



Short, Safe and Healthy Temporary Accommodation

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Who are we?

Since 2008, Justlife have supported thousands of people in homeless temporary accommodation and our mission remains the same in 2026; to make their experience short, safe and healthy.

The challenges faced are greater than ever. The number of people experiencing temporary accommodation continues to rise and in 2025 reached new heights, 132,410 households (families and individuals) including 172,420 children. The government, in their latest Homelessness & Rough Sleeping Strategy, highlighted the issue of poor quality temporary accommodation and lack of support. People's stays are not temporary, and we know this often leads to deteriorating mental and physical health, becoming victims of crime, losing control of their lives and even dying prematurely.

We believe that more support and changes to policies and approaches nationally can have a massive impact on people's lives. Justlife, as the only charity in the UK solely focused on people in temporary accommodation, are well placed to make a difference. We are proud of our progress, how we have been able to continue to deliver support for people in temporary accommodation while testing new ideas, gathering data, sharing learning and influencing the wider sector including local and national government. We have seen steady growth in our work and impact over the years through this approach and as we look ahead to 2030, we are focused on increasing our impact again, to see temporary accommodation transformed.



What is Temporary Accommodation [TA]?

Temporary accommodation is used when the local authority does not have suitable longer term housing available when it accepts responsibility to house someone either under an interim or main housing duty.

B&Bs or hotels

Supported accommodation

Private flat or house

Council or housing association property

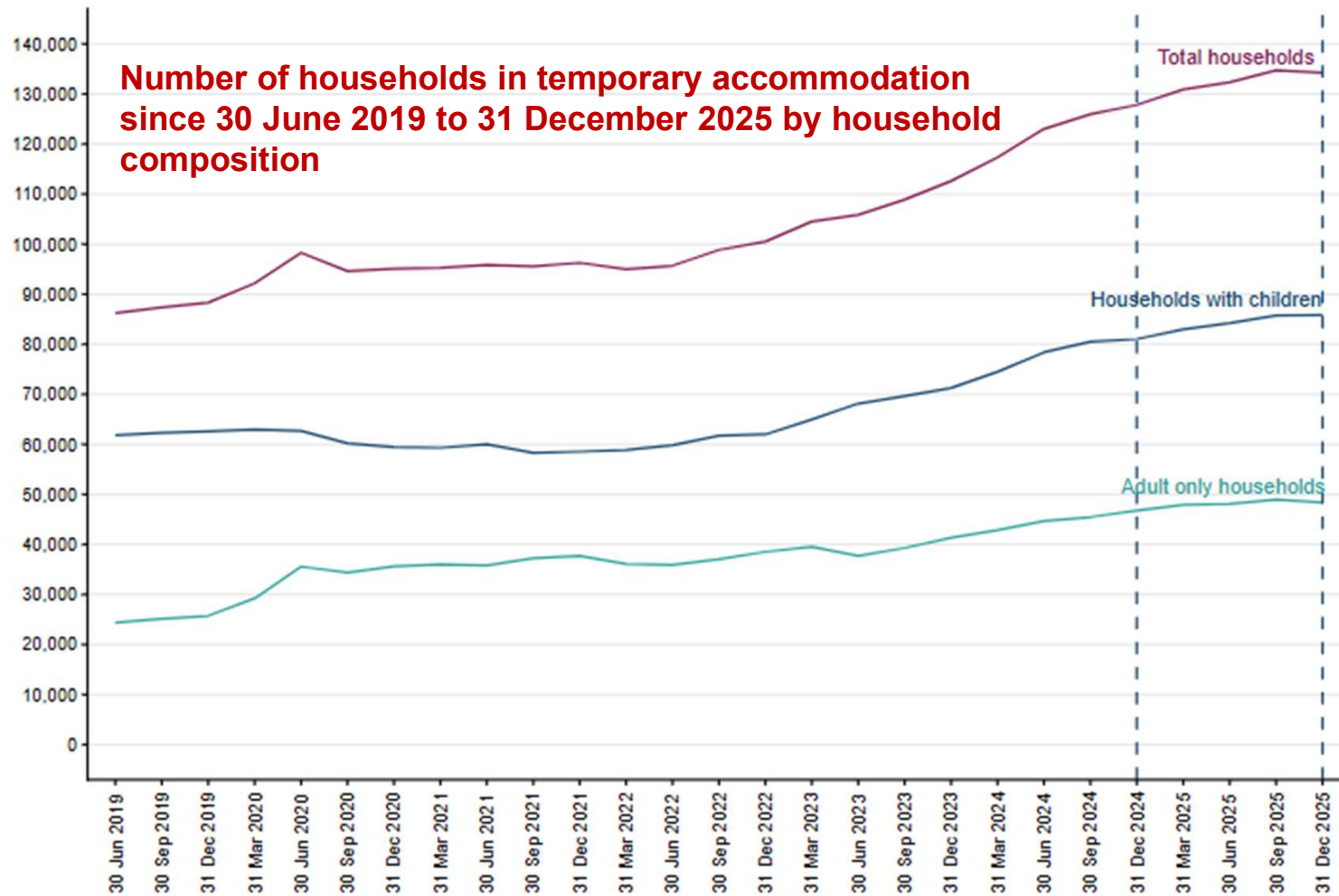
There are other types of Temporary Accommodation:

Home office funded accommodation for households seeking Asylum

Funded placements by Children's and Families Social Work teams for people with No Recourse to Public funds

Probation funded placements

Temporary Accommodation – The National Picture [1]

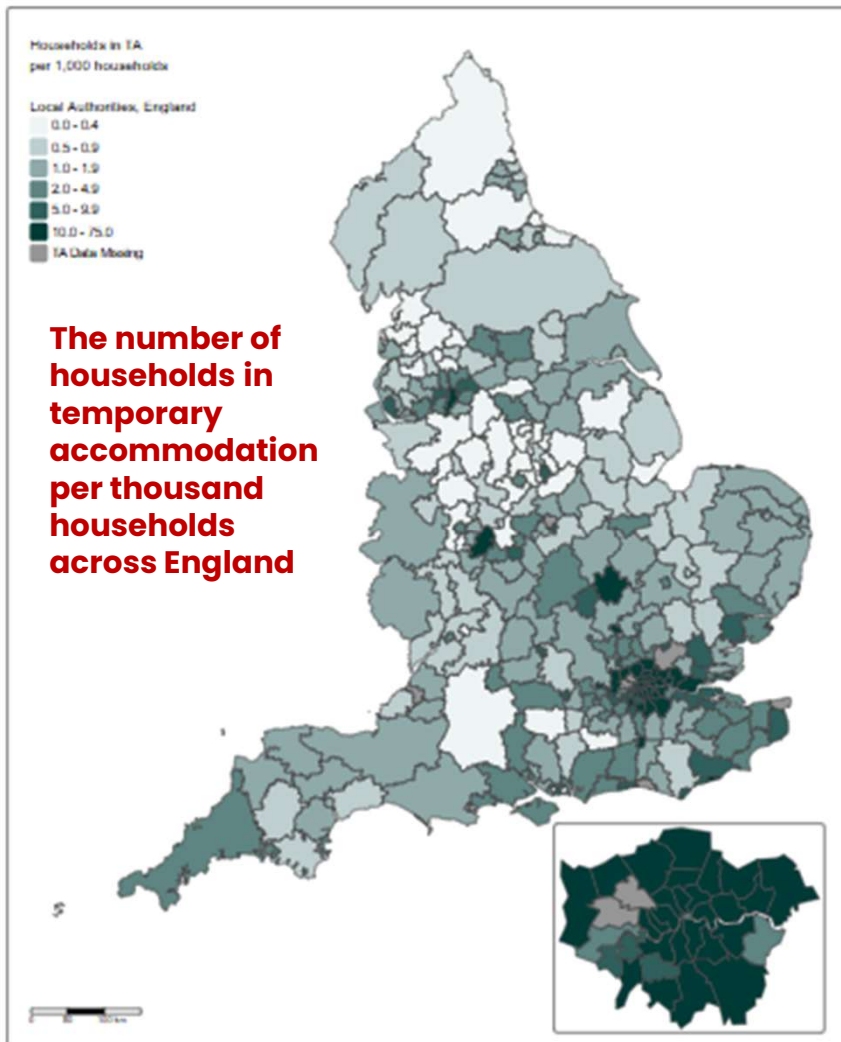


On 31 December 2025, **134,210 households** were living in temporary accommodation in England.

