

<b>Report Title:</b>	Overview and Scrutiny Task and Finish Group Report: Temporary Accommodation		
<b>Report to:</b>	Overview and Scrutiny Committee	<b>Date:</b>	30th March 2026
<b>Report of:</b>	Overview and Scrutiny Task and Finish Group	<b>Cabinet Portfolio:</b>	Environment and Corporate Services
<b>Cabinet Lead Member:</b>	Councillor Liz McInnes	<b>Wards Affected:</b>	All
<b>Key Decision:</b>	Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
<b>Integrated Impact Assessment:</b>	Required: No	Attached:	
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<b>Valley Plan Priorities</b>	<b>Thriving Local Economy</b> - This involves securing new inward investment, creating a sustainable economy, matching local skills with future job opportunities, and supporting town centres as unique destinations.	X
	<b>High Quality Environment:</b> This includes having a "clean and green" local environment, reducing the borough's carbon footprint, improving waste and recycling rates, and delivering new homes with a good mix of housing tenures.	X
	<b>Healthy &amp; Proud Communities:</b> This priority focuses on improving the health and physical/mental wellbeing of residents, reducing health inequalities, ensuring access to better leisure facilities and health services, and fostering a sense of pride in the community.	X
	<b>Effective &amp; Efficient Council:</b> The aim is to provide good quality and responsive services, embrace new technology, be a financially sustainable council with a commercial outlook, and ensure sound governance.	X

## 1. PURPOSE OF THE REPORT & EXECUTIVE SUMMARY

- 1.1 The purpose of the report is to present the findings and recommendations of the Overview and Scrutiny Task and Finish Group on Temporary Accommodation (detailed in Appendix A). The report examines the scale and causes of pressure on temporary accommodation in Rossendale and identifies practical, evidence-based actions the Council can take to reduce demand, shorten lengths of stay, minimise out-of-borough placements and improve outcomes for residents. It is intended to inform Cabinet decision-making and support delivery of the Council's housing, homelessness and corporate priorities.
- 1.2 This report presents the findings of the Temporary Accommodation Task and Finish Group, which reviewed how Rossendale Borough Council can better manage rising demand for temporary housing. Evidence shows demand exceeds supply, driving up costs and stays in unsuitable accommodation. Recommendations focus on prevention, increasing local supply, using existing stock more effectively, and learning from successful supported accommodation models to reduce reliance on temporary housing and improve outcomes.

## **2. RECOMMENDATION (for Overview and Scrutiny)**

- 2.1 That the Overview and Scrutiny Committee note the work carried out by the Temporary Accommodation Task and Finish Group (Appendix A).**
- 2.2 That the Overview and Scrutiny Committee note the Cabinet response to the recommendations as detailed at 4.4.**
- 2.3 That updates on the agreed recommendations are reported back to future committee meetings in line with the suggested timescales.**

## **3. BACKGROUND & REASON FOR THE DECISION**

- 3.1** The Temporary Accommodation Task and Finish Group was established in September 2025 to examine the rising pressures on temporary accommodation provision in Rossendale and to identify practical steps to improve outcomes for residents.

Rossendale Borough Council's Housing Strategy 2023–27 sets out a clear commitment to tackling homelessness, including the Prevention of Homelessness and Rough Sleeping Strategy, the Housing Options Service, and a Bed and Breakfast Elimination Plan. Despite these measures, demand and pressures continue to grow, highlighting the need for further action.

The purpose of the Task and Finish Group was to identify practical, evidence-based recommendations to reduce both the number of households requiring temporary accommodation and the length of time families and individuals spend in it. The group also sought to minimise the need for out-of-borough placements, ensuring residents remain connected to their communities, schools, and support networks.

Meetings took place between September and December 2025, where evidence was gathered and reviewed. At these meetings witnesses from relevant partner organisations presented additional information to the task group members and discussed temporary accommodation in detail from their specialist perspectives. The final meeting was held on 5th December 2025 where task group members discussed their findings and put forward their recommendations.

The draft report was sent to task and finish group members for comment and the report was also reviewed by Corporate Management Team on 13th January 2026, where the recommendations were noted prior to circulation to Cabinet members for their response.

