

Rt Hon Dame Karen Bradley
Chair of the Home Affairs Committee;
House of Commons
Palace of Westminster
London
SW1A 0AA

26 August 2026

Dear Dame Karen,

Home Affairs Committee and Northern Ireland Affairs Committee: Oral evidence session on public disorder and irregular migration in Northern Ireland.

Thank you for inviting the former Minister to provide oral evidence to your joint session with the Northern Ireland Affairs Committee on 7 July 2026, and for your letter of 17 July 2026 with additional asylum accommodation asks. Further to the information already provided on 3 July, I include the supplementary information requested below.

During the session, the Committee enquired as to whether community cohesion is a key performance indicator ('KPI') that accommodation providers, including Mears, are held to in their contracts. Community cohesion is not a separate KPI within the Asylum Accommodation Support Contracts ('AASCs'). However, accommodation providers are contractually required to liaise and consult with relevant local authorities ('LAs') to ensure that any accommodation provided to asylum seekers does not adversely affect LA development or community plans. In selecting accommodation to use under the current contracts, accommodation providers consult with LAs regarding the suitability of proposed accommodation, allowing the opportunity for cohesion issues to be raised.

Community cohesion is also one of the factors that informs the Home Office's indexing model for the Asylum Accommodation Plans for each local area. This model takes a proportional and evidenced-based approach to consider a range of social factors, including homelessness levels, access to services, and availability of healthcare provision such as GPs and dentists. All AASC providers attend daily calls with the Home Office and stakeholders to share intelligence on social cohesion issues. Specifically, Mears also shares

intelligence with the Police Service of Northern Ireland directly where there are concerns of potential criminal activity.

The Committee asked how often Mears breaches their KPIs, both in terms of reporting and inspection outcomes. Minister Norris wrote to the Home Affairs Committee on 3 July detailing Mears' performance on KPIs.

The Committee requested an updated estimate of the whole life cost of each of the seven contracts, and the department's latest figures for the per person per night cost of accommodating asylum seekers in dispersal accommodation and contingency accommodation, for each contract area.

The latest estimate of the cost of asylum accommodation contracts from 2019-2029 is £15.3 billion, as noted by the Office for Budget Responsibility and National Audit Office. This reflects the inclusion of asylum hotels, which saw accommodation costs rise rapidly. As we continue to close tranches of hotels at pace, these costs are now coming down. The annual cost of the asylum support has fallen by £1 billion since 2023/24 (£4.7bn in 23/24 vs £3.7bn in 25/26). Budget documents show planned further reductions supporting a further £1bn savings per year by 2028.

As of April 2026, the latest figures for the per person per night cost of accommodating asylum seekers in dispersal accommodation is £25 (inclusive of VAT and based on latest 3-month averages). For contingency accommodation, this is £199 (£95 per bed). This figure has increased since the figures we last provided in October 2025, as hotel closures are being implemented in phases. As occupancy falls ahead of full site closure, the department continues to incur costs for some unoccupied rooms, which increases the average cost per person accommodated.

The Department does not routinely publish accommodation costs by individual contract area while contracts are live, as this information is commercially sensitive. Publishing could affect our ability to secure value for money and potential future procurement. It is important to note that costs can vary between regions due to local market conditions, accommodation supply, occupancy levels, property type and operational requirements.

The Committee requested sight of the percentage of property inspections where there was at least one potential non-conformance, by provider and accommodation type, for 2025. This is included in **Annex I** and has been presented, where possible, in a format consistent with previously published information and material shared with the Committee. Where the percentage of potential non-conformances has increased, this is due to the significant expansion of inspection activity as a result of improved contract management and assurance processes.

The Committee asked for KPI outcomes for KPIs 5, 6, 7 and 10 for each provider for the period September 2024 to June 2026. This is provided in **Annex II**. I am unable to provide the Committee with outcomes for KPI 10 (the

number of inaccurate or late submissions of management information made by providers) as it is outside of the service credit regime and does not have a target or measurement mechanism. Instead, I have included KPI9 as the management information return for submitting accurate information to the Home Office within the required timescale.

Please be assured the safety and security of the asylum seekers accommodated on sites are of the utmost importance. We have implemented systematic performance management processes, including regular reviews of supplier performance, enhanced inspection regimes and the use of integrated performance databases to support intelligence-led assurance. These measures ensure that officials are held to account for delivery and that operational effectiveness is maintained over time.

As the new Minister for Border Security & Asylum, I am committed to restoring order and control to the asylum system and deliver better value for money for taxpayers. I recognise that the current situation remains challenging and would like to assure you that my officials are committed to continue working in collaboration with local authorities and partners to ensure accommodation sites are successfully managed and that the impact on the local area and services is reduced as much as possible.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'AT', with a long horizontal stroke extending to the right.

Anna Turley MP
Minister for Border Security & Asylum

Annex I - Percentage of property inspections where there was at least one potential non-conformance, by provider and accommodation type, in 2025.

Dispersal Accommodation 2025

Provider	% of property inspections with at least one Potential Non-Conformance (PNC)
CRH	26.31%
Mears	2.93%
Serco	3.64%

Initial and Contingency Accommodation 2025

Provider	% of property inspections with at least one Potential Non-Conformance (PNC)
CRH	57.80%
Mears	31.17%
Serco	14.71%

Annex II – KPI outcomes for KPI5, 6, 7 and 10* for each provider for the period September 2024 to May 2026.

***Note:** HASC have requested KPI10. There is no target or measurement mechanism for KPI 10 as it is outside of the service credit regime. We have included KPI9 as the MI return for submitting accurate information to the Home Office within the required timescale

KPI5 - Providing accommodation that is safe to live in (free from most severe defects)

[illegible]

KPI6 - Providing accommodation that is habitable (free from medium-severity defects)

Provider & Region	Sep -24	Oct- 24	Nov -24	Dec -24	Jan- 25	Feb -25	Mar -25	Apr- 25	May -25	Jun- 25	Jul- 25	Aug -25	Sep -25	Oct- 25	Nov -25	Dec -25	Jan- 26	Feb -26	Mar -26	Apr- 26	May -26
CRH South	2	3	2	2	6	3	2	1	0	0	0	1	4	12	8	3	16	19	11	7	6
CRH Wales	0	0	1	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	2	4	0
Serco MEE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Serco NW	0	0	0	0	0	0	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0
Mears NEYH	4	2	2	5	8	0	0	0	1	0	0	0	0	0	0	0	0	1	2	4	10
Mears Scotland	3	5	3	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mears NI	0	0	1	2	2	0	0	0	0	0	0	0	0	0	0	0	4	3	10	4	7

KPI7 - Providing accommodation that is fit for purpose (free from lowest-severity defects)

[illegible]

KPI9 - Submitting accurate information to the Home Office within the required timescale. (The nature of requests can include, for example: safeguarding, complaints, KPI data or data security)

[illegible]