

Summary Report

YOUTH HOMELESSNESS AND **MOVE ON** 2023/24



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Summary

To understand the state of move on for young people with experiences of homelessness in 2023/2024, Centrepont commissioned CEBR to undertake an in-depth assessment of accessibility and affordability across social housing, private rented accommodation and temporary accommodation. By combining robust economic analysis with survey findings and official data sources, this research explores the barriers young people face in securing stable housing. Our 2023/24 Move On report is the first iteration of a multi-year research project exploring the accessibility and affordability of housing for young people who have experienced homelessness.

This is a summary of the 2023/24 Move On report, outlining our evidence and recommendations for the Private Rented Sector, Social Rented Sector, Temporary Accommodation and Alternative Housing Options.

This research has been funded by Nationwide as part of their Fairer Futures strategy.

Centrepont would like to express gratitude to Nationwide for graciously funding this research and for committing to funding future iterations of this research to aid understanding of how move on for young people experiencing homelessness changes. We would also like to thank The Centre for Economic and Business Research who undertook the research examining move on in 2023/2024.



Young people and social housing

- **Nearly all English regions had a shortfall between social housing allocations and main duty entitlements in the financial year 2023/2024.** The South West recorded the largest allocation shortfall, with a gap of 9.9 percentage points, followed by the East Midlands (6.5 percentage points) and the North West (6.4 percentage points).
- Limited access to social housing for young people can, in large part, be attributed to **stagnant provision of one-bedroom stock, with regions such as the South West and East Midlands having particularly high shortfalls of one-bedroom units in 2023/2024.**
- Among respondents to our survey living in social housing in 2023/24, **52 percent disclosed struggling to afford their rent, even after accounting for benefit support, while 29 percent reported falling behind on rent payments during the financial year and a quarter cited affordability concerns, specifically high rent relative to total income including benefits, as a key challenge.**



Government should:

Develop more one-bedroom homes by including the need to develop targets for homes by bedroom number based on local need in its National Planning Policy and by directly investing in a funding pot for social housing providers to develop new housing supply that meets the needs of young people.

Reduce barriers to social rent affordability in the short term by encouraging social housing providers to reduce the use of affordability checks when they act as barriers to young people on full benefits accessing social rent housing.

Young people and the private rented sector

- The East Midlands (6.3 percent) and West Midlands (6.0 percent) recorded the highest private rental stock growth, followed by London (4.6 percent). Conversely, **several regions experienced a contraction in private rental stock, with the South East (-5.2 percent), Yorkshire & the Humber (-4.4 percent), and the South West (-3.1 percent)** seeing the most significant declines.
- One key component of the private rental market for young people is Houses in Multiple Occupation (HMOs). **In 2023/24, the national HMO stock contracted by 2.0 percent across England to 472,800, from 482,600 in 2022/23.** This marks a continuation of the downward trend observed in the previous year (-5.9 percent in 2022/23).
- Affordability was the most pressing issue among young renters, with a third of respondents identifying it as a key challenge affecting their ability to secure a private rental home and **nearly half of private renters reporting that they had struggled to afford rent in the 2023/24 financial year.**
- We estimate that **rental prices will continue to rise steadily, with annual rent growth predicted to reach 8 percent in 2024/2025.**

Government should:

Abolish the Shared Accommodation Rate (SAR), enabling young people to better afford a one-bedroom rental property. If spending constraints mean that eliminating the SAR is not achievable, then government should review the impact of benefit rules that push young people to access a dwindling stock of smaller rental housing and planning rules – specifically for HMOs – that have contributed to contractions in housing stock.

Return to the pre-2016 system of reviewing rates of Local Housing Allowance, where rates were reviewed annually to reflect real-time changes in the rental market.