The final report attached at Appendix A, received the following formal response from the Lead Member for Communities, Housing, Health & Wellbeing, on behalf of the Cabinet, as follows:

*Cabinet welcomes the report and accepts all the recommendations.*

*The rise in homelessness has shown the inadequacy of provision for homelessness across the country and exposed all councils including Rossendale to significant financial burden. This has often meant that those unfortunate to find themselves homeless have had to leave the borough to find temporary accommodation.*

*The cabinet appreciate the work of the O&S Committee, especially in getting into the issues and identified some practical solutions. Examples include purchasing homes and bringing vacant properties back into use for temporary accommodation and understanding the central fact that there is insufficient social housing of all types, so encouraging the council to use our own land assets to create more social housing. The findings regarding the work with other organisations and how they facilitated people with multiple difficulties to get back on their feet and find long term housing solutions is insightful and worth supporting further.*

*The Council looks forward to positively working with external organisations and with our own teams to explore these recommendations further and start to put them into practise.*

## **5.0 RISK**

- 5.1 All of the issues raised and the recommendations set out in this report involve service risk considerations, including the following:
- 5.2 Failure to implement the recommendations may result in continued or increased reliance on costly temporary accommodation, including bed and breakfast and out-of-borough placements. This could strain the Housing Options service budget and limit the Council's capacity to respond effectively to new homelessness cases.
- 5.3 Misalignment with national policy, such as Local Housing Allowance rates frozen at 2011 levels, limits the Council's ability to influence key drivers of homelessness and reduces the effectiveness of local interventions. This limits the effectiveness of local interventions and may hinder the Council's ability to meeting statutory duties efficiently.
- 5.4 There is a reputational risk to the Council if rising homelessness pressures are not addressed, particularly where families and vulnerable residents remain in unsuitable accommodation for prolonged periods. Poor outcomes could impact community trust and stakeholder confidence.

## **6.0 SECTION 151 OFFICER COMMENTS (FINANCE)**

- 6.1 Any financial implications arising will be contained within existing budget resources.

## **7.0 MONITORING OFFICER COMMENTS (LEGAL)**

- 7.1 There are no legal implications identified in this report.

## **8.0 INTEGRATED IMPACT ASSESSMENT IMPLICATIONS**

- 8.1 Not applicable.

## **9.0 POLICY/STRATEGY FRAMEWORK IMPLICATIONS**

- 9.1. The report and proposed decisions are aligned with Rossendale Borough Council's Housing Strategy 2023–27, the Prevention of Homelessness and Rough Sleeping Strategy, the Valley Plan 2025–29 (Corporate Plan), and the Council's statutory duties under homelessness legislation. Together, these strategies provide the policy basis and strategic objectives that the Task and Finish Group's recommendations are intended to deliver, supporting the prevention of homelessness, improved housing outcomes for residents, and the efficient use of Council resources.

## **10.0 LOCAL GOVERNMENT REORGANISATION IMPLICATIONS**

- 10.1 The recommendations set out within this report may have implications for local government reorganisation in Lancashire, particularly in relation to the transfer of assets, financial commitments and partnership arrangements for the new unitary authority. They will need to be implemented flexibly to ensure continuity of homelessness services, alignment with future Lancashire-wide policies, and smooth transition of responsibilities while maintaining compliance with statutory housing duties.

## **11.0 BACKGROUND PAPERS**

- 11.1 There are no background papers.

# Overview and Scrutiny Task and Finish Group Report – Temporary Accommodation

Rossendale Borough Council



## **1. Introduction**

- 1.1 The Temporary Accommodation Task and Finish Group was established in September 2025 to examine the rising pressures on temporary accommodation provision in Rossendale and to identify practical steps to improve outcomes for residents.

The purpose of the Task and Finish Group was to identify practical, evidence-based recommendations to reduce both the number of households requiring temporary accommodation and the length of time families and individuals spend in it. The group also sought to minimise the need for out-of-borough placements, ensuring residents remained connected to their communities, schools, and support networks.

## **2. Background**

- 2.1 Local authorities across the country faced significant pressures in meeting their statutory duties to those experiencing homelessness. Rising rents, limited housing supply, and the rising cost of living had contributed to an increase in demand for temporary accommodation. As a result, households spent longer periods in temporary settings, and councils became increasingly reliant on costly bed and breakfast accommodation and placements outside of the area.

