



Welcome!



NEW FOREST
HOMES FOR
UKRAINE

Life after hosting Housing options for guests

Gates Hall, Lymington Centre – 23rd August

<https://www.newforesthomesforukraine.co.uk>



Outline



NEW FOREST
HOMES FOR
UKRAINE

- Introduction – Rebecca Gabzdyl
- Housing options – Richard Knott – New Forest District Council
- Actions and information – Rebecca Gabzdyl
- Citizens Advice – Jerry Weber
- Close

- Tetiana Lymar - interpreter



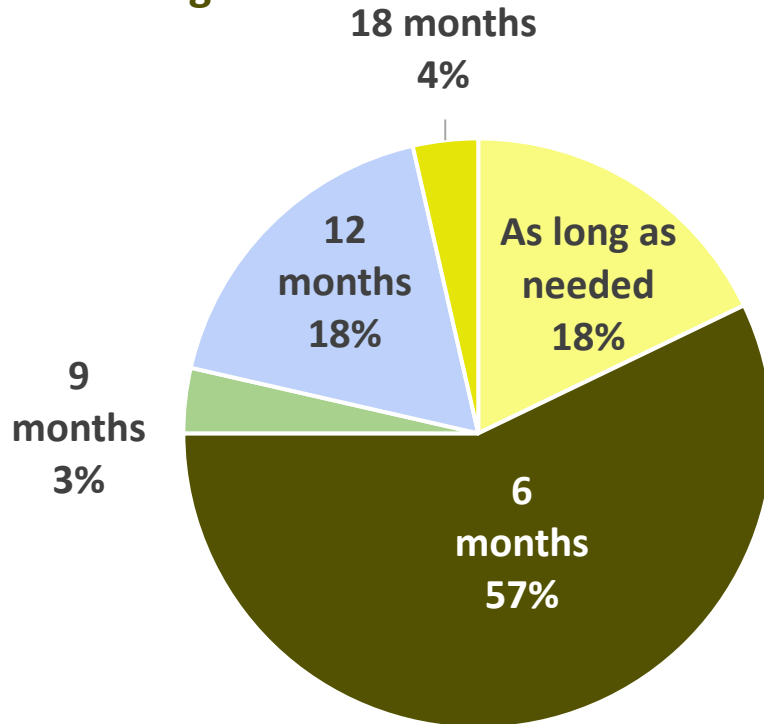