Young people and temporary accommodation

- Of the **51,830 households which moved into temporary accommodation in 2023/24, 8,090 were young households.** This represents 16 percent of all households entering temporary accommodation in England, markedly overrepresenting the share of 16–24-year-olds in the adult population (13 percent).
- 4,377 young households managed to make the transition from temporary accommodation into social housing in 2023/24. However, this was partially offset by the fact that **3 percent of social housing tenants in 2023/24 (roughly translating to 3,240 young households) and 2 percent of private renters (approximating to 7,560 young households) have since moved into temporary accommodation, post 2023/24.**

Government should:

Ensure that temporary accommodation is time-limited when no support is provided, e.g. within supported housing. For future temporary accommodation residents, this might mean that they are provided with rapid rehousing support. The Government should encourage local authorities to prioritise access to social housing for those who have spent more than a year in temporary accommodation.

Prioritise the development of youth specific emergency accommodation, ensuring that there is specialist provision in every local authority area, in addition to other forms of time-limited temporary accommodation that address specific needs.

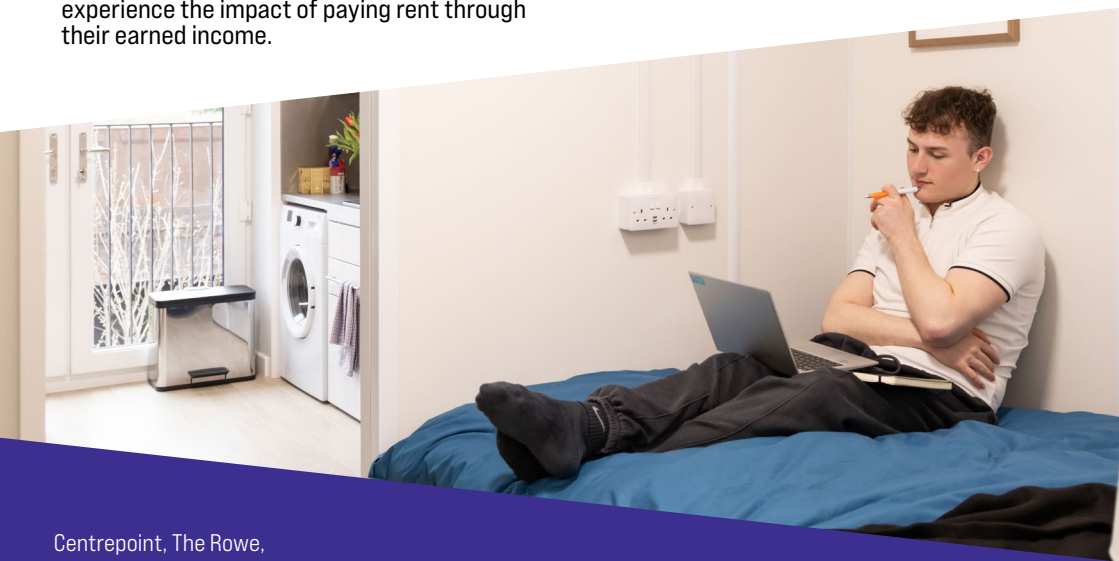
Extend guidance outlining the unsuitability of bed and breakfast accommodation to include young people aged 18–24 to ensure they are housed in appropriate and supportive environments.

Young people and alternative housing options

- The inaccessibility of the social and private rented sectors, as well as the high use of temporary accommodation amongst young people, suggests that alternative housing options are urgently needed. Therefore, **housing models, such as Stepping Stone Accommodation, should be considered when exploring the housing ecosystem available to young people with experiences of homelessness.**
- Stepping Stone Accommodation is a fixed-term accommodation model that aims to support tenants, who would otherwise be unable to access secure housing, to sustainably transition into the wider housing landscape. Rates of rent are sub-market, meaning that they are deflated below affordable rent levels. **In Centrepoint's Independent Living Programme, for example, residents pay a living rent - where rents are linked to income.** Tenants also have to be in work or an apprenticeship, enabling them to experience the impact of paying rent through their earned income.
- **Stepping Stone Accommodation has been acknowledged by the Government in their Renters (Rights) Bill.** The Bill provides a specific Ground for providers of Stepping Stone Accommodation to gain possession of homes where criteria relating to residents' employment and length of stay have been met.

Government should:

Permit charities and registered providers to build income-linked Stepping Stone Accommodation to enable those who would otherwise struggle to access housing to progress in work and lead an independent life.



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