Rossendale Borough Council's Housing team continues to deliver a wide range of activity aimed at preventing homelessness, reducing reliance on temporary accommodation and supporting households to secure and sustain suitable housing. This includes the day-to-day delivery of statutory homelessness duties, early intervention and prevention work through the Housing Options Service, and the implementation of actions set out within the Housing Strategy 2023–27, the Prevention of Homelessness and Rough Sleeping Strategy, and the Bed and Breakfast Elimination Plan. Officers work closely with residents, landlords, registered providers and support services to prevent homelessness wherever possible and to minimise the length of time households spend in temporary accommodation when prevention is not achievable.

The Council has also strengthened partnership working with supported accommodation providers and housing associations, including arrangements that have helped reduce pressure on temporary accommodation for specific client groups, such as single people. This ongoing operational work has played an important role in stabilising households,

improving move-on outcomes and mitigating some of the wider impacts of the current housing crisis.

Despite the significant pressures, the Housing team has continued to manage increasing demand while seeking to limit the use of costly and unsuitable accommodation, particularly bed and breakfast and out-of-borough placements. However, pressures continue to grow, highlighting the need for further action.

### **3. Membership**

#### **3.1 Members of the Task and Finish Group**

Councillor Danielle Ashworth (Chair)

Councillor Judith Driver

Councillor Bob Bauld

Officer support was provided by:

David Smurthwaite, Executive Scrutiny Lead

Megan Eastwood, Head of Housing and Regeneration

Elizabeth Usher, Housing Options Team Leader

Hannah Callan, Executive and Democratic Services Officer

#### **3.2 Witnesses**

Catherine Jackson, Together Housing Neighbourhood Coordinator

Fez and Usma Nissar, owners of the Molesworth Hotel and The Revive Hub

John Killion – Vacant Homes Scheme

### **4. Meetings**

#### **4.1 Meetings took place as follows:**

Initial scoping meeting – 1<sup>st</sup> September 2025

Background information presentation – 19<sup>th</sup> September 2025

Follow up session – 26<sup>th</sup> September 2025

Scrutiny in a day session – 5<sup>th</sup> December 2025

#### **4.2 Initial scoping meeting**

The session began with a discussion on the purpose of the group, and it was agreed that the main objectives would be: to reduce the number of households entering

temporary accommodation, to shorten the time families and individuals spent in such accommodation, and to reduce the need for placements outside Rossendale.

It was emphasised that these objectives should be viewed in the context of the Council's wider corporate priorities, particularly supporting healthy communities, stabilising the local economy, and ensuring cost-effective service delivery.

Housing officers provided a comprehensive overview of the pressures facing the Council, drawing on their ongoing operational work, homelessness prevention activity and day-to-day experience of managing temporary accommodation demand. It was noted that demand for temporary accommodation had increased in recent years, driven by a shortage of affordable housing and the wider rising costs of living. As a result, the Council had become increasingly reliant on bed and breakfast placements, which was both costly and unsuitable for longer-term use.

The group then reviewed best practice from other local authorities, including Rochdale, Manchester, Pendle, Calderdale, and Preston. These cases demonstrated a range of approaches, such as the development of new housing stock, the conversion of vacant homes, and the adoption of prevention-focused models aimed at reducing demand for temporary accommodation at source.

Consideration was also given to stakeholder engagement. It was agreed that evidence was to be gathered from a range of organisations in order to develop a comprehensive understanding of the impacts of temporary accommodation and identify opportunities for improvement.

The group acknowledged potential risks and limitations of the review, including time constraints, budget pressures, and the influence of external factors such as housing market conditions and changes in national policy.

At this meeting, it was agreed that before commencing the review, a dedicated background information session would be delivered by housing officers. This was to ensure that all members had a clear understanding of the housing pressures, the

statutory framework around temporary accommodation, and the Council's existing strategies and commitments.

The meeting concluded with agreement on the methodology: a "scrutiny in a day" evidence-gathering session would be held in November/December, supported by preparatory work from officers. The review was scheduled to run from September to December 2025, with findings and recommendations which were to be reported to Cabinet in February.

#### 4.3 Background Information Presentation

The presentation, delivered by Elizabeth Usher, Housing Options Team Leader, provided an overview of homelessness legislation, local pressures, and the challenges of delivering temporary accommodation. Officers outlined the Council's statutory duties under the Housing Act 1996, the Homelessness Act 2002, and the Homelessness Reduction Act 2017, with a focus on preventing and relieving homelessness at the earliest opportunity.

