



Capturing Creativity

CHC One Big Housing Conference
5th October 2017

Overview of the Rooms4u project



- ❖ Funded by the Crisis ‘Help to Rent’ programme
- ❖ The project is aimed at researching & developing shared accommodation for under 35’s affected by the introduction of the shared accommodation rate
- ❖ Partnership project between Newydd Housing, Hafod, Wales & West, United Welsh, Vale of Glamorgan Council and PRS landlords

Identifying the need



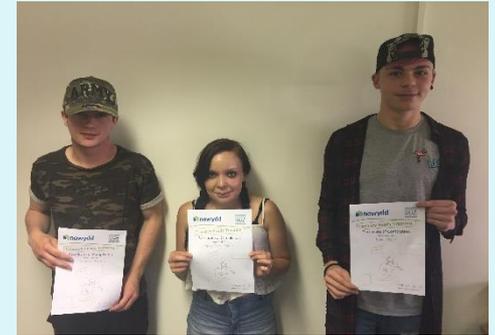
- ❖ In April 2019 the local housing allowance for under 35's is being capped at the shared accommodation rate - currently £53.87p/w in The Vale of Glamorgan
- ❖ An average shortfall of £22 p/w for tenants in a one bed properties come 2019
- ❖ 568 Single Applicants under 35 currently on the waiting list
- ❖ Around 20% of homeless presentations a month are single & under 35
- ❖ Currently no shared accommodation in The Vale of Glamorgan



What have we done so far?



- We've helped 17 young people into shared accommodation
- We've assessed over 60 applicants
- 5 properties converted to shared accommodation
- Trialled 3 types of tenancies
- Identified resources required to manage properties
- Completed good practise visits across the UK
- Currently identifying additional funding



Applicants - what do we expect?



Once a referral is received applicants will:

- Go through a matching interview
- Complete a full needs assessment
- Have a full risk assessment



Specially developed Shared Housing workshops focusing on:

- What is shared accommodation?
- Occupancy/Tenancy agreements
- Rents and service charges
- Acceptable behaviour/ASB
- House rules
- Future Housing options
- How to express an interest in rooms



Here's one we've done already!



Property Type	3 bed maisonette
Number of Rooms	3 doubles
Location	Barry
Tenancy types	Individual Licenses
Rent & Service charges	Rent: £53.86 per week (covered by LHA) Service Charges: £21.50 per week Gas, Electric, water, council tax and fortnightly cleaning
What's included?	White goods Essential kitchen items Carpet throughout Regular Housing Officer visits and Inspections 3 monthly reviews



Case Study



Four months ago, we met Tom, Chloe and Tyler



Tyler described himself as lonely, depressed, suicidal and was drinking daily.

‘I feel great now. I have friends in a stable home where I have warmth, food and I’m not drinking every day. I feel ready to go back to work, and recently had a job interview’.



Tom was verbally aggressive and violent towards his family and drank regularly

‘I’ve changed since moving into the house. I’m more honest, loving and I’m managing my aggression much better. I want to get involved in coaching football now I’m back on track and my relationship with my parents has improved’.



Chloe had quit college, lost her family & friends and was feeling low and angry

‘I have so much more confidence, I’m more sociable and I’m so happy that I have made great friendships. I’m ready to go back to college, and have been applying for lots of jobs’.

‘We feel like a family’

Time to prepare



- ❖ You've still got time to prepare!
- ❖ Identify tenants who will be affected in April 2019 - engage with them now. Don't leave it too late!
- ❖ Think about your allocations to Under 35's - what can you do to safeguard them?
- ❖ Visit organisations running shared housing schemes - What were the challenges? How did they overcome them? What model will work best for you and your tenants?
- ❖ Run a pilot! What better way to learn than doing it yourself!
- ❖ Brush up on your knowledge! It's a minefield, but a fascinating one!
- ❖ Don't be afraid to try it, change it and make it work

The Big Question: Is it good enough to just say 'We just won't house under 35's?'



Any Questions?

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