

SEPT 2020

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# DRUM LONDON

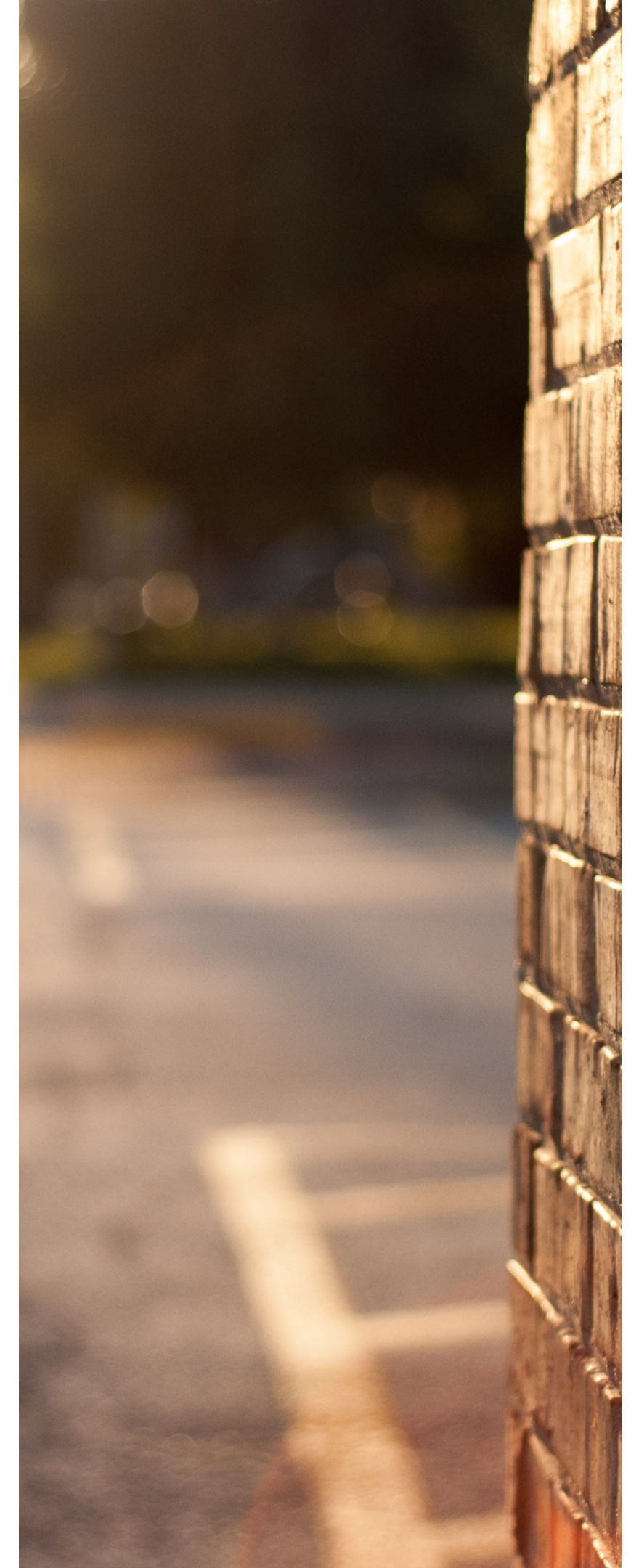
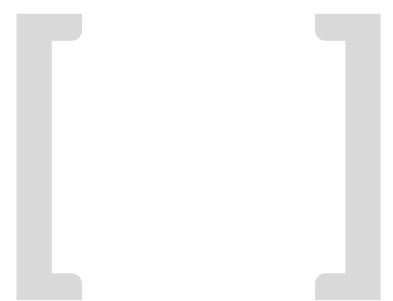
Redefining temporary housing.



# OUR AIM

## **To redefine temporary housing.**

By developing a standardised housing model that addresses the needs of those currently living without a home, at a price that makes sense for local authorities.