Between April 2024 and March 2025, the service received 1,459 approaches for advice and assistance and provided emergency accommodation to 451 households. Demand for temporary accommodation was reported to have significantly exceeded supply, with 1,600 live applications on the housing register and very limited availability of both family-sized and one-bedroom properties. Low Local Housing Allowance rates, which were well below private rental costs, were highlighted as a key barrier to securing sustainable accommodation. Despite high demand, the Council has implemented effective processes to manage temporary accommodation pressures, supporting applicants with a range of complex needs while actively working to identify sustainable housing solutions.

Case examples demonstrated the complexity of homelessness cases, including intentional homelessness decisions and the duty to continue accommodation during reviews. Officers also outlined the human impact, noting that applicants often presented with multiple vulnerabilities such as poor mental health, substance misuse, or risk of domestic abuse.

Overall, the presentation emphasised the severe shortage of affordable and social housing in Rossendale, the financial pressures caused by low benefit levels and high rents, and the emotional and practical challenges faced by the team as they supported vulnerable people with limited housing options.

Officers expressed concern that Local Housing Allowance and Housing Benefit were frozen at the 2011 rates. This had a significant impact on affordability and increased the likelihood of homelessness due to the gap between benefit rates and actual rental costs, identified as a key barrier to securing sustainable accommodation.

#### 4.4 Group follow up session

Following on from the background information session, the group discussed the key evidence presented to them and this helped frame the group's next lines of enquiry. Members discussed a range of potential housing solutions, including converting shops to housing in Bacup, building Council-owned homes, allocating social housing within new developments, and exploring compulsory purchase options. They also considered the implications of local government reorganisation for current and future planning and proposed involving housing providers and partners, including Together Housing, Calico Homes, and the owners of the Molesworth Hotel in Rochdale.

It was agreed that the following witnesses would be invited to take part in the Scrutiny in a Day session; Together Housing, Calico Homes, the owners of the Molesworth Hotel and Local MP, Andy MacNae.

#### 4.5 Meeting with John Killion – Vacant Homes Scheme

A discussion took place between John Killion of Burnley Borough Council and David Smurthwaite to understand Burnley's experience of bringing vacant homes back into use. Members were informed that approximately ten years ago Burnley Borough Council secured £3.5 million to support compulsory purchase activity, enabling the acquisition of around 300 long-term vacant properties. Of these, 26 had been retained for use as temporary accommodation, with the remaining homes refurbished and sold back into the housing market.

## 5. Task and Finish Group meeting – 5<sup>th</sup> December 2025

5.1 At the meeting members discussed the background information and evidence collated and also outlined the key findings so far. Witnesses then joined the group and the following was discussed:

### 5.2 Witness – Together Housing

Catherine Jackson, Neighbourhood Coordinator from Together Housing, gave a brief background of temporary accommodation in Rossendale, Catherine explained that Together Housing do not own any dedicated temporary accommodation stock and the accommodation that they do have is limited to general needs housing with a small number of supported units.

Catherine highlighted challenges with delays in a property being ‘ready to let’ due to needing major repairs, refurbished works and installations of air-source heat pumps. It was explained that these delays prolong time spent in temporary or unsuitable accommodation, such as bed and breakfast or overcrowded homes, which can affect physical health, mental wellbeing, family stability and children’s education. For those already housed, slow turnaround times reduce the number of available lets, increasing frustration and uncertainty for applicants waiting for a permanent home.

It was also explained that ongoing under-occupation among older residents has a significant impact on the availability of larger family homes, as many households remain in properties that exceed their current space needs due to a lack of suitable smaller accommodation to move into. This limits the number of larger homes that can be released for families in urgent housing need, increasing pressure on temporary accommodation and lengthening waiting times for those with children. The situation is compounded by the shortage of one-bedroom properties, which restricts realistic downsizing options.

The restrictions of the B-with-Us banding system further intensify this issue. Older residents who wish to downsize are often placed in lower priority bands because they are adequately housed, despite the wider system benefit that would be gained from freeing up larger properties. As a result, they face long waits and limited choice,

reducing incentives to move and slowing the flow of stock through the housing system. This creates a bottleneck where larger homes remain under-occupied, while families with higher need are unable to access appropriate accommodation.

