

Mr Shane O'Neill

Royal Borough Kensington and Chelsea  
Town Hall  
Hornton Street  
W8 7NX

FOI Reference: 1736522  
Email: [foi@rbkc.gov.uk](mailto:foi@rbkc.gov.uk)  
Date: 16 October 2019

Dear Mr O'Neill

**Freedom of Information Act 2000**

Thank you for your recent request to the Council. You asked to be provided with the following information:

- 1. How many suitable TA units have you available for disabled people in the Borough -*
- 2. How many people with a disability made an application and how many were put in suitable accommodation*
- 3. How many homes in your Borough are not up to decent homes standard - temporary accommodation and properties in Council ownership?*
- 4. How many landlords have been fined for not providing compliant property for residents - both for temporary accommodation properties and or privately rented, over last 18 months*
- 5. Please list the 5 largest fines and landlords who have been fined - for temporary accommodation properties and privately rented over the last 18 months*
- 6. Please can you tell me what is the highest nightly/ monthly cost of temporary accommodation in your borough by each of the following typologies:*
  - a. B&B*
  - b. HMO*
  - c. Hostel*

*d. Foyer*

*e. Hotel*

*f. Self-contained private rented*

*7. Please can you tell me how you are funding your funding shortfall in temporary accommodation cost in 2019,*

*and projected spend and shortfall for :*

*2020*

*2021*

*2022*

*8. Please can you tell me:*

*1. How many properties are currently used in your borough for temporary accommodation?*

*2. How many properties used in temporary accommodation are leased at the nightly rate?*

*3. What are the 5 largest temporary accommodation schemes in your borough (by number of units and by total number of occupants)?*

*4. What is the TA breakdown by headcount occupying the following typologies:*

*a. B&B*

*b. HMO*

*c. Hostel*

*d. Foyer*

*e. Hotel*

*f. Self-contained private rented*

*g. Out-of-borough*

*10. Please can you tell me ,what are the additional management fees payable in your borough for temporary accommodation for*

*- Nightly*

- Weekly
- Monthly
- ASTs
- Long leases

*Are there any other associated costs with renting properties other than rent and management fees?*

*What incentives are you paying to landlords to secure short and long term leases?*

*11. Please can you tell me your 3 year forecast in the borough for:*

- 1. temporary accommodation numbers expected to be housed*
- 2. percentage projected growth in people becoming temporarily homeless*
- 3. social housing applicants*
- 4. percentage growth projection in social housing applicants*
- 5. number of projected socially rented properties required*
- 6. percentage increase in number of socially rented properties*
- 7. How many affordable properties and currently in planning and potentially going to get build to meet your demand*
- 8. How many TA applicants are housed out of Borough*

## **Response**

I can confirm that the information requested is held by Royal Borough Kensington and Chelsea. I have detailed below the information that is being released to you.

*1. How many suitable TA units have you available for disabled people in the Borough*

*At present we have none vacant. There are at least two wheelchair-accessible units that are used for temporary accommodation in the local area when available but some may be sourced elsewhere when required.*

2. How many people with a disability made an application and how many were put in suitable accommodation

*None within the past month.*

3. How many homes in your Borough are not up to decent homes standard - temporary accommodation and properties in Council ownership?

*All TA properties taken on are fully checked in line with HHSRS standards, inspected by Council Officers, and will only be taken on with full compliance (valid EPC, gas safety certificate and electricity certificate (NICEIC)). Decent Homes standard is not applicable.*

4. How many landlords have been fined for not providing compliant property for residents - both for temporary accommodation properties and or privately rented, over last 18 months

*The Housing Act 2004 introduced the Housing Health and Safety Rating System which empowers the Council to take enforcement action against landlords whose properties pose the most serious risks to health and safety in accordance with the HHSRS. While enforcement notices and advice has been issued, no prosecutions have taken place over the last 18 months.*

*In March 2019, the Homes (Fitness for Human Habitation) Act came into force, strengthening the power (under the Landlord & Tenants Act 1985 for a tenant to take civil action against their landlord where a property is deemed unfit.*