Hosting



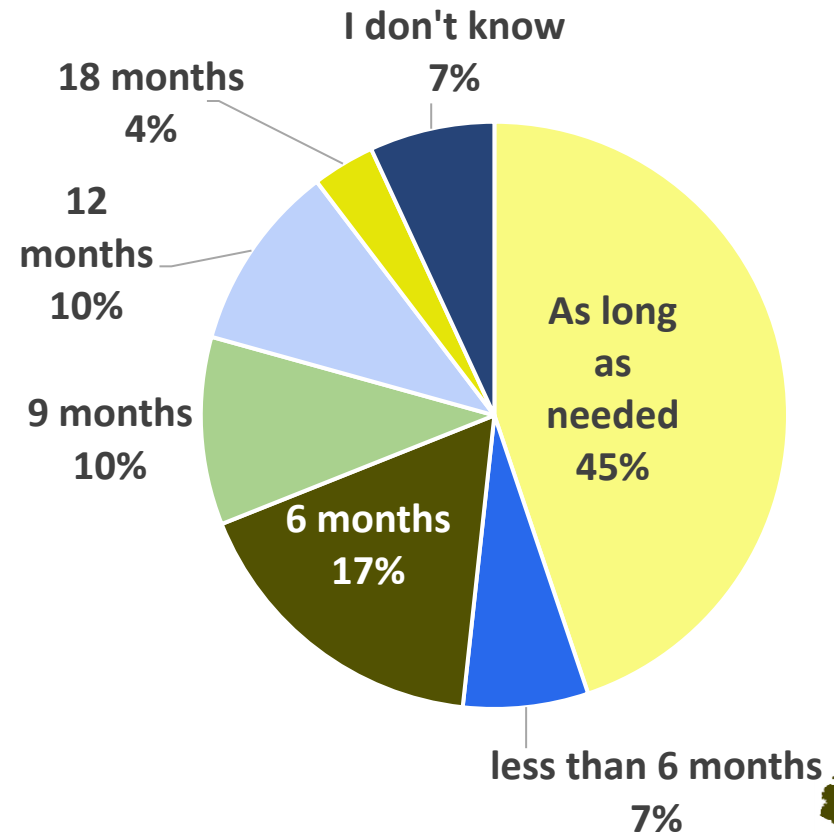
**NEW FOREST
HOMES FOR
UKRAINE**

- Homes for Ukraine = largest hosting programme ever run in Britain
- Sponsors committed to hosting for a minimum 6 months
- Hosts and guests discussion to remove uncertainty

Hosts Original Intention



Hosts Current Thinking



Hosting



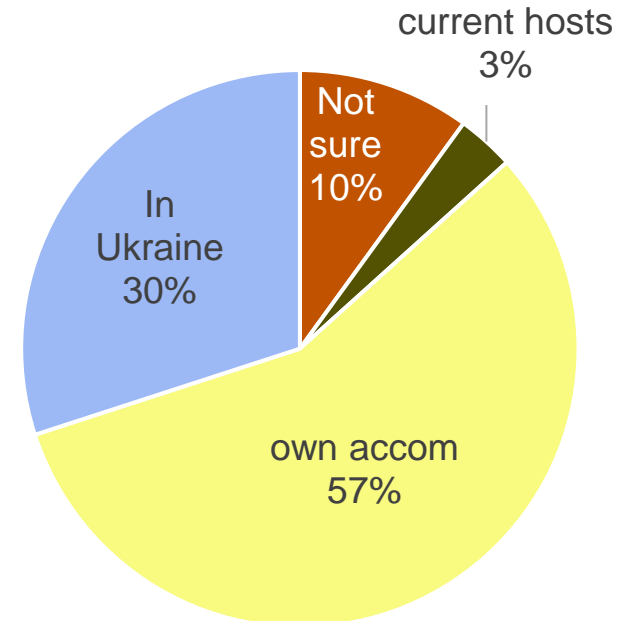
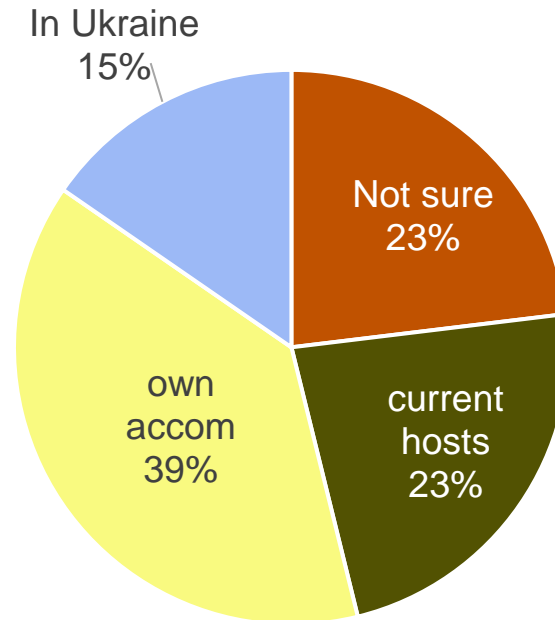
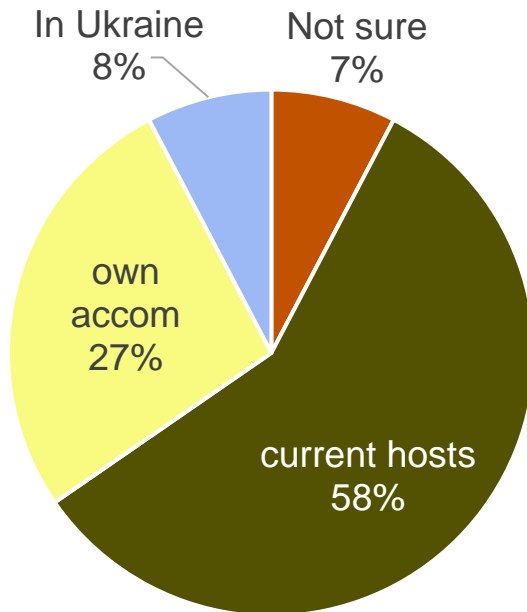
NEW FOREST
HOMES FOR
UKRAINE

