LE TEMPORARY HOUSING À LONDRES & EN GB
LE TEMPORARY HOUSING À LONDRES & EN GB

- **1977-1987.** Dix années d’échec avec le recours au « beds & breakfast » (mise à l’hôtel des précaires)
- **1987.** Abandon des « beds & breakfast »
& Création du « logement temporaire »
UK legal and political framework
Housing (Homeless Persons) Act 1977

1977 Homeless housing act

Pre 1977:
Responsibility rested with the Social Care departments – which focused on family intervention – tackling the causes of homelessness with a view to regaining independence.

Post 1977
Responsibility shifted to housing departments - changing the definition of homelessness from the problems of the family to the applicants housing situation and requirements.
BEYOND 1977....

- Subsequent Housing Acts supported legally enforceable right to housing and expanded the priority categories (1985, 1996, 2002).

- Serious reduction in housing supply as the Conservative Government pushed the Right to Buy/Home Ownership agenda and funding for new social housing development reduced.

- Profile of the applicants changed – higher support needs - single parents, asylum seekers, young people ejections etc.

- Homeless queues build as social housing becomes silted up.
CONDITIONS D’ACCÈS

Il faut

- Être « Homeless » non intentionnel
- Faire partie d’un groupe vulnérable - « in priority need » -
- Avoir une attache locale ( « local connection ») (travail ou une aide sociale)
LE TEMPORARY ACCOMMODATION :
UN JEU À 4 ACTEURS

L’État

➤ fixe les règles du jeu : Homeless Housing Act (lois de 77, 96, 2002…)
➤ Obligation légale faite aux communes de loger les « sans toit » (droit au logement opposable)
➤ L’État verse les aides à la personne ( “housing benefit”) aux RSLs (registered social landlords)
LE TEMPORARY ACCOMMODATION : UN JEU À 4 ACTEURS

Les local Authorities

- Dressent les listes de Homeless
- S’adressent aux RSLs
- sous-traitance & mise en concurrence & micro-marché)
- Versent honoraires élevés (fees)aux RSLs
- Au final, attribuent les lgtS
Les RSLs. (Registred social landlords) ou HA

- Service de *prospection immobilière* et foncière
- Passent contrats avec les propriétaires privés (*New business dept*)
- Remettent les logts au standard + meublés (pour 5% des dépenses totales).
- Rémunèrent les « *landlords* » au prix du marché et garantis 3 ans. **Logts occupés ou non.**
- Facturent leurs services aux L.A (120 pour 100)
LE T.ACCOMMODATION : UN JEU À 4 ACTEURS

Les landlords

- Louent leurs logts aux HA
- Pas de contact, ni de relation de face à face (« front office ») avec le locataire
- Patrimoine très éclaté sur Londres (pas de ghetto)
- Perçoivent des honoraires élevés (logts occupés ou non) = placement en bourse.
LE TEMPORARY HOUSING À LONDRES

Résultats obtenus

- 280.000 personnes logées en TH (mars 2004) = principal outil de régulation du logt social

- 58% des homeless people sont des BAME

- Coût loyers inférieurs de 30% à 50 % au marché
LES CLEFS D’UN SUCCÈS

Réussite fondée sur un « intérêt partagé » des acteurs

- Intérêt marchand des HA et des landlords
- Intérêt rationnel-légal des acteurs publics
- Intérêt des populations bénéficiaires qui peuvent ainsi rejoindre le « mainstream »

réduction du risque, conditions de sécurité, création d’un bien commun
Coût global du TH en allocations logement

116 millions £ 1997-1998
587 millions £ en 2005-2006

Mais le TH rapporte surtout à l’économie locale …. en apport travail, consommation courante, impôts et taxes payées par les bénéficiaires du TH. (facteur de croissance)
TEMPORARY HOUSING À LONDRES

- Households in temporary accommodation tend to be concentrated in NW, N and NE London.

- The boroughs that house the largest number of households in temporary accommodation are Haringey (4,960), Newham (4,140), Enfield (3,663), Brent (3,640) and Redbridge (3,353).

- Boroughs often place households in temporary accommodation within the boundaries of other London boroughs. In the case of Newham, for example, 30 per cent of households were placed by other boroughs.

5.25 The location of temporary accommodation

Number of homeless households living in temporary accommodation in London Boroughs, September 2004

Source: GLA
TEMPORARY HOUSING À LONDRES

- The number of households in temporary accommodation increased by 65 per cent from March 1999 to March 2004, to over 59,000. This represents 61 per cent of all households in temporary accommodation in England. Eighty-four per cent of the total had been accepted as homeless and were awaiting an offer of permanent accommodation.

- In addition to those above, 5,800 households were ‘homeless at home’ in March 2004. These are households who have made their own temporary accommodation arrangements.

- The number of households on London local authorities’ housing registers at 31 March 2004 was about 280,000. This was nearly one fifth of the total for the whole of England.
TEMPORARY HOUSING. BILAN FINANCIER ANNUEL

Social as Business....

