

**Croydon Council**

**Placement Policy - Temporary  
Accommodation and Private Rented  
Sector Accommodation (PRSO)**

**September 2024**

## What is the Placements Policy?

- Croydon Council currently does not have a Placement policy for temporary accommodation and private rented sector accommodation.
- Whilst it is not a statutory requirement to have one, it is sector good practice as it provides transparency and context to the Council's approach to accommodating homeless households, particularly with regard to out of area placements.
- The Policy will set out Croydon Council's criteria for prioritising homeless households for temporary accommodation and private rented sector offers according to its location.
- The policy will apply to all those households who have been accommodated by the Housing Service. T
- he policy will not cover households who have secured their own accommodation in the private rented sector as the Council will not have been able to assess the suitability of accommodation in these circumstances.

## Why have a Placements Policy?

- Given the rising homeless demand and exceptionally high costs of temporary and private rented sector accommodation in and around London, the purpose of the policy is to provide detailed guidance to staff for the fair allocation of such accommodation within and outside of the London Borough of Croydon.
- The document is primarily for officers to guide them in making such placement decisions.
- In July 2024 there were 3,483 households in temporary accommodation in Croydon.
- Of which 147 families are living in separate accommodation units due to lack of affordable larger units
- Of which 130 families are living in Bed and Breakfast accommodation with shared facilities and have been resident in such accommodation for more than the statutory 6 weeks limit.
- Therefore having a clear policy to guide officers in making difficult prioritisation decisions where there are competing demand, protects the council against possible legal or housing ombudsman challenge were it to reach that point.

## Legal framework and practical application

- The Council and its officers need to be mindful of and comply with the legal framework when making relevant placement decisions.
- Part VII of the Housing Act 1996 (“HA96”) imposes duties on the Council as a local housing authority to secure suitable temporary accommodation for the homeless while enquiries are made into their entitlement to assistance and thereafter, if certain conditions are satisfied.
- The Homelessness (Suitability of Accommodation) (England) Order 2012 (“the 2012 Order”) and the accompanying Supplementary Guidance issued by the Secretary of State, establishes that the location of the accommodation is relevant to the issue of the suitability of the accommodation secured.
- Section 208 of the HA96, requires that the Council must, so far as practicable, secure temporary accommodation within its district.

# Number of households in TA across London

Ranking	Borough	Total Number of Households in TA	TA per 1000 households*
1	Newham	6350	53
2	Southwark	3792	27
3	Redbridge	2988	27
4	Hackney	3287	26
5	Westminster	3205	25
6	Wandsworth	3391	24
7	Ealing	3013	24
8	Enfield	3140	24
9	Haringey	2625	24
<b>10</b>	<b>Croydon</b>	<b>3623</b>	<b>23</b>

\*Lambeth, Brent, K&C & Camden have not submitted data to MHCLG for publication and all have similar TA numbers.

# London boroughs temporary accommodation placements outside their borough

		Total number of households in TA	Total number of households in TA per (000s)	In TA in another local authority district	% in another local authority district
1	City of London	33	7.59	33	100%
2	Bromley	1,646	11.44	1,311	80%
3	Merton	529	6.6	411	78%
4	Richmond upon Thames	552	6.42	425	77%
5	Hammersmith & Fulham	1,373	16.41	860	63%
6	Westminster	3,205	25.03	1,970	61%
7	Waltham Forest	1,175	11.12	706	60%
8	Southwark	3,792	27.46	2,065	54%
9	Tower Hamlets	2,972	20.51	1,503	51%
10	Haringey	2,625	23.64	1,307	50%
11	Islington	1,239	11.33	616	50%
12	Greenwich	1,762	15.02	863	49%
13	Barnet	2,295	14.58	1,091	48%
14	Wandsworth	3,391	24.47	1,591	47%
15	Redbridge	2,988	26.79	1,261	42%
23	<b>Croydon</b>	<b>3623</b>	<b>23.50</b>	<b>1182</b>	<b>33%</b>

Lambeth, Lambeth, Brent, Kensington & Chelsea & Camden – data not submitted to MHCLG

# Families in shared B&B over 6 weeks

Area	Total with children and resident for more than 6 weeks
England	<b>3,250</b>
London	<b>1,650</b>
Rest of England	<b>1,600</b>

Ranking	Area	Total with children and resident for more than 6 weeks (March 24)	Latest Figure (July 24)
1	Ealing	329	N/A
2	Enfield	165	N/A
3	Redbridge	161	N/A
4	Greenwich	157	N/A
5	Waltham Forest	130	N/A
<b>6</b>	<b>Croydon</b>	<b>128</b>	<b>130</b>
7	Tower Hamlets	120	N/A
8	Hounslow	105	N/A
9	Westminster	67	N/A
10	Newham	52	N/A

\*Lambeth, Brent, K&C & Camden have not submitted date to MHCLG for publication and all have similar TA numbers.

# Policy areas of consideration

- In the context of a severe shortage of affordable rented accommodation in Croydon and in London generally, the policy will set out a commitment to secure sufficient affordable accommodation to meet increasing homeless demand within Croydon wherever possible. However this is not always achievable and accommodation can be secured in other neighbouring boroughs and outside London .
- When determining whether it is reasonably practicable to secure accommodation in Croydon, the cost of the accommodation is a relevant and proper consideration.
- The policy will set out a criteria by which decisions are made to prioritise households who are placed/located in or out of borough
- It will ensure the most vulnerable households are prioritised for accommodation within and closer to Croydon.



# Thank you