



# LONDON VENTURES

---

*innovation through collaboration*

## Temporary accommodation, housing and homelessness: Concept Update

November 2017

# Contents

---

	<b>Page</b>
London Ventures: Who we are	2
Temporary accommodation, housing and homelessness: Our journey so far	3
Temporary accommodation, housing and homelessness: Our four solutions	4
1. Early identification of those at risk of homelessness	4
2. Modular temporary accommodation on non-permanent sites	5
3. 'Transition insurance' to reduce the upfront costs of living in the private rented sector	6
4. London-wide accommodation platform	7
Work with us to turn our innovative solutions into reality	8
Contact us: How to find out more	9



## London Ventures: Who we are

London Ventures is an innovation programme focused on driving sustainable change across London's local government. It is sponsored by the Capital Ambition Board (CAB) and delivered in partnership between London Councils, the umbrella body for the 33 local authorities in London, and EY, a leading professional services firm.

Our programme aims to support local authorities with solutions that address their key challenges in the context of changing and growing customer demands alongside reduced financial budgets.

Our vision is to provide:

***Opportunities for local authorities to access innovation and transformation that will improve their effectiveness and efficiency while ultimately supporting radical improvements in outcomes for London's citizens, communities and businesses.***

We achieve this by facilitating collaboration across sectors, including all 33 London local authorities, innovative companies, forward-thinking charities and social investors.



-  We are committed to delivering better outcomes for local authorities and Londoners through innovation
-  We have £100,000 seed funding to support and nurture initiatives that tackle our priority issue
-  We have strategic relationships with local authorities who can sponsor programmes of work and initiatives
-  We help support local authorities to get the best value offer with our partners
-  We have a trusted brand in the local authority market; London Ventures provides endorsement and access to the market

### Using innovation to tackle a key strategic issue

Since October 2016, the London Ventures programme has been focusing on the key issue of **temporary accommodation, housing and homelessness** – a priority for local authority leadership in London.

We have engaged widely with public, private and third sector organisations, built a recognised hub for innovative thinking with our trusted brand, and identified four transformative solutions to temporary accommodation, housing and homelessness that we are striving to make a reality.

Working with London local authorities, third sector organisations and a range of providers and developers, we are currently developing these solutions to support local authorities in improving outcomes for those affected by homelessness. The four solutions, and our approach to making each a reality, are detailed in this document.

If you would like to find out more about our programme and our work to date, please:

- Check out our website: [www.londoncouncils.gov.uk/our-key-themes/london-ventures](http://www.londoncouncils.gov.uk/our-key-themes/london-ventures)
- Sign up to our newsletter: [www.londoncouncils.gov.uk/our-key-themes/london-ventures](http://www.londoncouncils.gov.uk/our-key-themes/london-ventures)
- Follow us on: Twitter @LdnVentures; LinkedIn <https://www.linkedin.com/showcase/10991714/>.

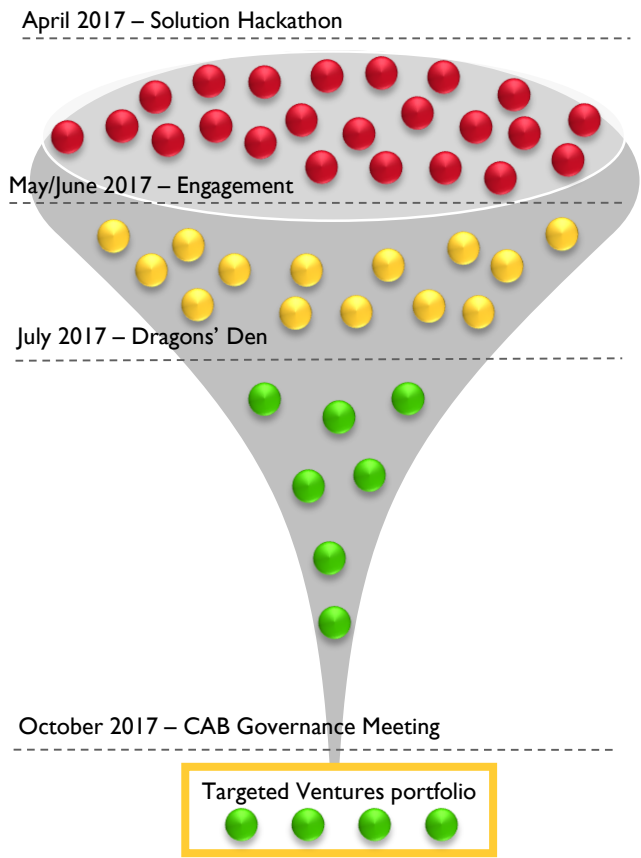


# Temporary accommodation, housing and homelessness: Our journey so far

Since starting our first targeted ventures cycle in October 2016, the London Ventures programme has had a significant impact. We have identified, and are currently developing, four innovative solutions to the key strategic issue of temporary accommodation, housing and homelessness.