Without sufficient supply and greater flexibility within the banding system to actively support downsizing, under-occupation will continue to constrain housing availability and exacerbate pressures across the local housing system in Rossendale.

To conclude, Catherine stated that to help elevate some of the challenges that they face would be access to more housing stock. They explained that they do have plans to build and acquire properties in the future.

### 5.3 Witness – Owners of the Molesworth Hotel

Fez and Usma Nissar, the owners of the Molesworth Hotel in Rochdale outlined the journey of the Molesworth Hotel. They explained that the Molesworth Hotel was originally set up as a B&B for private bookings only and 6 years ago changed to operate as emergency accommodation, primarily for families through referrals from Local Authorities.

Fez and Usma also explained that they have recently opened the Revive Hub in Haslingden, which is 24-hour supported accommodation for single males, particularly for those in Rossendale. They also have a female only House of Multiple Occupation that provides a small degree of support, which includes emotional support, help with tenancies and basic financial support. It was acknowledged by the Council's housing team that they provide valuable support in addressing the Council's housing pressures by offering safe, supported accommodation for families and individuals.

It was also acknowledged that the Revive Hub has significantly reduced the number of single males on the Council's wait list for suitable temporary accommodation, which relieves the pressures of the Council as it is difficult to find suitable accommodation for single males within the borough.

It was highlighted that by providing ongoing support, it also improves residents' ability to sustain future tenancies, supporting move-on into longer-term housing.

This preventative and stabilising support reduces tenancy breakdowns, repeat presentations to Housing Options and safeguarding risks. Together, these services help ease pressure on the Council's temporary accommodation provision, support the effective discharge of homelessness duties, and contribute to better long-term housing outcomes by enabling residents to progress towards independent and sustainable housing.

#### 5.4 Discussion on Burnley Borough Council's Vacant Homes Scheme

David Smurthwaite outlined Burnley Borough Council's Vacant Homes Scheme (as detailed in section 4.5), highlighting how compulsory purchase powers can be used to bring long-term vacant properties back into use. Members noted that this approach helps improve neighbourhood conditions, reduces anti-social behaviour associated with vacant buildings and supports wider regeneration objectives.

Retaining a proportion of the acquired homes for temporary accommodation provides a more stable and cost-effective alternative to bed and breakfast or nightly paid accommodation, helping the council meet its homelessness duties while reducing ongoing revenue pressures. Selling refurbished homes back into the market helps to recycle capital, offset project costs and increase access to affordable housing for local residents. This model also shows how targeted investment in vacant homes can deliver multiple benefits, including reducing homelessness, improving housing quality, making better use of existing stock and providing a long-term, sustainable response to housing demand that could be replicated or adapted locally.

Mr Smurthwaite identified potential development sites in Rossendale and shared data on properties vacant for over five years, demonstrating the scale of the issue locally. Members discussed how bringing these properties back into use could help address housing demand, reduce pressure on temporary accommodation, and improve neighbourhood conditions. The information also provided a basis for considering targeted interventions, such as partnership working, incentives or enforcement action,

to ensure that long-term vacant properties are refurbished and returned to occupation as part of a wider housing strategy.

## **6. Findings**

- 6.1
- Demand for temporary accommodation continues to exceed supply, particularly for single people and one-bedroom properties.
  - National policy constraints, such as Local Housing Allowance rates frozen at 2011 levels, significantly reduce affordability and increase the risk of homelessness.
  - Homelessness prevention capacity needs to be strengthened, especially in advance of the Renters' Rights Act changes expected in May 2026.
  - There is scope to strengthen partnership working with supported accommodation providers and housing associations, particularly around land availability and property acquisition.
  - Long-term vacant homes represent a significant opportunity to increase local housing supply and reduce pressure on temporary accommodation.
  - Despite severe housing supply constraints and wider national policy pressures, officer-led homelessness prevention activity and partnership working continue to mitigate the scale and impact of temporary accommodation demand in Rossendale.
  - Senior management engagement continues to prioritise homelessness prevention and temporary accommodation, enabling officers to address both immediate pressures and longer-term solutions.