# CURRENT LANDSCAPE

**78%**

INCREASE SINCE 2014 IN TEMPORARY  
ACCOMMODATION SPENDING BY LOCAL  
AUTHORITIES IN ENGLAND

**93,000**

HOUSEHOLDS IN ENGLAND  
LIVING IN TEMPORARY  
ACCOMMODATION

**£1.1 BILLION**

SPENT BY LOCAL AUTHORITIES IN  
ENGLAND ON TEMPORARY  
ACCOMMODATION IN ONE YEAR (2018-19)

**10/10**

THE 10 BOROUGHES IN ENGLAND WITH  
THE HIGHEST RATES OF  
HOMELESSNESS ARE ALL IN LONDON

# INADEQUATE CURRENT STOCK



## **We are warehousing poverty for profit on the edges of cities**

**COMMENT** 04/02/20 BY JULES BIRCH

*Jules Birch* assesses last night's *Panorama* documentary on temporary accommodation and permitted development rights



# No place to call home



POOR CONDITIONS, POOR HEALTH



COMMUNITY DISPLACEMENT



CYCLICAL POVERTY



# ABOUT TO GET WORSE?

## Households in temporary accommodation rose nearly 10% as pandemic hit

NEWS 25/08/20 7:00 AM BY NATHANIEL BARKER

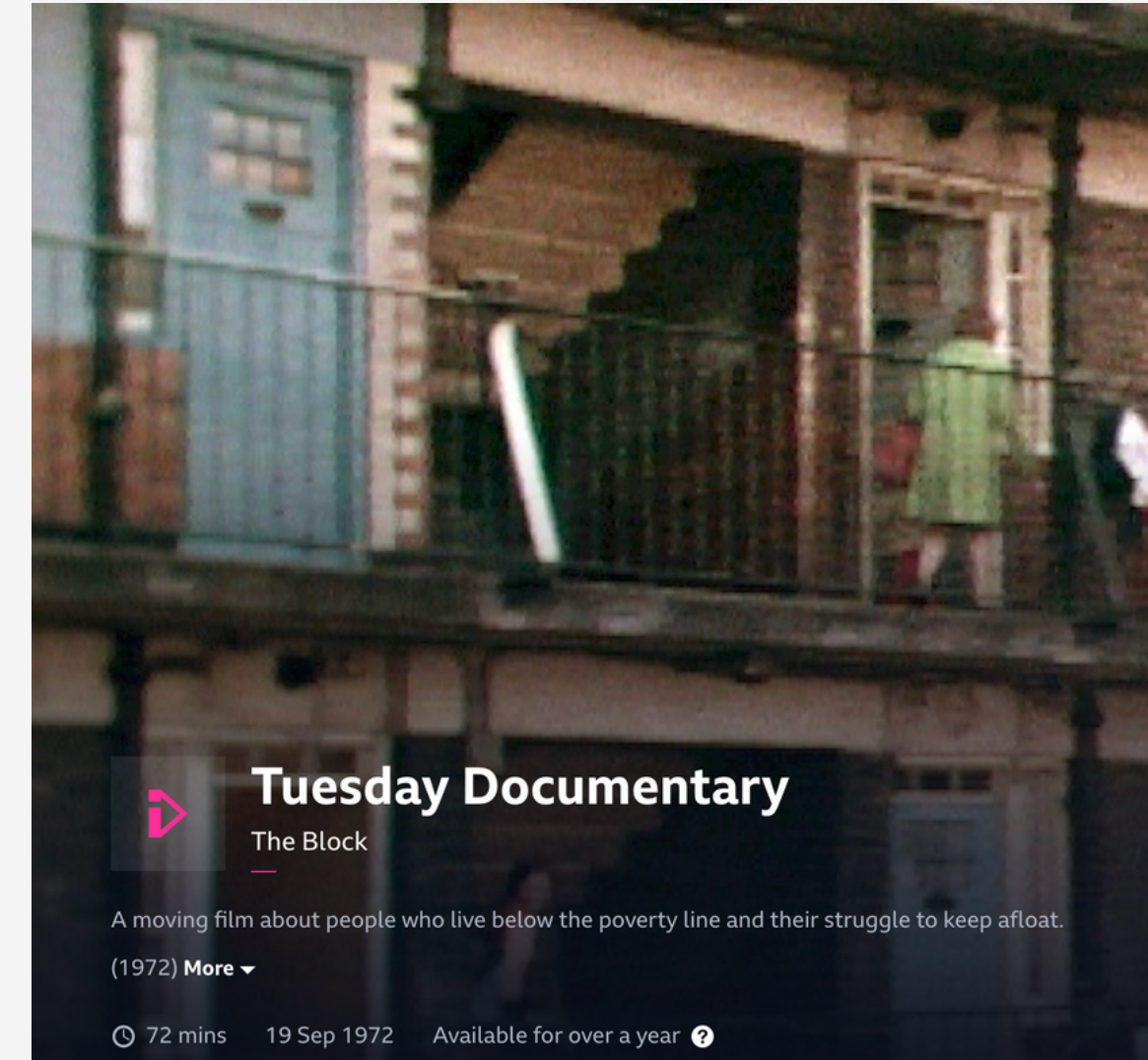
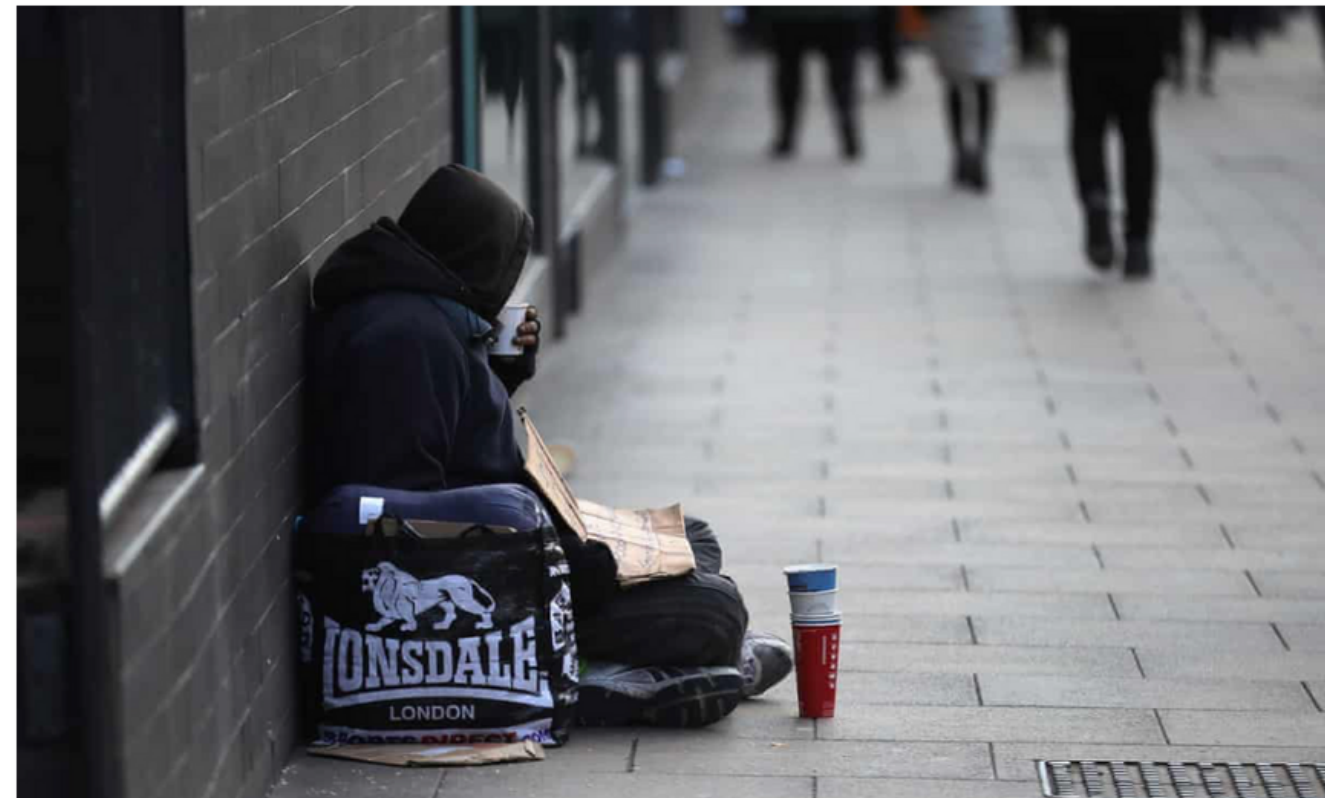
The number of homeless households in temporary accommodation across England climbed nearly 10% last year to reach a 14-year high as the coronavirus pandemic hit.



