduced nightly costs once the six properties are operational, with first-year figures adjusted to reflect acquisition and scaled up timescales.

6x Family temporary accommodation units

2026/2027 Reduction in temporary accommodation spends circa £0.039m

2027/2028 Reduction in temporary accommodation spends circa £0.081m

2028/2029 Reduction in temporary accommodation spends circa £0.083m

Local Authority Housing Fund (LAFH) Tranche 4 - Funding from MHCLG, linked to the Afghan resettlement programme, provides a grant allocation £1,1m which will be match funded (TBC) to acquire a total of ten properties, of which 5 will be allocated for family temporary accommodation units and 5 for resettlement to be delivered over a 4 year period. These units will reduce reliance on costly nightly-paid accommodation. Estimated savings reflect the reduced nightly costs once the 5 properties are operational, with each-year figures adjusted to reflect acquisition and scale up timescales.

5x Family Temporary accommodation units

2026/2027 Reduction in temporary accommodation spends circa £0.019m

2027/2028 Reduction in temporary accommodation spends circa [£0.040m](#)

2028/2029 Reduction in temporary accommodation spends circa [£0.041m](#)

GMCA Lease and Repair/Empty Homes - GMCA have awarded the service £0.300m to deliver a lease and repair programme, targeting empty homes enabling us to bring 16 empty private rented properties into use as family temporary accommodation during 2026/27. This grant is supported by an additional £0.113m in revenue funding to recruit two Empty Homes Officers, whom will identify suitable properties. GMCA have indicated verbally that this funding will continue for a further two years at a similar allocation. Our service have an established and effective lease-and-repair model, in partnership with Property Services and Legal Services. This new funding provides an opportunity to strengthen that offer further and reduce reliance on costly nightly-paid accommodation. Estimated savings reflect the reduced nightly costs once the annual 16 properties are operational, with each-year figures adjusted to reflect acquisitions and scale up time

16 x Family Temporary accommodation units

2026/2027 Reduction in temporary accommodation spends circa [£0.105m](#)

2027/2028 Reduction in temporary accommodation spends circa [£0.216m](#)

2028/2029 Reduction in temporary accommodation spends circa [£0.223m](#)

Irwell Valley/Family Temporary accommodation – The Council submitted an expression of interest to work with a registered provider to deliver 10 family temporary accommodation units over five years, supported by a £0.160m grant to bring long-term voids and properties needing major works back into use. Irwell Valley has expressed interest, having successfully delivered 20 similar properties under the HALP scheme. They will provide 10 two and three-bed homes within 12 months, refurbished to meet a decent standard. The Council will retain full nomination rights for five years, while Irwell Valley manages the properties and supports households, funded through enhanced housing benefit at no additional cost. Estimated savings reflect the reduced nightly 10 properties are operational, with each-year figures adjusted to reflect acquisitions and scale up time.

10x Family Temporary accommodation

2026/2027 Reduction in temporary accommodation spends circa [£0.065](#)

2027/2028 Reduction in temporary accommodation spends circa [£0.135m](#)

2028/2029 Reduction in temporary accommodation spends circa [£0.139m](#)

Old School House – TBC – 13 Family Temporary Accommodation Units

Following approval an expression of interest will be submitted to partner with a Registered Provider who can deliver the housing management function under exempt housing benefit. There is no grant allocation attached to this proposal. Bury would retain 100% nomination right and provide the move-on support for households placed in these units estimated savings reflect the reduced nightly 10 properties are operational, with each-year figures adjusted to reflect acquisitions and scale up time.

13x Family Temporary accommodation

2026/2027 Reduction in temporary accommodation spends circa [£0.085m](#)

2027/2028 Reduction in temporary accommodation spends circa [£0.175m](#)

2028/2029 Reduction in temporary accommodation spends circa [£0.181m](#)

Silver Street/Huntley House additional units – The service has partnered with a developer who is delivering two additional family temporary accommodation units. These units will be incorporated into the existing Stepping Stones contract at no additional cost to the original award of £0.825m (5 years). This expansion will increase the Silver Street/Huntley House provision to a total of 8 family units and 19 single units, with 10 of the single units allocated for statutory homeless singles. Estimated savings are based on the reduced nightly-paid costs once all units are operational.

8x Family and 10x Single temporary accommodation.

2026/2027 Reduction in temporary accommodation spends circa £0.131m for families and £0.114m for singles

2027/2028 Reduction in temporary accommodation spends circa £0.135m for families and £0.117 m for singles

2028/2029 Reduction in temporary accommodation spends circa £0.139m for families and £0.121m for singles

Inclusion Supported accommodation – The service has partnered with a registered provider to deliver six self-contained units for single people owed a statutory homelessness duty, reducing reliance on bed and breakfast accommodation. The provider will deliver the housing manage function funded through exempt housing benefit and our service retain 100% nomination rights and will provide move on support Estimated savings are based on the reduced nightly-paid costs once all units are operational.

6x Single self-contained temporary accommodation

2026/2027 Reduction in temporary accommodation spends circa £0.036m

2027/2028 Reduction in temporary accommodation spends circa £0.074m

2028/2029 Reduction in temporary accommodation spends circa £0.076m

Silver street Family Temporary Accommodation – The service has partnered with the same developer who delivered the Silver Street and Huntley House units. The developer has acquired an additional commercial section of Silver Street and is converting it into eight family temporary accommodation units for the service. Delivery costs are to be confirmed.

8x Family temporary accommodation

2027/2028 Reduction in temporary accommodation spends circa £0.054m

2028/2029 Reduction in temporary accommodation spends circa £0.111m

Temporary accommodation units mobilised over three years

Financial Year	Family Accommodation	Single Accommodation
2026/2027	50	6
2027/2028	8	
2028/2029	1	
<i>Overall</i>	59	6

Overall reduction in temporary accommodation costs (circa)

Financial Year	Reduction in Temp cost
2026/2027	Circa £0.653
2027/2028	Circa £0.973
2028/2029	Circa £1m

5 Potential risks

- 5.1 If the service does not set a clear baseline for prevention and strengthen early prevention work in a more systematic way and if move-on numbers do not improve there is a risk that the agreed cap on sourcing additional units will not be sufficient. This would push the service back into reliance on B&B accommodation for both families and single households, even on top of the additional stock already being mobilised.
- 5.2 Worst case: If the number of homelessness cases needing temporary accommodation increased by just 2 family households and 2 single households, we would require an additional 38 single units and 50 family units each year, on top of current temporary accommodation supply
- 5.3 Best Case: if we were to prevent an additional 2 families and 2 singles households and increase move on by 1 family and 1 single from temporary accommodation per month, data suggests that we will reduce our current supply of temporary accommodation by 36 single units and 22 family units per year.