

With more than 54,300 London households living in temporary accommodation,¹ of which nearly 44,000 are families with children, London faces an increasing crisis in homelessness that demands new ideas, concepts and innovation to tackle. PLACE Ltd (Pan-London Accommodation Collaborative Enterprise Limited) is a collaborative programme by the London boroughs to deliver new temporary accommodation for households that are homeless or at risk of homelessness.

PLACE will deliver new family-sized temporary accommodation by utilising the opportunities presented by precision manufactured construction methods on unutilised meanwhile sites – sites that have an identified future use, such as a transport project, that cannot be realised at the present time. The programme has been taken forward by the London Housing Directors' Group, in collaboration with London Councils and supported by £11 million of grant funding from the Greater London Authority's Innovation Fund and seed funding from Capital Ambition through the London Ventures programme. The programme has three primary aims:

- Increase the supply of good quality family-sized accommodation for households that are homeless or at risk of homelessness.
- Provide a lower cost, better quality, option for households that would otherwise be placed in privately provided temporary accommodation.
- Deliver new homes on sites that would otherwise remain dormant or under-used over the short- to medium-term.

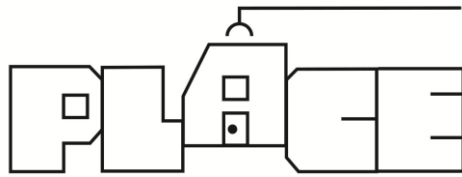
PLACE Ltd will provide an alternative option for boroughs that, due to London's housing shortage, have been forced to rely on expensive and often poor quality forms of temporary accommodation.

PLACE Ltd, a collaborative company owned by boroughs, will deliver a mixture of two- and three-bedroom properties, which is the greatest need identified by boroughs for homeless households. This will help to take families out of overcrowded and inappropriate temporary accommodation placements (such as bed and breakfast accommodation). By increasing the local stock of temporary accommodation, boroughs will also be able to reduce the number of placements they make out of borough. Boroughs participating in PLACE Ltd will produce savings on their temporary accommodation expenditure and provide better quality accommodation that improves outcomes for homeless households.

PLACE Ltd will own the units, and should be able to provide a more cost effective option for boroughs than they would get from leasing units directly from a supplier.

It is anticipated that meanwhile sites will usually be available for at least five years. Because this is a pan-London programme, PLACE Ltd will be able to cross-subsidise development in parts of London where it is unviable to deliver such schemes. When a meanwhile site needs to be used for permanent development, PLACE Ltd will also organise the next site for the modular units to move to, meaning that participating boroughs do not need to find a site locally. We anticipate that the homes will be moved 4 times over a 40 year life span. Therefore key to these new homes are their

¹ Ministry of Housing, Communities and Local Government Live Table 775_London



“movability” around London. PLACE Ltd is principally focussed on developing local authority sites, although open to taking on land in other ownership.

This project will be the first of its kind – demonstrating innovation in the sector and the capacity of local authorities and manufacturers to work together to create solutions to the challenge of housing Londoners. PLACE represents an opportunity for both local authorities and the development sector to show that it can deliver innovation for the public good. As the first of its kind, PLACE is likely to be a high profile and recognised programme that other cities and local authorities will be watching with a view to replicating.

Working together, the London boroughs and the construction sector can demonstrate the ability to innovate and develop new solutions to the capital’s deepening homelessness crisis and create better outcomes for homeless household.