## **7. Recommendations**

- 7.1 Cabinet is asked to endorse the following recommendations made by the Temporary Accommodation Task and Finish Group and for any agreed actions to be progressed with the relevant teams and groups:

<b>No.</b>	<b>Recommendation</b>	<b>Actioned by:</b>	<b>When:</b>
1.	Develop a clear and deliverable strategy for the development of the Council-owned sites, focusing on the provision of one-bedroom bungalows to help meet identified housing need.	David Smurthwaite and Megan Eastwood	March/April 2026
2.	Advocate to Local MP, Andy MacNae for clarification on why Housing Benefit continues to be calculated based on 2011 rates, highlighting Rossendale's concerns over unaffordable rents, rising homelessness, and increasing temporary accommodation costs.	Hannah Callan	March/April 2026
3.	Hold an all-member briefing on temporary accommodation to ensure consistent understanding of pressures, policies, and planned actions.	Elizabeth Usher	March/April 2026
4.	Contact owners of properties that have been vacant for more than five years to explore the possibility of selling to the Council, helping to bring long-term vacant homes back into use and increase housing availability for those in need.	Hannah Callan	February 2026
5.	Organise a member visit to the Revive Hub in Haslingden to observe effective supported accommodation practice.	Hannah Callan	March 2026
6.	Recruit a Homeless Prevention Officer to provide specialist advice and support to tenants at risk of losing their homes, liaise with landlords, housing providers, and support services to prevent homelessness and to develop proactive strategies to maintain tenancy sustainability and reduce the burden on emergency housing services.	Megan Eastwood/Elizabeth Usher	February 2026

## **8. Conclusion**

Alongside the significant ongoing work already being delivered by the Council's Housing team to prevent homelessness and manage temporary accommodation pressures, the Task and Finish Group's work provides a clear and focused framework for action, grounded in evidence and practicality. Taken together, the recommendations are designed to reduce both the number of households requiring temporary accommodation and the length of time families and individuals spend in it, while also minimising the need for out-of-borough placements, and to complement and strengthen existing operational activity. Their implementation would provide a sustainable, long-term solution that supports residents, strengthens communities, and makes more effective use of local housing resources.

Key measures include increasing the supply of local, affordable housing, bringing long-term vacant homes back into use, and strengthening homelessness prevention through a dedicated officer and early intervention initiatives. Addressing outdated Housing Benefit rates and learning from effective supported accommodation models, such as the Revive Hub, will also help stabilise households and improve move-on outcomes, building on current prevention and partnership work already in place.

These actions support the Council's wider priorities as detailed in the Council's Valley Plan 2025-2029, by promoting economic stability, improving neighbourhoods, fostering healthy communities, and enabling more efficient, cost-effective service delivery. Implementing the recommendations offers a sustainable, long-term approach to temporary accommodation that benefits both residents and the borough as a whole.

## **9. Note from the Chair**

The Chair expressed thanks to all those who gave their time to support the work of the Task and Finish Group, including individuals who attended and participated in meetings, as well as those who provided valuable input, feedback, evidence, and responses to questions and queries throughout the process.

The Chair also expressed the hope that the recommendations arising from this work will reduce the number of households requiring temporary accommodation and the

length of time that families and individuals spend in it, while also minimising the need for out-of-borough placements.

## 10. Resource references

- **Rossendale Borough Council's Housing Strategy 2023-27** - [www.rossendale.gov.uk/downloads/download/11694/consultation\\_-\\_housing\\_strategy](http://www.rossendale.gov.uk/downloads/download/11694/consultation_-_housing_strategy)
- **Housing Act 1996** - [www.legislation.gov.uk/ukpga/1996/52/contents](http://www.legislation.gov.uk/ukpga/1996/52/contents)
- **Homelessness Act 2002** - [www.legislation.gov.uk/ukpga/2002/7/contents](http://www.legislation.gov.uk/ukpga/2002/7/contents)
- **Homelessness Reduction Act 2017** - [www.legislation.gov.uk/ukpga/2017/13/contents](http://www.legislation.gov.uk/ukpga/2017/13/contents)
- **Renters' Rights Act** - [www.legislation.gov.uk/ukpga/2025/26/contents](http://www.legislation.gov.uk/ukpga/2025/26/contents)
- **Local Housing Allowance** - [www.gov.uk/guidance/local-housing-allowance](http://www.gov.uk/guidance/local-housing-allowance)
- **Valley Plan 2025-2029** - [www.rossendale.gov.uk/downloads/file/19111/valley-plan-2-](http://www.rossendale.gov.uk/downloads/file/19111/valley-plan-2-)