

August 2014

# Moving on from supported housing

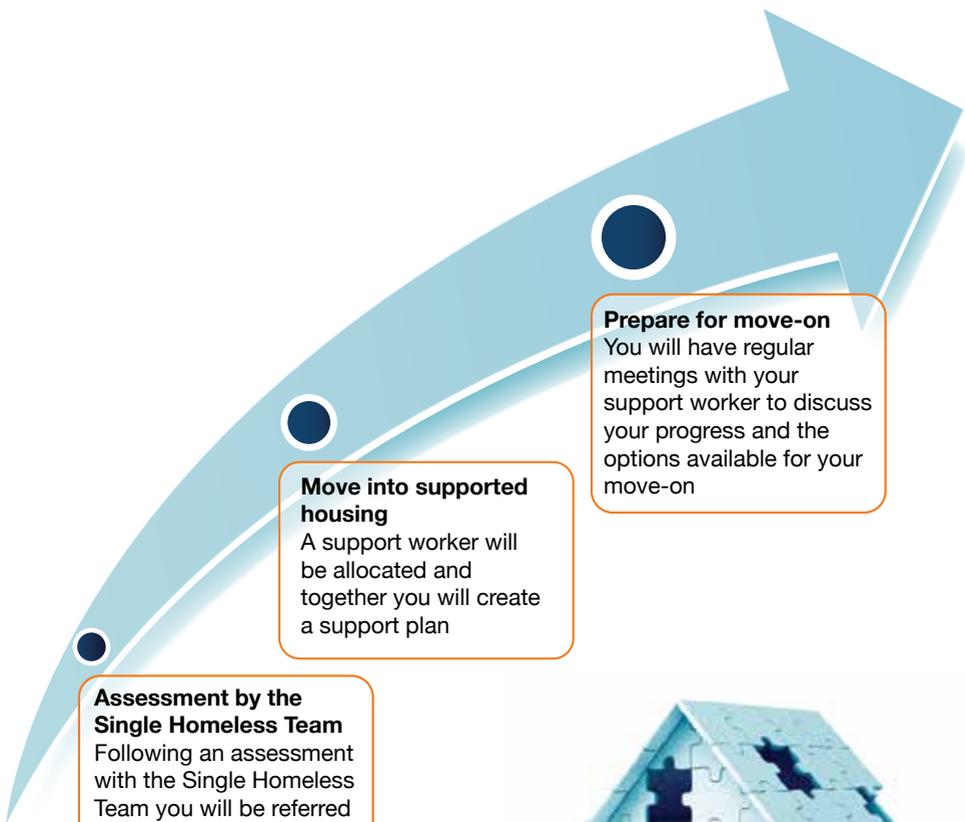


➤ **Factsheet 26.**



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

When you live in supported housing in Kensington and Chelsea, you will have a support plan in place. This is designed to equip you with the skills needed to move-on to independent accommodation. You will have regular meetings with your support worker to discuss your progress in working towards this goal and your move-on options will be explained to you from the outset.



## What are my move-on options?

There is a severe shortage of social housing properties (Council and housing association) available in Kensington and Chelsea. The Single Homeless Team has created two schemes to help people to move-on into the private rented sector.

This factsheet explains the options that are available.

## What is the private rented sector?

Living in the private rented sector means that you live in a home that is owned by a private landlord. The landlord could be an individual or a company. Sometimes, the owner employs a management company or estate agent to manage and let out a property.

## How can the Council help me to move into the private rented sector?

The Council has two schemes available to people ready for move-on:

- Rent Deposit Financial Assistance
- Supported into Work and Housing Scheme



# Rent Deposit Financial Assistance

Rent Deposit Financial Assistance is the most flexible scheme that the Council offers.

You will need to look for accommodation yourself, but your support worker will help you. The Single Homeless Team will expect to receive regular updates on how your search for accommodation is going, to prove that you are exploring every option.

You must not pay any money to a landlord or agent to secure a property, the Single Homeless Team will liaise with the landlord or agent directly. Once we have done the relevant checks on the property and landlord, the Council will pay a deposit and rent in advance. We will not pay agency fees, reservation or holding deposits.

You can request a letter from the Single Homeless Team which you can present to landlords and agents who have suitable properties. This letter explains the scheme and what documents are required before the Council can release any funds.

Any independent searching you do should include other boroughs. Failure to consider properties outside of Kensington and Chelsea will be viewed as a failure to engage with the move-on process.



### You find your own property

- Council will pay one month's rent in advance and one month's deposit. The deposit will be returned to you at the end of your tenancy
- Money paid directly to the landlord or agent
- We do not pay any administration fees

### Must be suitable size and affordable

- Within LHA caps (see p8)
- Single people over 35 years old are automatically entitled to the one bed rate
- If aged between 25-35 years old and have lived in supported housing for at least three months you should also get the one bed rate
- Everyone else is entitled to the shared accommodation rate

### Landlord needs to provide the following

- Gas and electricity certificates
- Tenancy agreement or written undertaking including a tenancy start date within four weeks
- Confirmation the deposit is in a Government scheme



# Supported into Work and Housing Scheme

If you are able to find sustainable work for 16 hours a week or more you may be eligible for the Supported into Work and Housing Scheme.

There are two properties in the borough (a total of 15 rooms) that are designed to provide affordable accommodation to residents who are employed. If accepted into this scheme, you will be given a 12 months' licence agreement. The affordable rent means that you are expected to save money towards your move-on, explore options and prepare to move.

Demand for this scheme is high and there is a waiting list so we cannot guarantee that you will be accepted into the scheme. You must explore all the move-on options available to you.



