



SAMPLE · Ravensmere is a fictional London borough and its figures are synthetic. The comparator authorities and the England line are real published data.

Temporary accommodation in Ravensmere to March 2026, against 8 nearest neighbours and England.

3,568

households in TA, March 2026

+66%

change over five years

2.4 yrs

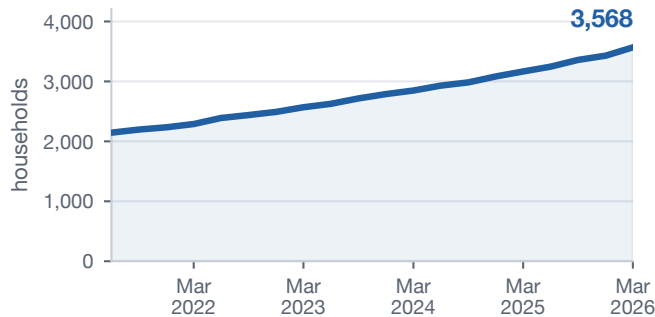
implied length of stay

£27.6m

net cost, 2024-25

01 CASELOAD TRAJECTORY

Households in temporary accommodation

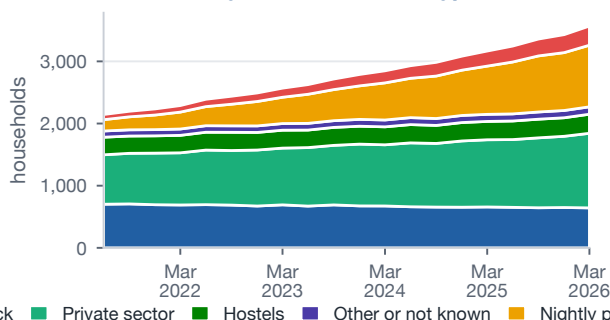


Quarter end. Indexed panel: nearest-neighbour median and England on the same base.

The caseload has risen from 2,145 households at June 2021 to 3,568 at March 2026, an increase of 66 per cent. That is 31.3 households per thousand in the district, above the England rate of 5.5. The comparator group has moved in the same direction, so the pressure is not particular to Ravensmere; the rate of climb is what separates authorities.

02 COMPOSITION

Caseload by accommodation type



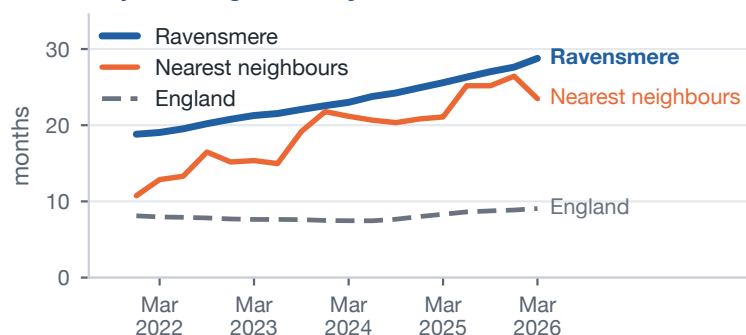
■ LA or HA stock ■ Private sector ■ Hostels ■ Other or not known ■ Nightly paid ■ Bed and breakfast

Accommodation types with no recorded placements are omitted.

Of the 3,568 households, 2,212 have children, and 4,092 children are living in temporary accommodation, up from 2,381 five years ago. Bed and breakfast and nightly paid placements, the expensive end of the mix, account for 36 per cent of the caseload, up from 12 per cent. 34 households with children had been in bed and breakfast for more than six weeks at the quarter end, which is a breach of the statutory limit.

03 IMPLIED LENGTH OF STAY

Implied length of stay



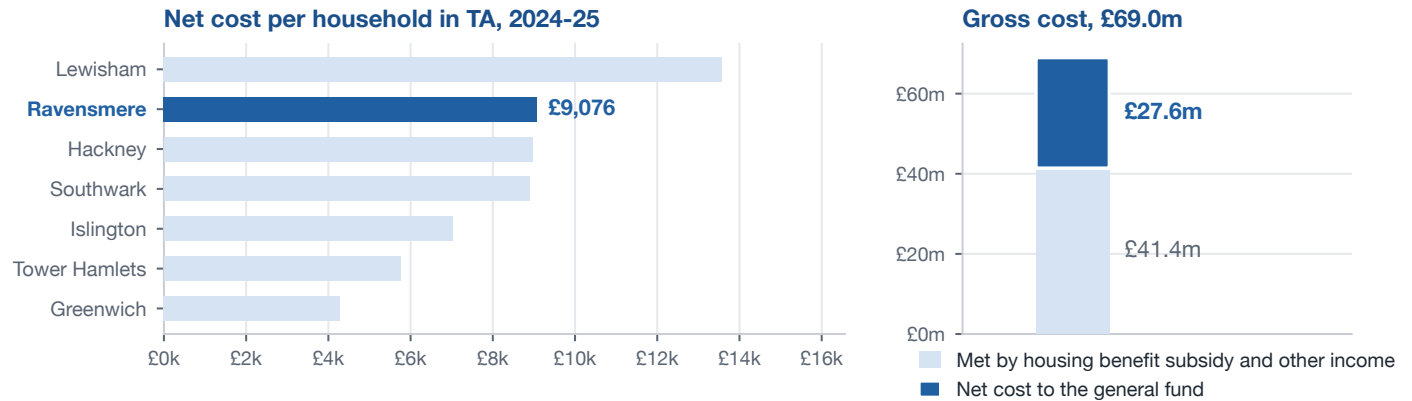
Caseload divided by relief duties owed, four-quarter averages throughout, so this window opens in December 2021 rather than at the start of the caseload series. On that basis the caseload grew 55 per cent, against 66 per cent at quarter end; the two contributions multiply to the first.

