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Folkestone & Hythe District Council

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Information request details

Request

I am seeking recorded information about your authority's current use and procurement of temporary accommodation (TA), including accommodation obtained from private landlords, agents, companies, managing agents, registered providers and other external suppliers.

Please provide, where held:

1. Current policy/specification/property standards for privately supplied TA.
2. Property types and bedroom sizes currently accepted or sought.
3. Geographical restrictions and whether out-of-area properties are accepted.
4. Standard lease/licence terms, break clauses, payment/rent basis, voids, repairs, council tax/utilities and guaranteed-rent arrangements.
5. Minimum compliance requirements including EPC, gas safety, EICR, fire safety, licensing, insurance and inspections.
6. Latest TA household numbers, broken down by size where held.
7. Total 2025/26 TA expenditure and amount paid to external private-sector providers where held.
8. 2025/26 private-provider unit numbers and out-of-area unit numbers.
9. Current frameworks/DPS/approved supplier lists/leasing schemes and how landlords or agents can offer property.
10. Current priority demand or shortage by bedroom size/property type/location.
11. Generic contact details/job title of the team responsible for acquiring/commissioning TA.

Response

1. Current policy/specification/property standards for privately supplied TA.

Privately supplied TA must align with the Decent Homes Standard (DHS) for the private rented sector;

- A. Free of Cat 1 hazards as determined by HHSRS
- B. Buildings structural components must be fully sound and in a reasonable state of repair
- C. Fully operational kitchens and appropriately located bathrooms with adequate layout space. Windows posing a fall risk must feature child-resistant window restrictors
- D. The primary heating system must be capable of comfortably distributing heat throughout the entire property
- E. Properties will instantly fail if landlords or providers have not actively remediated damp and mould issues

2. Property types and bedroom sizes currently accepted or sought.

Our requirements for temporary accommodation property types fluctuate based on the specific demographics and vulnerabilities of individuals presenting as homeless. Currently, our most critical deficits in provision are one-bedroom properties equipped to accommodate individuals with complex, high-support needs—such as substance and alcohol misuse or acute mental health challenges—as well as fully accessible properties tailored for individuals with physical disabilities.

3. Geographical restrictions and whether out-of-area properties are accepted.

Our primary objective is to secure an in-area placement; however, adjacent districts within Kent will be considered based on property availability and matching suitability. An out-of-county placement will only be pursued as an exceptional measure, subject to a demonstrable, evidence-based justification and formal senior management approval.

4. Standard lease/licence terms, break clauses, payment/rent basis, voids, repairs, council tax/utilities and guaranteed-rent arrangements.

- The Council do not advise TA providers about leases or licence terms. The TA provider would be responsible for obtaining their own legal advice with regards to these agreements, including break clauses or similar.
- It is up to the provider to carry out their own research and decide on the nightly rate for TA properties
- With regards to payment of the nightly rate for the accommodation, the applicant placed in the accommodation, would normally make a housing benefit claim to cover the cost, depending on their circumstances.
- The provider would be responsible for void periods
- The applicant would be responsible for council tax (the provider for voids periods)
- The applicant would be responsible for utilities (unless included in rent, the provider for void periods)
- The council does not enter into guaranteed-rent arrangements

5. Minimum compliance requirements including EPC, gas safety, EICR, fire safety, licensing, insurance and inspections.

The following is required as a minimum and conducted by provider:

Requirement	Statutory Standard	Required Frequency
Gas safety (CP12)	Checked by Gas Safe Registered Engineer	Annually
Electrical Safety (EICR)	Comprehensive inspection of fixed wiring and electrical installations by a qualified contractor	Every 5 years
Energy Performance (EPC)	Minimum Rating of E required to legally let	Valid for 10 years
Smoke and CO Alarms	Working smoke alarm on every habitable floor. Carbon Monoxide	Tested at tenancy start + regular

	habitable room. Carbon monoxide detector in any room with a fixed combustion appliance (except gas cookers)	testing
Legionella Assessment	Risk Assessment to identify and mitigate risks of water borne bacteria	Regularly reviewed (typically annually or between placements)

Building and contents insurance should be provided as standard. Licencing must meet the same standards as other any privately rented property. HMOs are also subject to the various management and licensing regulations. If sole use is an HMO and the property is occupied by 5 or more persons living in 2 or more separate households, the property will be considered licensable, whether temporary or not.

Where sole use cannot be clearly established, the position becomes less certain. In these cases, further enquiries would be necessary before concluding that the property constitutes an HMO and requires a licence.

6. Latest TA household numbers, broken down by size where held.

As of 09/09/2026:

- Total TA placements = 136
- Single Person = 67
- Couples = 3
- Families = 66 (27 x 2 bed, 32 x 3 bed, 6 x 4 bed, 1 x 5 bed)

7. Total 2025/26 TA expenditure and amount paid to external private-sector providers where held.

The Council has included expenditure relating to Council owned temporary accommodation within the total temporary accommodation expenditure. This is because the request differs slightly from the way in which expenditure is ordinarily reported, and inclusion of Council owned temporary accommodation is considered to provide the most complete response to the information requested.

- Total TA Expenditure for 2025 / 2026 £2,150,769.86
- Total Amount Paid to External Providers £1,956,456.39

8. 2025/26 private-provider unit numbers and out-of-area unit numbers.

We do not hold a record of the number of units held by private providers of temporary accommodation, or how many of these numbers are outside of the district.

9. Current frameworks/DPS/approved supplier lists/leasing schemes and how landlords or agents can offer property.

If new suppliers of privately rented accommodation wish to provide the Council with interim accommodation, they must go through the Council's procurement process.

10. Current priority demand or shortage by bedroom size/property type/location.

Please see response to questions 2 and 6

11. Generic contact details/job title of the team responsible for acquiring/commissioning TA.

housing@folkestone-hythe.gov.uk (<mailto:housing@folkestone-hythe.gov.uk>)

Date Closed 

02/10/2026

Folkestone & Hythe District Council

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- Kent Home Choice

hythe.gov.uk/article/564 (<http://www.kenthomecho>

(<https://www.youtube.com/channel/UCDFvKOOXAEi0avpO5>
/Interactive-Map-) ice.org.uk/choice/)

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