Of these, **85,800** were **families with children**, with a total of **176,130 children** living in TA.

Source:
<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>

Temporary Accommodation – The National Picture [2]



Prevalence of TA

England – 0.3% of all households live in TA

London – 2.1% of all households live in TA

Newham – 5.9%

Westminster – 4.6%

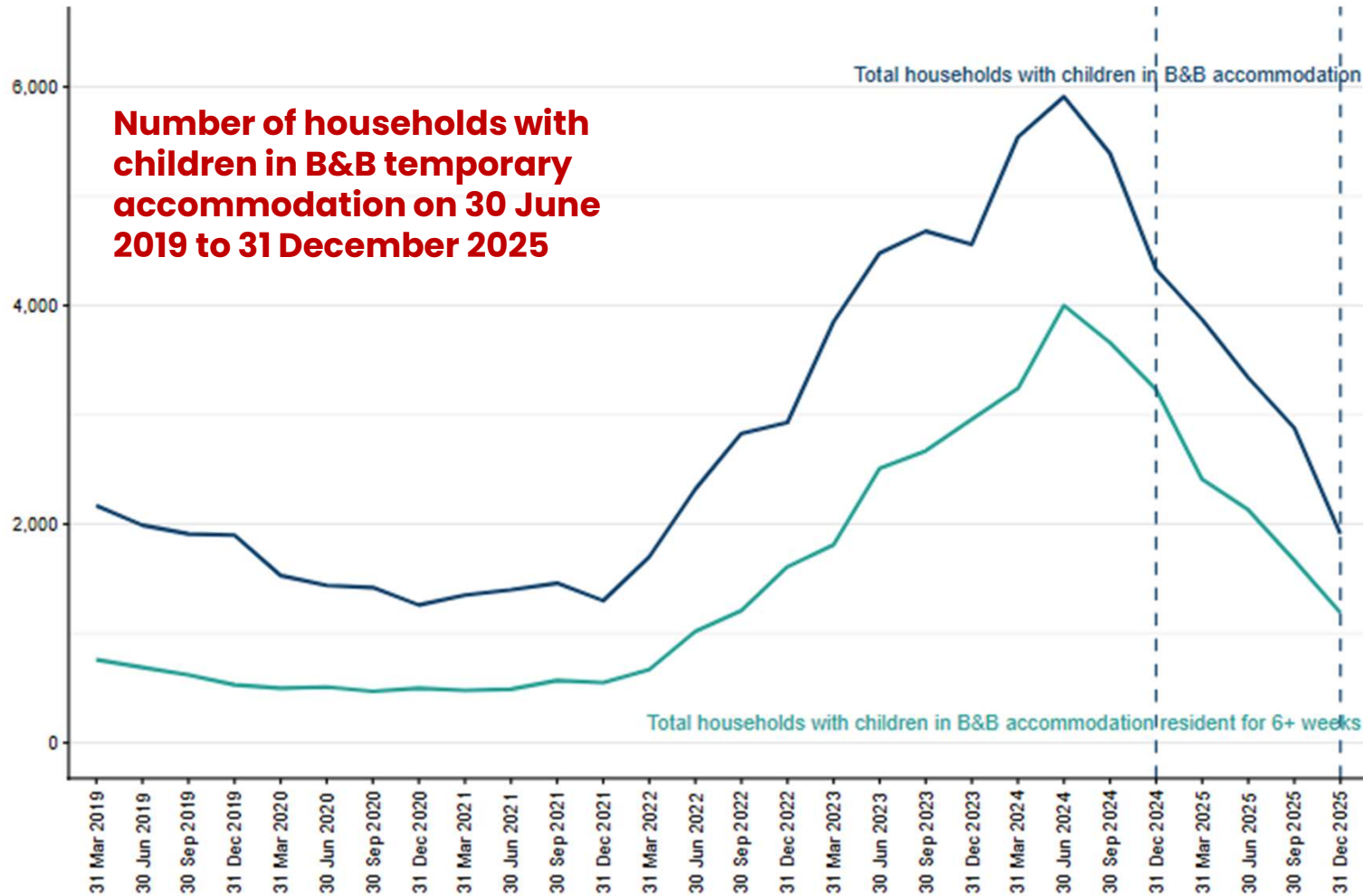
Slough – 2.7%

Hastings – 1.5%

Source:

<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>

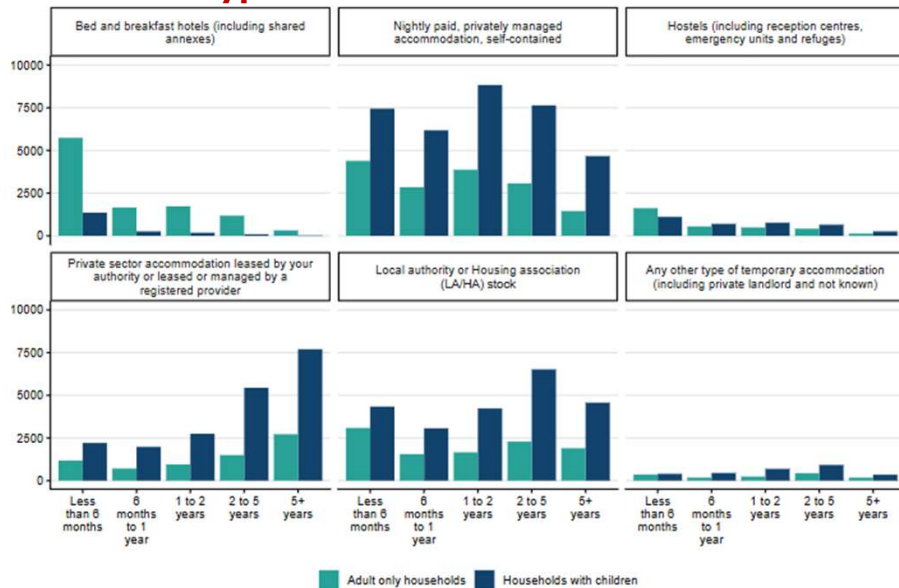
Temporary Accommodation – The National Picture [3]



Source:
<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>

Temporary Accommodation – The National Picture [4]

Overall length of time in temporary accommodation for households in temporary accommodation on 31 December 2025, by type of accommodation and household type



Source:

<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>

43,040 households owed a temporary accommodation duty were in accommodation in a different local authority (also referred to as **out of area** temporary accommodation), an increase of 4.8% compared to the same time last year and **an increase of 4.4% from the previous quarter.**