For more detail on our approach and our long list of solutions, please see our [Targeted Progress Summary](#).



To launch our four solutions, we are currently working closely with:

**LOCAL AUTHORITIES**  
 interested in sponsoring the development and implementation of new ideas

**BUSINESSES & DEVELOPERS** to build and deliver our solutions

**INVESTORS** who want to support the incubation and development of new opportunities

Further information about each of the solutions can be found on the following pages.



# I. Early identification of those at risk of homelessness

**Uses predictive analytics to identify households most at risk of entering homelessness. Enables local authorities to target earlier intervention and prevention.**



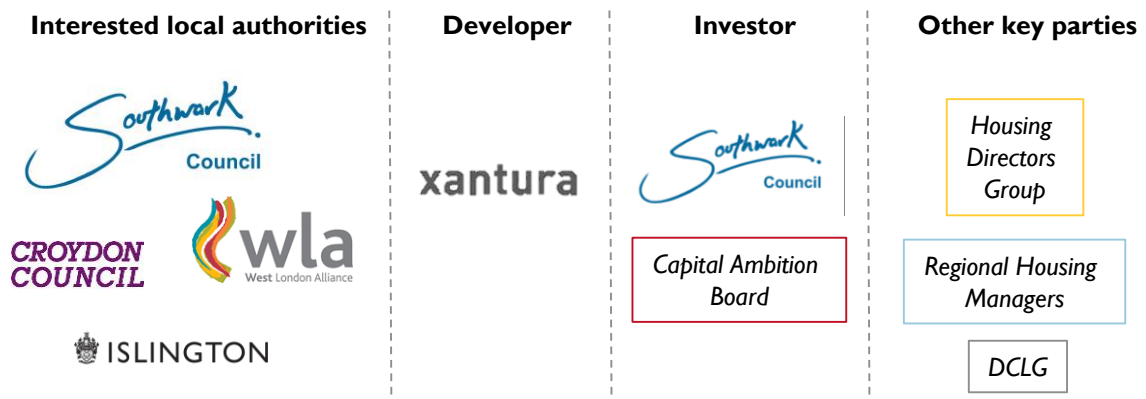
**Problem we are trying to solve:** Lack of visibility on who is going to present as homeless.

**Aim:** Use data insights to enable a reduction in the number of people presenting as homeless.

**How it works:** Uses predictive analytics to identify individuals and households at high risk of homelessness early based on historical factors and data collated from other local authority and public services (i.e. police and health). They can then be prioritised for receipt of preventative measures.

**Outcomes:** Improved quality of timely, evidence-led preventative interventions. Reduced number of people needing to access high cost housing services, lowering the demand for temporary accommodation and council housing. Reduced cost to local authorities through prevention of expensive intervention.

**Key stakeholders:** We have been working closely with the following stakeholders to ensure this concept becomes a reality:



## Next steps:

- London Ventures will grant seed funding to the Lead Authority to support the development of the homelessness module with the developer
- The aim is for the model to be built by summer 2018 and implemented by winter 2018\*

If you would like to get involved in this concept, please do not hesitate to contact us on [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com).

\*subject to change



## 2. Modular temporary accommodation on non-permanent sites

**Local authority owned modular units to be procured on a pan-London basis for use as affordable temporary accommodation. Units can be placed on non-permanent sites and re-located as necessary.**



**Problem we are trying to solve:** Lack of good quality local authority supply of temporary accommodation.

**Aim:** Establish a pan-London initiative to generate an additional unique supply of affordable temporary accommodation that can be used on multiple sites – creating portable modular homes.

**How it works:** Pan-London procurement of modular units via a local authority owned special-purpose vehicle (SPV) to utilise on meanwhile or under-utilised sites across London. Units and sites to be managed and maintained by this SPV, providing good quality units at affordable rates.