## Manchester 'faces 1930s-style homelessness' as eviction ban ends

Mayor Andy Burnham calls for the government to consider extending ban to help tenants


- [Coronavirus - latest updates](#)
- [See all our coronavirus coverage](#)





# BUILD BUILD BUILD?

## Rabbit-hutch slums feared as result of PDR extension

 **Piers Wehner**  
07/09/2020

Relaxed planning laws will lead to a boom of rabbit hutch-sized slum housing, critics warn. As the Covid crisis hollows out many already flagging high streets, developers are eyeing up conversions to flat under PDRs. Government data suggests 60,399 homes have been created. In July housing secretary Robert Jenrick announced that PDR would be expanded further to let developers demolish vacant buildings without full planning permission so they can be “quickly repurposed to help revive our high streets



A showroom in Southampton has been turned into a row of tiny flats

### One room, one window: the ‘cells’ for rent coming to your high street

The conversion of disused shops into tiny flats is a booming business, reviving the spectre of slum housing

Tom Calver and Gabriel Pogrud

Sunday September 06 2020, 12.01am, The Sunday Times

**NEWS**

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### Homelessness: Councils 'telling people to contact private landlords'

10 March 2020

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# QUALITY AND FOCUS



## HIGH QUALITY HOMES

High quality housing for both families and single people, helping to provide tenants with a secure foundation from which to build their future.

## COMMUNITY SPACES

Shared spaces to host community events, educational programmes, skills workshops and an area for relaxation and interaction.

## LOCAL PARTNERSHIPS

Partnerships with local charities, social enterprises and businesses to provide employment opportunities, activities for children, mentoring and support.

## PROACTIVE TENANT SUPPORT

Ongoing engagement to monitor effectiveness, wellbeing, and mapping of resources needed to ensure the above can be achieved.



# BARRIERS TO ENTRY



## PLANNING SYSTEM

Temporary housing is a specific housing subsector, with a specific set of issues, and should be treated as such within the planning system.

## ACCESS TO LAND

Competition with other developers makes competing for land an uphill battle in many parts of the country; how can policy be adapted to mitigate this?

## LOCAL GOVERNMENT

Local authorities are set up to procure temporary housing from the private sector, but not to collaborate with the private sector in its development.

## INSTITUTIONAL INVESTMENT

Much like the rise of BTR and affordable housing as institutional investment sectors, how can a greater number of investors be brought into the sector?



# Build Build Build - But Build Better



**Build, Build, Build - But Build Better: Tackling Homelessness with Quality and Focus**  
housinglin.org.uk

## EMAIL US

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## VISIT OUR WEBSITE

www.drum-london.com



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# Build, Build, Build – But Build Better: Tackling Homelessness with Quality and Focus



*Theodora Beckett and Will Polisano*  
Co-Founders, Drum London

11/08/20

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