- Homes for Ukraine = largest hosting programme ever run in Britain
- Sponsors committed to hosting for a minimum 6 months
- Hosts and guests discussion to remove uncertainty

After 6 months

12 months

2 years



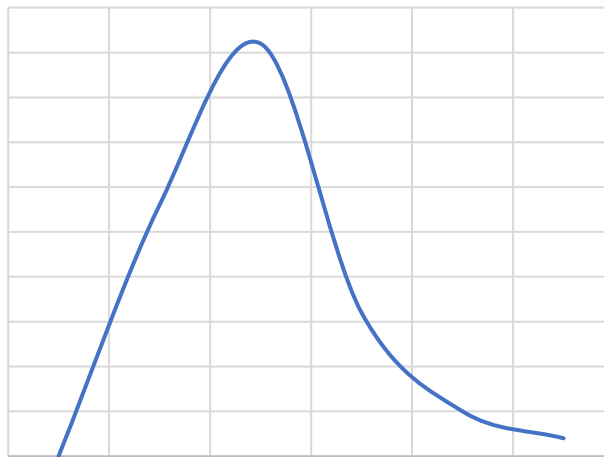
Managing the Peak



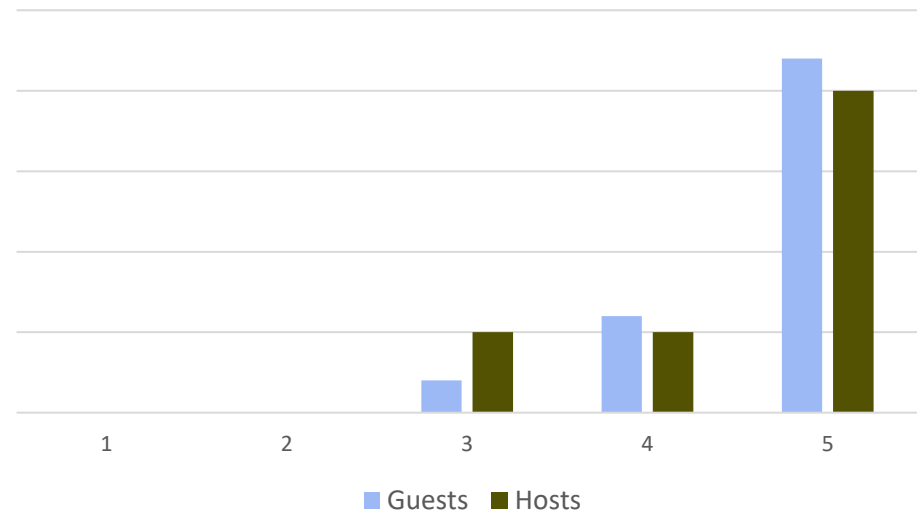
NEW FOREST
HOMES FOR
UKRAINE

If all sponsors hosted for 6 months housing demand would look like this

Guest arrivals



Relationship Overall



березень 2022
Квітень 2022
Травень 2022
Червень 2022
Липень 2022
Серпень 2022



Setting the Scene



NEW FOREST
HOMES FOR
UKRAINE

- NFHU founded March 2022
 - matching
 - support
- For some 6 months is already approaching
- Important to understand local housing options
 - Housing in short supply
 - High demand, so expensive
- New Forest District Council Housing Team
 - Richard Knott
 - Szaphiel Anrazeal