**Outcomes:** Ability to respond quickly to peaks in demand for temporary accommodation in certain local authorities. Reduced spend on temporary accommodation through local authority ownership and management. Temporary accommodation supply increased at greater speed and lower cost than traditional building methods. Maximised use of available land.

**Key stakeholders:** We have been working closely with the following stakeholders to ensure this concept becomes a reality:

### Lead local authorities



**CROYDON  
COUNCIL**

### Developer

TBC

### Investor

**GREATER  
LONDON  
AUTHORITY**

Housing Directors

Capital Ambition  
Board

### Other key parties

**LONDON  
COUNCILS**



### Next steps:

- London Ventures will grant seed funding to the Lead Authority
- Additional resource and relevant expertise will be brought on board to set up the SPV and deliver the solution
- The aim is to have the SPV live in summer 2018 and a 200 home pilot beginning in early 2019\*

If you would like to get involved in this concept, please do not hesitate to contact us on [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com).

\*subject to change



### 3. 'Transition insurance' to reduce the upfront costs of living in the private rented sector

**An insurance scheme that removes the need to fund multiple rental deposits whilst transitioning between properties. Enables individuals to remain in the private rented sector and reduces the likelihood of entering homelessness.**



**Problem we are trying to solve:** Those on lower income can often pay rent but not the upfront deposit, therefore a greater number of people are seeking housing support services. Local authorities often write-off as bad debt cash deposits paid on behalf of clients.

**Aim:** Establish an insurance or bond product to provide an alternative to lump sum deposits, keeping residents in the private rented sector and reducing the cost of upfront payments.

**How it works:** The tenant, or the local authority on behalf of the clients they would normally support, can pay a monthly premium instead of a lump sum deposit. The product will also be open to support the general public to ensure the required volumes can be realised.

**Outcomes:** Improved access to private rented sector properties as no need to fund large upfront deposits. Cost reduction for local authorities through reduced spend on lump sum deposits and emergency accommodation. Fewer clients presenting as homeless by enabling residents to transition between properties independently.

**Key stakeholders:** We have been working closely with the following stakeholders to ensure this concept becomes a reality:

#### Interested local authorities



#### Developer



#### Investor



#### Other key parties



#### Next steps:

- London Ventures will use the allocated seed funding to commission a time-limited resource to facilitate the development of the insurance product
- Working group representing all key stakeholders to be established to develop the product specification
- Call to market prospectus to be issued and London Ventures to select partner insurer(s)
- The aim is for the prospectus to be issued in summer 2018, with the product launched in winter 2018\*

If you would like to get involved in this concept, please do not hesitate to contact us on [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com).

\*subject to change



## 4. London-wide accommodation platform

**Pan-London platform for local authority use listing all properties available for both emergency and non-emergency temporary accommodation. Increases visibility of options available and enables placements to be made faster.**



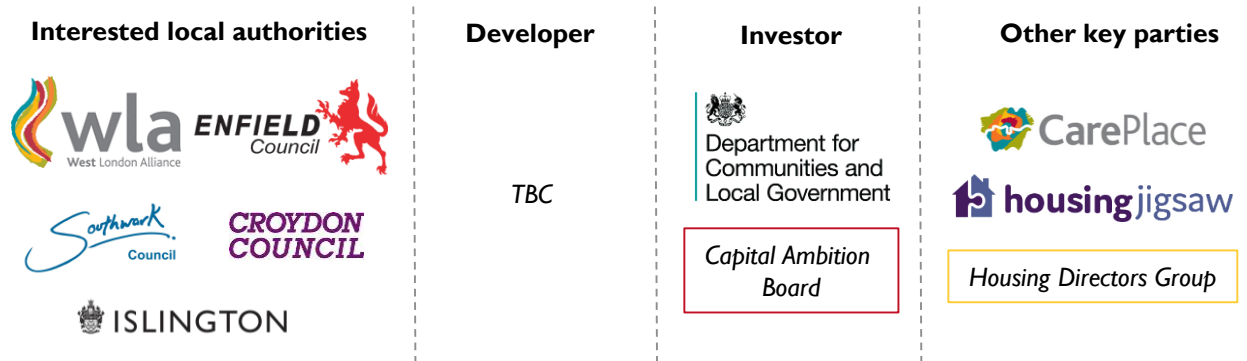
**Problem we are trying to solve:** Limited local authority visibility of available temporary accommodation.