<table>
<thead>
<tr>
<th>TEMP HOUSING</th>
<th>RENT IN &amp; H.benefit</th>
<th>FEES L.A</th>
<th>RENT OUT landlord</th>
<th>BAD DEPT impayés</th>
<th>VOIDS Logts vacants</th>
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<td>5%</td>
<td>3%</td>
<td>5%</td>
<td>11%</td>
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<td>RESULTATS</td>
<td>+ 5%</td>
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### TEMPORARY HOUSING: FONCTION SOCIALE

sources NHHT

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<th>ANG 2ième langue</th>
<th>Demande asile</th>
<th>Aide sociale</th>
<th>alloc. logt</th>
<th>Enfant -16 ans</th>
<th>Pers seule</th>
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<td>63%</td>
<td>27%</td>
<td>85%</td>
<td>89%</td>
<td>70%</td>
<td>21%</td>
<td>12%</td>
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Housing Act 2002 - Local Authorities required to produce local homelessness strategies

2006. Government targets set:

- Eradicate the use of B&B for families by 2004 (done)
- Reduce the number of homeless families in temporary accommodation by 50% by 2010.
VERS LA FIN DU TEMPORARY HOUSING

Manifestations de « welfare chauvinism »

Les populations « pauvres » qui bénéficient du TH sont considérées par la direction de la NHHG, comme « des privilégiés », installés dans un système social qui coûte cher et dont les contribuables londoniens ne veulent plus (…) Ce système est trop coûteux (…) les populations logées ne sont pas là pour quelques semaines, mais pour plusieurs années (..) Ce sont des charges et des ennuis à n’en plus finir.. » (entretien 2006)
LA SOLUTION (?) RENVOYÉE AU MARCHÉ...

- Le logement des pauvres, des « homeless » et des migrants devra désormais être régulé par le marché :

  « Il y a suffisamment d’offre locative sur le marché immobilier privé(…) c’est là que les demandeurs devront faire leur choix.. » (« Direct letting »)

- Du « Welfare state » au « welfare by yourself » (le bien être par vous même)
GB : VER LA FIN DE LA SOCIÉTÉ MULTICULTURELLE ?


- La ministre de l’industrie (Margaret Hodge) estimait (juin 07) que selon elle « les immigrés étaient prioritaires sur les Anglais, dans l’attribution de logements sociaux (...) soulignant l’animosité grandissante de la société vis à vis des migrants »

- Montée en régime du parti d’extrême droite UKIP (2013) Le 2 mai 2013, il réalise un résultat historique en obtenant 23 % aux élections locales partielles, juste derrière les Tories avec 25 % et le N-Labour avec 29 %

- Le « BREXIT »… Référendum du jeudi 23 juin 2016 (52%)
**CONCLUSION**

Observer l’évolution et la mise en œuvre de la *politique publique du logement* constitue un prisme très évocateur des évolutions d’une société, à un moment donné : dans le sens de son ouverture/fermeture « à l’altérité ».

**2 Vidéos**

- « Habitat privé & DALO ». ANAH. 2007
- « L’art de refaire son intérieur ». CSBA. Londres. 2011

Pour aller plus loin :


Yann Maury - chairecoop
The vast majority of homeless households in London are accommodated in homes leased from the private sector.

- Over 70 per cent of homeless households are living in homes leased by London boroughs from private sector landlords.
- The use of bed and breakfast, the most inappropriate form of temporary accommodation, has fallen by 90 per cent from its peak, and now is used in only two per cent of cases.

Homeless households placed in different forms of temporary accommodation by London boroughs, 1999 to 2009.
The average length of stay in temporary accommodation has become much longer over the last decade

- The average length of stay for homeless households in temporary accommodation in London has grown significantly over the last ten years.
- Forty seven per cent of those who found settled accommodation in 2008/09 had been living in temporary accommodation for more than two years, twice the proportion in 2004/05.
- There are particularly long waits for larger homes, which are in extremely short supply.
Some facts and figures showing our “Direction of Travel”
Homeless Acceptances and use of Temporary Accommodation
The number of homeless households living in temporary accommodation is falling steadily...

Homeless households placed in temporary accommodation by London boroughs, 1999 to 2009

- The use of temporary accommodation by London boroughs has fallen by 28 per cent since its peak in 2005.
- However, outside of London the use of temporary accommodation has fallen faster and London now accounts for three quarters of England’s homeless households living in temporary accommodation, up from 54 per cent in 1999.

Source: CLG
...but further improvement will be needed if London is to meet the 2010 target of halving the use of temporary accommodation

- The government has set English local authorities the target of halving the number of homeless households in temporary accommodation by 2010, measured against the number in temporary accommodation at the end of 2004.

- This is a particularly challenging target for London boroughs, who will have to reduce the use of temporary accommodation by a third in little over a year to meet London’s target of 30,835.
What does this map show?

The map shows the average rate of households in temporary accommodation across London’s boroughs in 2011 and 2012. It shows that the levels of households in temporary accommodation were particularly high in North and Eastern parts of London. There was also a considerable range in these rates - half of London’s boroughs had fewer than 10 households per 1,000 living in temporary accommodation whilst six boroughs had twice that rate.
What does this graph show?

After years of substantial falls, the number of households accepted as homeless in London has been increasing since 2010. In 2012/13 4.7 households per 1,000 were accepted as homeless, well below the peak of 10.1 per 1,000 in 2003/04, but around 50% higher than 2010/11. In terms of numbers, this translates to 15,500 people in 2012/13 compared to 9,500 in 2009/10.
What does this graph show?
This graph measures the duration of stay in temporary accommodation (upon leaving) in London and compares it to rest of the country. 39% of households leaving temporary accommodation in London had spent more than two years in such accommodation, compared with 2% elsewhere in England. Similarly, 50% of households leaving temporary accommodation in London have spent at least one year there whereas in the rest of England, the figure was closer to 20%.

Source: DCLG, 2011
Rough sleepers in London

What does this graph show?
The figures in the graph show the number of people each year in London that were in contact with services for rough sleepers. In 2012/13, around 6,400 people were seen sleeping rough at least once over the course of the year by street outreach teams. This is a rise of 750 people compared to the year before and almost double the level of four years earlier.
The statistics also show that almost 90% of those sleeping rough are men. The spread of ages of those sleeping rough is quite wide. Around one in eight are aged under 25, with around one quarter aged 26-35. Half of all rough sleepers are aged 36-55.