Homes For Ukraine Scheme

Richard Knott

**Service Manager – Housing Options, Rents, Support and
Private Sector Housing**

Szaphiel Anrazeal

Lead Officer for Homes for Ukraine Scheme

Homes for Ukraine Scheme

- **Current Numbers in the New Forest**

- Visa Applications - 186 Sponsors, 407 guests
- Arrivals – 292 guests (which are 126 families) matched with Sponsors
- This breaks down as:
 - 35 households of one person
 - 52 households of two individuals
 - 18 households of 3 individuals
 - 12 households of 4 individuals
 - 4 households of 5 individuals
 - 4 households of 6 individuals

- **Emerging Homelessness situation**

- Legislation changed to provide eligibility for Ukrainian guests to receive housing support
- 1 family entered UK on friends and family scheme accommodated in Temporary Accommodation
- 2 families entered UK on Homes for Ukraine scheme accommodated in Temporary Accommodation
- Homeless Triage team starting to receive approaches from sponsors
- 3 rematches to new hosts carried out in the New Forest and 2 rematches out of area
- 2 moved out from hosts and moved to unknown locations
- One family returned to Ukraine
- Homelessness service facing significant demand
- Numbers in emergency accommodation significantly high

What Next? The reality...

- There is no ready made solution to move on Ukrainian guests from hosts
- We will need guests, where possible, to continue to stay with their hosts up to 12 months
- Immediate, or unplanned, homelessness will result in a placement in Emergency Accommodation – likely to be away from current location
- Social Housing is in high demand and low supply
- The Private Rented Sector in the New Forest is very expensive, and in high demand, compared with other areas
- Only 18 rented properties under £1,400 per month on the Rightmove property website on 20/08
 - 7 - 1bed
 - 7 - 2 bed
 - 4 - 3 bed
- Guests may have to move areas to find cheaper accommodation

Private Sector Housing Rents - Weekly

Number of Bedrooms	Local Housing Allowance Rate (Maximum payable by benefits)	Private rent examples average rent (05 July 2022 – New Forest)	Difference in weekly rent – tenant to pay from income
Shared	£76.50		
1	£137.74	£169.32	£31.58
2	£174.90	£238.02	£64.12
3	£218.63	£303.30	£84.67
4	£287.67	£402.20	£114.53
5	£287.67	£715.00	£427.33

Sharing bedrooms

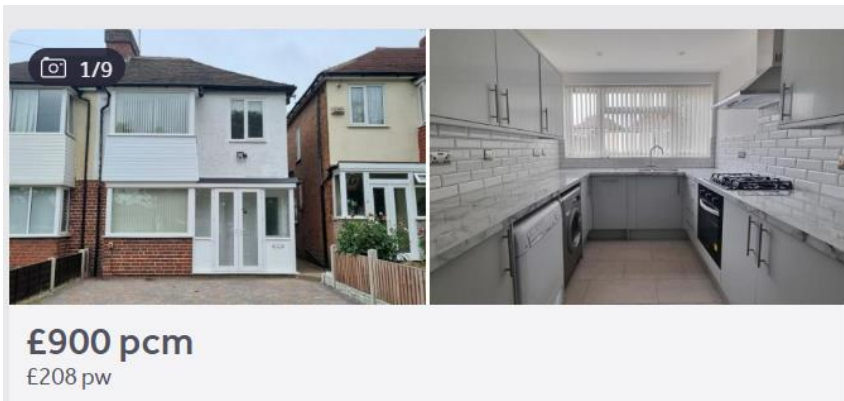
The following are expected to share a bedroom:

- an adult couple
- 2 children under 16 of the same sex
- 2 children under 10 (regardless of sex)

The following can have their own bedroom:

- a single adult (16 or over)
- a child that would normally share but shared bedrooms are already taken, for example you have 3 children and 2 already share
- a couple or children who cannot share because of a disability or medical condition
- an overnight carer for you, your partner, your child or another adult -this is only if the carer does not live with you but sometimes has to stay overnight

Private Sector Housing Rents



1/9

£900 pcm
£208 pw

This listing features two images: an exterior view of a two-story white and brick townhouse with a front garden, and an interior view of a modern kitchen with white subway tiles, grey cabinetry, and a central island.

