

OFFERING YOUR PROPERTY TO AFGHAN REFUGEES

INFORMATION SHEET FOR LANDLORDS

THANK YOU for enquiring about renting your property to an Afghan family! Affordable accommodation is a critical first stage in enabling Afghan refugee families to rebuild their lives in Brighton and Hove.

Sanctuary on Sea is a local charity dedicated to fostering a culture of welcome in the City. We are currently working closely with Brighton & Hove City Council to identify suitable accommodation for Afghan refugees.

Please don't hesitate to get in touch if you have any questions or would like to discuss this further.

What kind of property do we need?

Any self-contained housing between Portslade in the West, Saltdean in the East and Patcham in the North. You will have a direct tenancy with the refugee family as would be the case with any other tenant.

How long should the tenancy be for?

We want to offer refugees a stable start to their lives in the UK, especially if they have children who will go to local schools and colleges. So, we are looking for properties that are available for at least two years and hopefully longer. We can start with a one-year tenancy agreement as a minimum but we very much hope that you will be prepared to renew this.

What is an affordable rent?

Ideally, we need housing that falls within the local housing allowance (LHA) as this is the most sustainable way of housing people who are likely to be reliant on universal credit until they can get a job.

However, under the current circumstances, the council is open to negotiation on a case by case basis if rents are higher than the LHA rates. There is funding available to top up rents in some circumstances.

Current LHA rates:

Category	Weekly Rates	Calendar Month
One bed	£184.11	£800
Two bed	£230.14	£1000
Three bed	£276.16	£1200
Four bed	£390.08	£1700

How will rent be paid?

You will receive rent directly, paid into your account by Universal Credit. This can help at the start as new arrivals get used to life in the UK. However, in the long run our aim is for your tenants to become independent and pay their own rent either from their benefits payments or their earnings when they are in employment. Some tenancies will require an additional payment to be made to landlords by the council.

What other help will you receive?

It is a complete free letting service.

- ✓ Free Inventory
- ✓ Tenancy Agreement & How to rent booklet
- ✓ Deposit & Rent in advance covered
- ✓ Ongoing Advice & Support
- ✓ Advice & Support with Safety Certificates & right to rent checks

Day to day maintenance and management of the property will remain your responsibility as it would be with other tenants.

What help will tenants receive?

The Afghan refugees now in the UK are entitled to the same range of benefits and services as any other citizen of the UK. They will need some additional help so we have put together a large group of specialist local organisations who stand ready to support the families when they arrive here and help them to settle in the City. As part of that help, we can act as a liaison between you and your new tenants to ensure that process goes smoothly.

Who will you deal with?

We are here to make this process as easy as possible so you can contact Paul Hutchings on paul@refugeesupport.eu or 07768 815472 any time. You will also receive the details of a named person in the council who is working on the refugee programme and can respond to any problems that may arise.