*The Council's contracts with the providers of temporary accommodation stipulate high health and safety standards and the Housing Department inspects TA properties to ensure properties comply with these standards. It has not been necessary for the Council to prosecute temporary accommodation landlords over the last 18 months.*

5. Please list the 5 largest fines and landlords who have been fined - for temporary accommodation properties and privately rented over the last 18 months

*See 4 above*

6. Please can you tell me what is the highest nightly/ monthly cost of temporary accommodation in your borough by each of the following typologies:

- a. B&B - £346.50 per week*
- b. HMO – None used*
- c. Hostel – £350 including rent and service charges*
- d. Foyer – None used*
- e. Hotel - £150 per night.*
- f. Self-contained private rented - £650 per week*

7. Please can you tell me how you are funding your funding shortfall in temporary accommodation cost in 2019, and projected spend and shortfall for:

2020  
2021  
2022

*The majority of the cost of supporting a household in temporary accommodation is met through a rental charge. However, where there is a shortfall this will need to be met by the Council. The Council's annual budget includes financial provision for these costs.*

8. Please can you tell me:

1. How many properties are currently used in your borough for temporary accommodation?

*494 used by RBKC – not possible to quantify how many in the borough might be used by other local authorities.*

2. How many properties used in temporary accommodation are leased at the nightly rate?

*We have 33 nightly let properties, none in Borough as at 1 October 2019. We have sought to keep to the nightly let agreement where possible.*

3. What are the 5 largest temporary accommodation schemes in your borough (by number of units and by total number of occupants)?

*It has been assumed that by 'scheme' the question refers to buildings / blocks used exclusively for TA.*

*Hilltop Hotel (26 rooms; 26 households); Runcorn Place (23 flats, 23 households); Hesketh Place (20 flats, 20 households), Warwick Road (13 flats, 13 households) Oxford Gardens (12 flats, 12 households).*

4. What is the TA breakdown by headcount occupying the following typologies:

a. B&B - 132

b. HMO – None

c. Hostel - 108

d. Foyer - None

e. Hotel - 5

f. Self-contained private rented 2085

g. Out-of-borough 1836

10. Please can you tell me, what are the additional management fees payable in your borough for temporary accommodation for.

*For all accommodation taken on, we do not pay a management fee per se. We try and negotiate a rent as close to Local Housing Allowance as possible.*

- Nightly .  
- Weekly

- Monthly
- ASTs
- Long leases

Are there any other associated costs with renting properties other than rent and management fees? *No.*

What incentives are you paying to landlords to secure short and long term leases? *We don't pay incentives for temporary accommodation.*

11. Please can you tell me your 3 year forecast in the borough for:

1. temporary accommodation numbers expected to be housed
2. percentage projected growth in people becoming temporarily homeless
3. social housing applicants
4. percentage growth projection in social housing applicants
5. number of projected socially rented properties required
6. percentage increase in number of socially rented properties
7. How many affordable properties and currently in planning and potentially going to get build to meet your demand
8. How many TA applicants are housed out of Borough

*With respect to questions 11.1 to 11.4, the Council is currently reviewing these projections.*

*With respect to questions 11.5 to 11.7, up to date information that addresses these issues is likely to be found in the draft Supplementary Planning Document that the Council will publish for consultation in the near future.*

*With respect to question 11.8, as at 1 October 2019, 1830 households are accommodated in temporary accommodation outside of the Borough.*

Please quote the reference number 1736522 in any future communications.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to:

Information Management Team  
The Royal Borough of Kensington and Chelsea  
The Town Hall, Hornton Street, London W8 7NX  
Email: [@vuk](mailto:info@vuk.org.uk)

If you are still dissatisfied with the Council's response after the internal review you have a right of appeal to the Information Commissioner at:

The Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire SK9 5AF  
Telephone: 0303 123 1113  
Website: [www.ico.org.uk](http://www.ico.org.uk)

I will now close your request as of this date.

Yours sincerely

Information Management Team