82.3% of these out of area placements were from **London authorities.**

Westminster 3.0% of all households are placed in TA out of area

Newham 2.5%

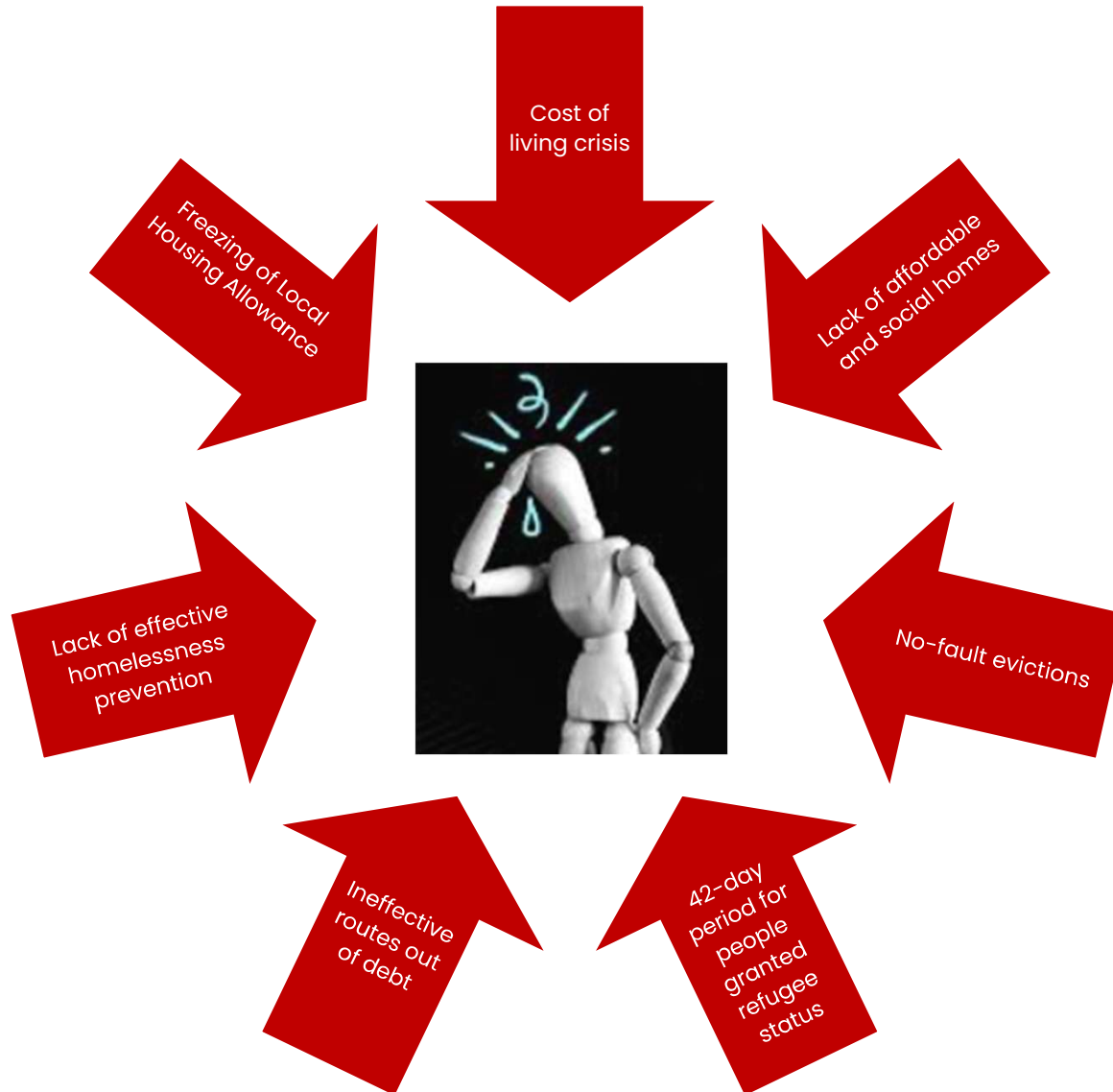
Lambeth 2.0%

Oadby & Wigston 0.5%

Manchester 0.5%

Adur 0.4%

What has caused this sharp rise in TA?



But Positive Change CAN Happen



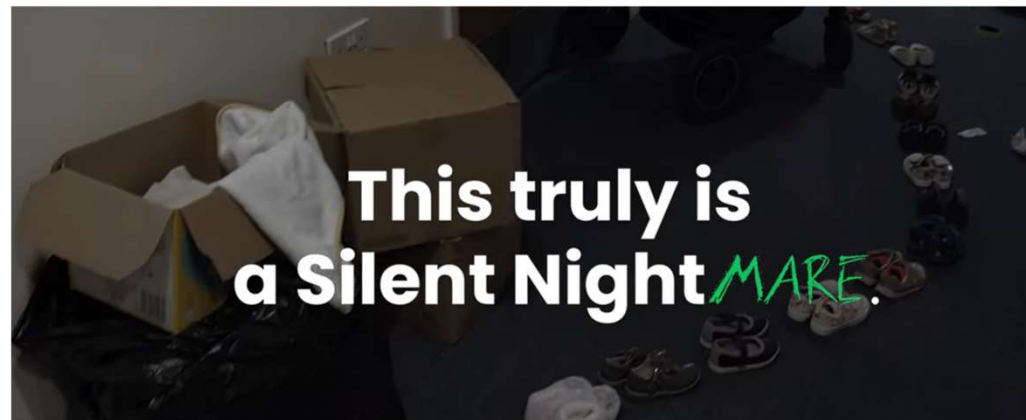
Households in Temporary Accommodation

February 2024 addition to Homelessness code of guidance for local authorities

Cots in temporary accommodation

17.12 Accommodation will not be suitable for a household with children under the age of 2 if there is not adequate space for a cot for each child aged under 2.