Birmingham

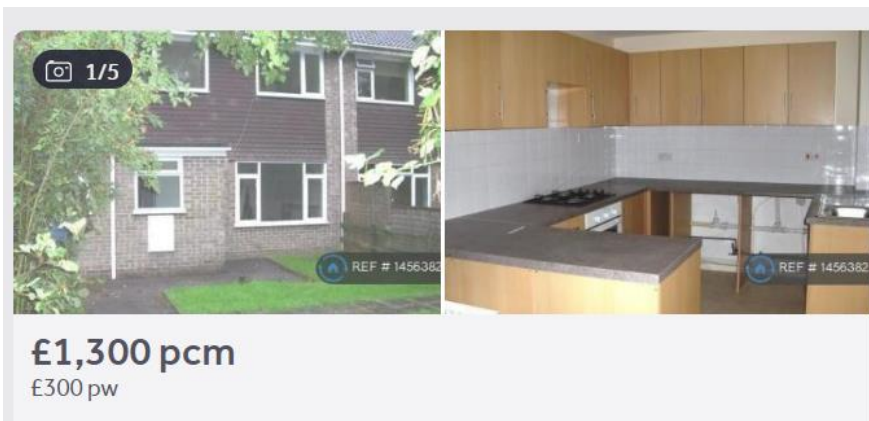


1/10

£1,200 pcm
£277 pw

This listing features two images: an exterior view of a two-story red brick house with a front porch, and an interior view of a living room with a fireplace, a television, and a sofa.

Southampton



1/5

£1,300 pcm
£300 pw

REF # 1456382

REF # 1456382

This listing features two images: an exterior view of a two-story dark brown brick house with a front garden, and an interior view of a kitchen with light wood cabinetry and a grey countertop.

Lymington, New Forest



1/13

£925 pcm
£213 pw

PREMIUM LISTING

This listing features a large exterior image of a two-story brick house with a red door and a garden, and three smaller inset images showing the interior: a staircase, a living area, and a kitchen.