**Aim:** Develop a pan-London platform for local authorities to access and manage, detailing the full range of properties available for temporary accommodation placements.

**How it works:** Real-time, pan-London platform listing both whole properties and spare rooms available for use as accommodation within London. Landlords can advertise their properties on the platform after going through a procurement exercise. Properties are listed based on requirements.

**Outcomes:** Increased housing options for clients. Reduced local authority time spent searching for properties. Better visibility of properties will drive greater market management and reduce spend on temporary accommodation, which is inflated by local authority competition.

**Key stakeholders:** We have been working closely with the following stakeholders to ensure this concept becomes a reality:



### Next steps:

- London Ventures will use will use the allocated seed funding to commission a time-limited resource to develop:
  - The detailed technical specification with authority partners, the London Housing Directors group and the developer
  - A signed Memorandum of Understanding from interested local authorities
- The aim is to have the platform live in early 2019\*

If you would like to get involved in this concept, please do not hesitate to contact us on [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com).



\*subject to change



## Work with us to turn our innovative solutions into reality

---

Now that our governance board has approved the development of our four solutions, we are working across the public, private and third sectors to bring them to life.

*We are interested in working with you!*



*If you would like to get involved, we are working with:*

- **Investors** who want to financially support the incubation and development of new opportunities.
- **Organisations** that have suggestions for how we can maximise the impact of our solutions, ensuring they benefit residents in London.
- **Developers** with the tools and/ or expertise to develop any of our solutions to the challenges faced in this sector.



*Why get involved:*

- We have a small, **dedicated team** and limited **seed funding** to make the proposed solutions focussed on tackling this important issue a reality.
- We truly believe working collaboratively will produce the best results and improve outcomes for Londoners – **we need you!**

***Are you an investor, organisation or developer that can help our concepts become a reality?***

*Do you want to be a part of the public service success story?*

*Do you want to support innovation in London?*

*Then please get in touch at [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com)*



## Contact us: How to find out more

---

Please get in touch to find out more about our programme, our partners, and how we are innovating across the public sector.

**Email:** [londonventures@uk.ey.com](mailto:londonventures@uk.ey.com)



**Neil Sartorio, Partner**

+44 (0) 20 795 18017

[nsartorio@uk.ey.com](mailto:nsartorio@uk.ey.com)



**Victoria Evans, Senior Manager**

+44 (0) 790 070 3177

[vevans1@uk.ey.com](mailto:vevans1@uk.ey.com)



**Thomas Man, Head of Capital Ambition**

+44 (0) 20 793 49551

[thomas.man@londoncouncils.gov.uk](mailto:thomas.man@londoncouncils.gov.uk)



**Lisa Henry, Programme Manager (Capital Ambition)**

+44 (0) 20 793 49547

[lisa.henry@londoncouncils.gov.uk](mailto:lisa.henry@londoncouncils.gov.uk)



### Find out more

[www.londoncouncils.gov.uk/our-key-themes/london-ventures](http://www.londoncouncils.gov.uk/our-key-themes/london-ventures)

[www.ey.com/uk/en/industries/government---public-sector/ey-london-ventures](http://www.ey.com/uk/en/industries/government---public-sector/ey-london-ventures)



@LdnVentures



Search 'London Ventures'



**EY | Assurance | Tax | Transactions | Advisory**

**About EY**

EY is a global leader in assurance, tax, transaction and advisory services. The insights and quality services we deliver help build trust and confidence in the capital markets and in economies the world over. We develop outstanding leaders who team to deliver on our promises to all of our stakeholders. In so doing, we play a critical role in building a better working world for our people, for our clients and for our communities.

EY refers to the global organization, and may refer to one or more, of the member firms of Ernst & Young Global Limited, each of which is a separate legal entity. Ernst & Young Global Limited, a UK company limited by guarantee, does not provide services to clients. For more information about our organization, please visit [ey.com](http://ey.com).

**Ernst & Young LLP**

The UK firm Ernst & Young LLP is a limited liability partnership registered in England and Wales with registered number OC300001 and is a member firm of Ernst & Young Global Limited.

Ernst & Young LLP, 1 More London Place, London, SE1 2AF.

© 2015 Ernst & Young LLP. Published in the UK.  
All Rights Reserved.

[ey.com](http://ey.com)

