

Appendix 3 – Temporary Accommodation Charging

Temporary accommodation charges

- 1.1 Aberdeenshire Council currently charge much less for temporary accommodation compared to our neighbouring authorities. Due to changes in local connection this could mean more people want to approach Aberdeenshire Council for emergency housing leading to an increase in homelessness and association costs.
- 1.2 Due to increases in costs for furnishings and power temporary accommodation is becoming more expensive to run.
- 1.3 In Aberdeenshire temporary accommodation charges are currently linked to mainstream tenancies with an additional service charge to cover various things depending on the type of accommodation. As temporary accommodation is managed within general fund homelessness there is no specific reason charges need to be linked to HRA charges.
- 1.4 Current average weekly charges are as follows:

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£133.09	£140.83	£162.31	£162.31	£74.79*	£397.54*

* Includes power costs and council tax

- 1.5 For comparison other authority costs are as follows:

Aberdeen City

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£174.83	£181.35	£187.88	£194.39	£N/A	£773

The Moray Council (Costs are proposed)

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£237.87	£248.85	£260.37	£N/A	£N/A	£N/A*

* Use hotels/B&B's at cost

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Highland Council

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£136.32	£147.22	£158.17	£169.06	£81.92	£N/A

Glasgow City Council

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£167.86	£179.48	£188.16	£195.16	£N/A	£382.83

- 1.6 All charges are made up of many different elements including costs for furniture, garden maintenance, management charging and in shared environments this can include power costs, Wi-Fi and the cost of providing 24 hour staffing along with the running costs of large shared occupancy buildings like fire monitoring and door entry systems. All these different elements can lead to confusion for applicants who have asked for a simpler single charge.
- 1.7 The service is therefore suggesting changes to temporary accommodation charges as follows:

1 Bed	2 Bed	3 Bed	4 Bed	Shared Accommodation	Residential Unit
£130	£160	£190	£190**	£110	£420*

*£60 per night – Applicants ask for a simple per night figure as they would get in a hotel. Stays in Residential Units are limited.

** 4 bedroom stock is very limited and it is not felt worthwhile having a different charge

- 1.8 These charges will make it simpler for our applicants to understand and would be charged for the property size, not on the number of occupiers. It is felt by reducing the 1-bedroom charge and increasing other costs ensures affordability where needed and increases revenue to the service. It is important to note most of these charges are paid for fully or partially by Housing Benefit.
- 1.9 Despite these changes this will still not bring in enough income to make the service full cost recovery. To do this would mean increasing charges much more to around £300 per week plus. To offer the high level of service delivery the service currently provides whilst accepting some



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element of losses saves budget in other areas of the service. For example in 2010/11 the service spent 1.5 million on B&B accommodation, this has now reduced to zero leading to large savings to other parts of the council.