Quarterly acceptances have been broadly flat, at 350 in December 2021 and 355 now. Caseload divided by quarterly acceptances gives an implied length of stay of 2.4 years, against 18.8 months in December 2021. Almost all of the growth in the caseload is therefore an exit problem, not an arrivals problem. A caseload is a stock fed by a flow: when exits slow, the stock grows even with arrivals flat, and cost grows with it.



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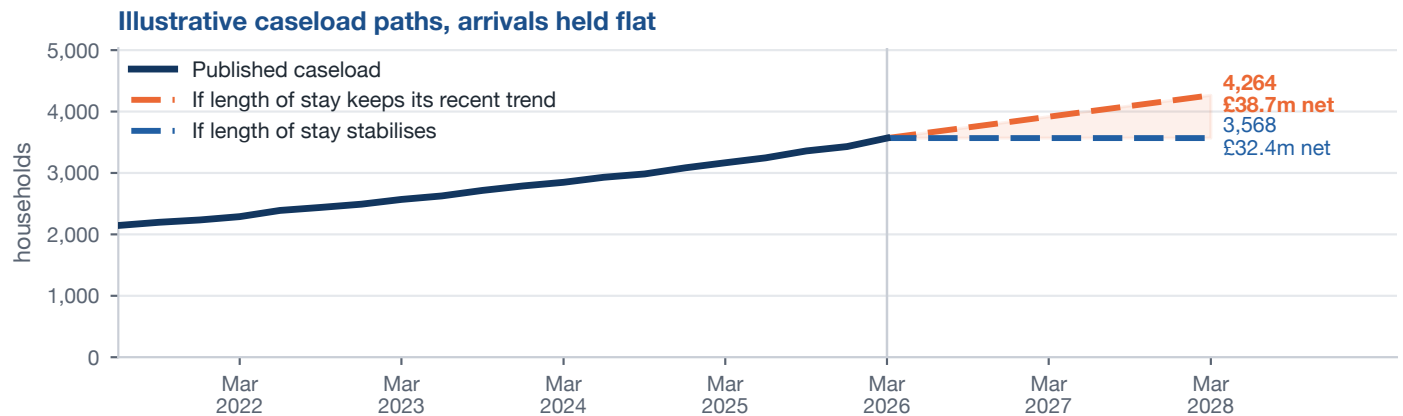
04 SPEND



RO4 revenue outturn. Per-household figures use the mean caseload across the four quarter ends of 2024-25.

Temporary accommodation cost £69.0m gross in 2024-25, of which £41.4m was recovered through housing benefit subsidy and other income, leaving £27.6m on the general fund. That is £9,076 net per household in temporary accommodation, above the comparator median of £7,954. Subsidy met 60 per cent of the gross cost, because reimbursement is capped at 2011 local housing allowance rates while placements are bought at current market prices.

05 FORWARD VIEW, ILLUSTRATIVE



Arrivals held at the trailing four-quarter average in both paths. An illustration from public data, not a commissioned forecast.

Two illustrative paths are shown to March 2028, with arrivals held flat in both so that only length of stay differs. If length of stay continues its recent trend the caseload reaches 4,264 households; if it stabilises at today's level the caseload holds at 3,568. At the current net unit cost, the distance between the two is £6.3m a year. Neither is a forecast. The point is that the two are separated by an assumption about exits that a caseload multiplied by unit cost never makes explicit.

A projection built as caseload multiplied by unit cost carries an implicit assumption that length of stay holds. Arrivals and length of stay move for different reasons and have to be modelled separately, because the second is what turns a flat inflow into a growing bill.

06 METHOD AND CAVEATS

Comparators: Tower Hamlets, Islington, Hackney, Lewisham, Camden, Lambeth, Greenwich, Southwark. Basis: London boroughs matched on region, household count, deprivation (IoD2025 average IMD score), social rented share of dwelling stock. CIPFA's Nearest Neighbour Model is the sector standard and is subscription only; it has not been used here.

- Ravensmere is not a real local authority. Its figures are constructed for this sample and are not published statistics. The comparator authorities and England are as published.
- Published sources only. Nothing here draws on council systems.
- H-CLIC has known local authority reporting gaps and is revised between releases. Figures are as published, except any named below as inferred.
- Implied length of stay is a stock to flow ratio, not a measured duration, and uses relief duties owed as the closest published proxy for arrivals.
- Authorities allocate revenue outturn lines to accommodation types differently, so totals are compared rather than the type split.
- The forward view is an illustration, not a commissioned forecast.

07 SOURCES

- Ravensmere: synthetic, constructed for this sample. Not a published source.
- MHCLG, Statutory homelessness in England, detailed local authority tables A1 and TA1, June 2021 to March 2026 quarter ends, extracted 7 September 2026
- MHCLG, Local authority revenue expenditure and financing, England, individual local authority data outturn, RO4 housing services, 2024-25 outturn, extracted 7 September 2026
- MHCLG, English indices of deprivation 2025, file 10, local authority district summaries, lower tier, 2025 indices, extracted 7 September 2026
- MHCLG, Dwelling stock by tenure and district, live table 100, 2025 stock, extracted 7 September 2026
- ONS Open Geography Portal, Local authority district to region lookup, LAD25_RGN25_EN_LU_v2, 2025 boundaries, extracted 7 September 2026