17.13 Where households with babies and young children under 2 do not have access to a cot when placed in temporary accommodation, housing authorities should consider what support is available for the provision of a cot. This may involve housing authorities assisting the household to access a cot through local authority or external schemes where needed, especially in emergency situations where a household might be homeless as a result of domestic abuse.



APPG Households in Temporary Accommodation SAFE Campaign



**Our Children, Our Future:
Tackling Child Poverty**
5 December 2025

**A National Plan to End
Homelessness**
11 December 2025

**Children's Wellbeing and
Schools Bill**
19 Jan 2026



Other opportunities



Ministry of Housing, Communities & Local Government

The Renters' Rights Act Information Sheet 2026

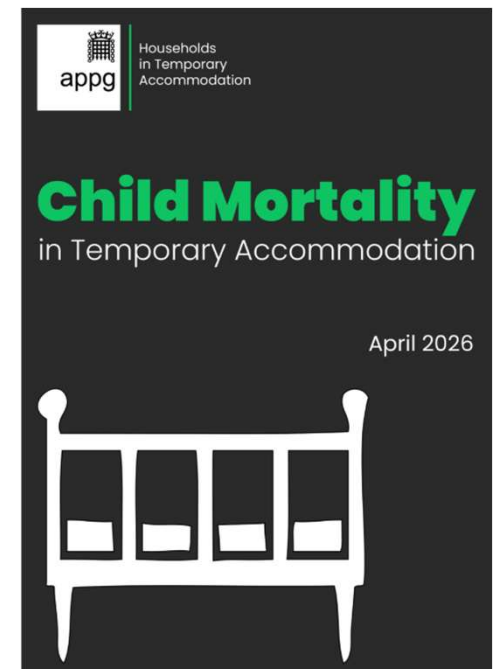
From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords. This information sheet explains how the new rules may affect your current tenancy.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you.

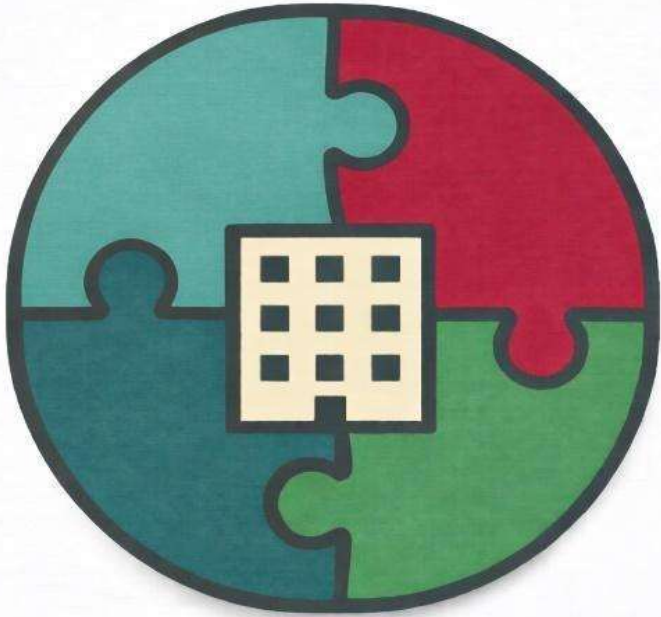
These rules have been introduced by law. Your landlord cannot put anything into a tenancy agreement to change or disapply them.

This document is only a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your landlord does not update your tenancy agreement.

If you do not have a written tenancy agreement or any written record of the tenancy's terms, then your landlord must provide you with certain written information on or before 31 May 2026.



Transforming Temporary Accommodation Coalition



Transforming Temporary Accommodation Coalition

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Working to develop a national framework for TA:

A system-level definition of the minimum expected response from government and local authorities to households in Temporary Accommodation.

The key characteristics of the framework would be that it:

- a. Sets minimum standards
- b. Establishes TA as a distinct service area
- c. Applies across the system
- d. Enables accountability
- e. Is co-developed and tested