### To apply you must...

- Have been in continuous paid employment for more than three months
- Be working 16 hours per week or more
- Have no rent arrears

### Preparation for independent accommodation

- Move-on from the Supported in to Work and Housing scheme is likely to be private rented accommodation
- This is not a short cut into social housing
- 12 months' licence
- Lower rent – therefore you will be expected to save
- Minimal support – must be able to manage rent payments, deal with repair issues and liaise with the landlord directly

### At the end of the licence you are expected to move-on

- You will be evicted at the end of your 12 months' licence
- Your progress with move-on will be monitored
- You will be expected to consider all move-on options, especially in the private rented sector
- Non-engagement, rent arrears or antisocial behaviour will result in eviction



# Can I stay in Kensington and Chelsea?

We understand that some clients want to stay in the borough. You are encouraged to do your own research to find out what suitable accommodation is available.

For accommodation to be deemed suitable it must be 'affordable', this means it must fall within the Local Housing Allowance (LHA) caps set by the Government. LHA is the maximum that will be paid in housing benefit.

Here is a link to a Government website where you can search for your entitlement to LHA by postcode and area.

<https://lha-direct.voa.gov.uk/search.aspx>

In our experience, private rented accommodation costs within Kensington and Chelsea and other inner London areas are very high, so you are unlikely to find suitable private rented accommodation in the borough. The organisations that we work with have no choice but to find properties outside of Kensington and Chelsea.

An offer of private rented accommodation that is outside of the borough that meets your needs will be deemed suitable and reasonable.

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## What happens if I refuse to accept any offer of accommodation?

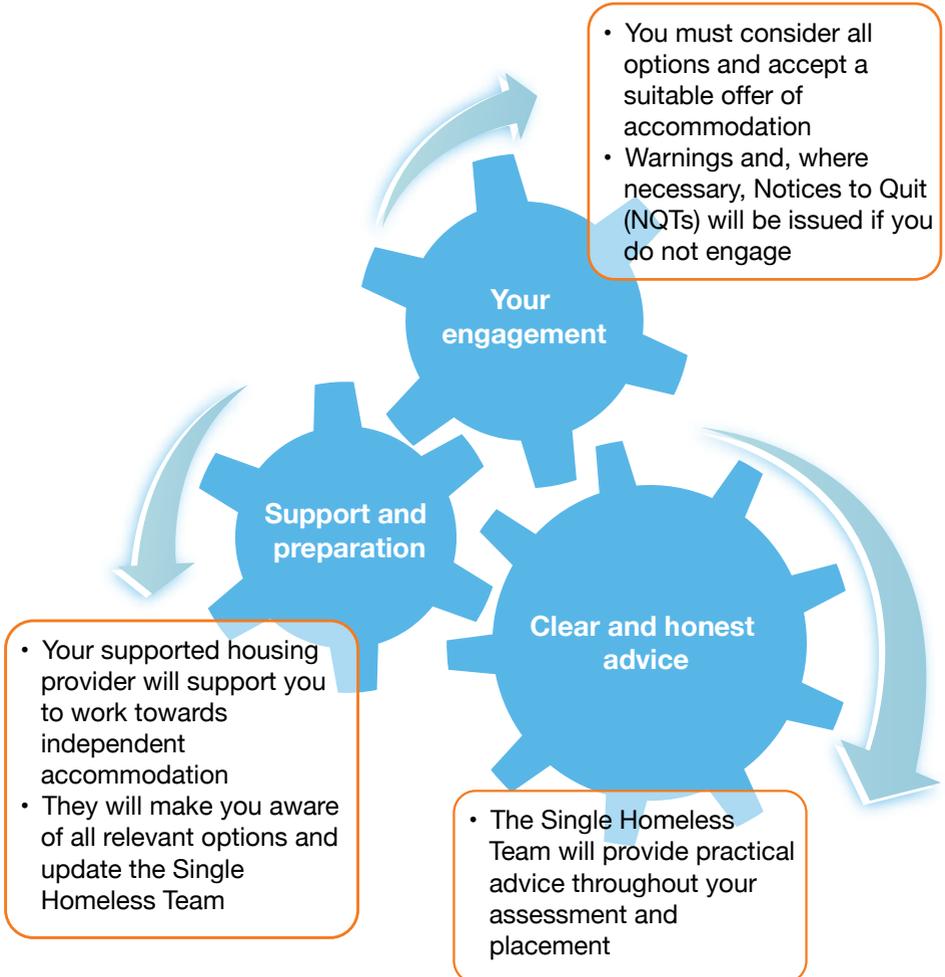
If you refuse a reasonable and suitable offer of accommodation through any of the above schemes, we will end your current supported housing placement.

If this happens, you will need to find your own accommodation to move into, the Council will not be able to help you.



# How to secure positive move-on

The Council, your supported housing provider and you all have a role to play in ensuring your positive move-on.



# What are the next steps?

It is important that you understand the options open to you and the consequences of not cooperating.

You should speak to your support worker to explore your options and consider any suitable offer of accommodation which is made.

If you are offered accommodation through any of the schemes included in this leaflet you are ready to live independently. If the offer is reasonable and suitable for your needs, you must accept it.

You may also call the Single Homeless Team to discuss these options too.



# How to find out more

By phone: Single Homeless Team **020 7341 5184**

By email: **SIT@rbkc.gov.uk**

Website: **www.rbkc.gov.uk**

Information from this document can be made available in alternative formats and in different languages. Please contact Housingline on 020 7361 3008 or email **housing@rbkc.gov.uk**



**www.rbkc.gov.uk**