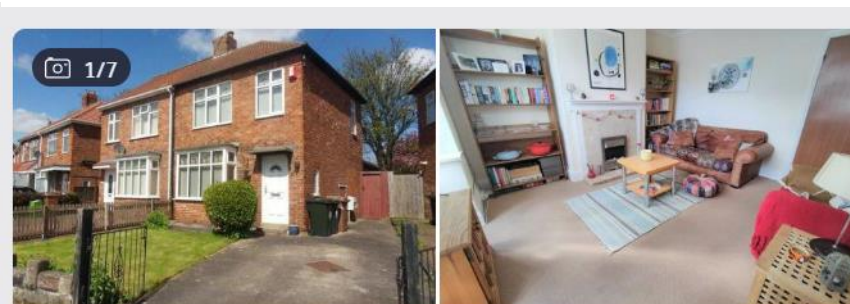
Stockport

Private Sector Housing Rents



1/11
£675 pcm
£156 pw

Durham



1/7
£795 pcm
£183 pw

Newcastle Upon Tyne



Austerberry
1/9
£600 pcm
£138 pw

Stoke on Trent

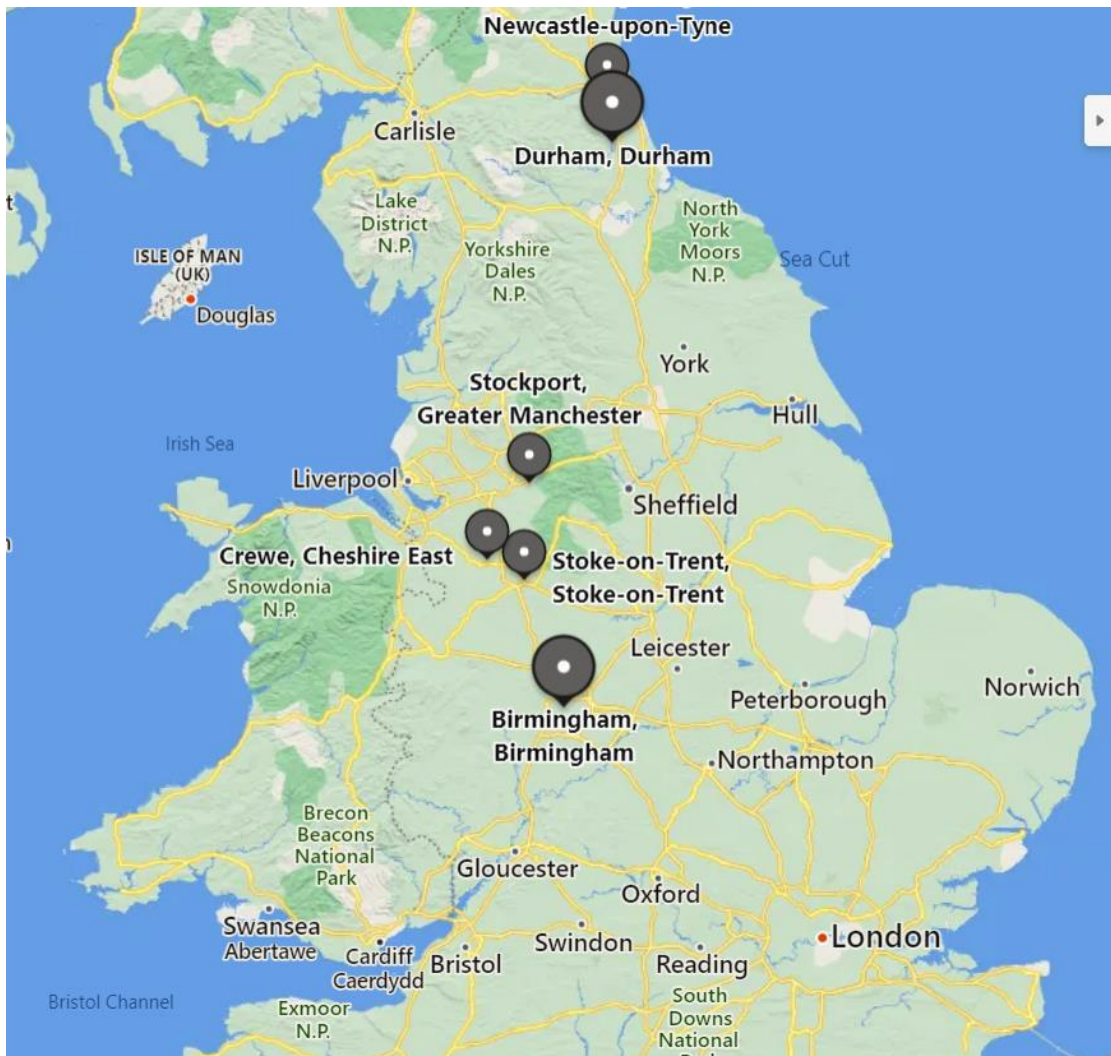


1/10
£895 pcm
£207 pw

BUILT FOR
RENTERS

Crewe, Cheshire

Private Sector Housing Rents



Social Housing

Housing Register

Bedroom need	Count of Applicants	%
1 bedroom	626	43.8
2 bedroom	465	32.5
3 bedroom	263	18.4
4 or more bedrooms	74	5.2
Grand Total	1,428	



Lettings

Bedroom need	Count of Applicants	%
1 bedroom	29	50.1
2 bedroom	15	26.3
3 bedroom	11	19.3
4 or more bedrooms	2	3.5
Grand Total	57	

Social Housing

Average time to be allocated a New Forest District Council Property

Bedroom Need	Average Allocation time (Years)
1	1.4
2	2.2
3	3.2
4	2.6
Grand Total	2.1

What Next? Options...

Accommodation
with Current Host

Months

6

Stay with
current host

Move to new
host

Secure Private rented
accommodation in
the New Forest
District

Secure Private rented
accommodation
elsewhere in the
Country

Return home
to Ukraine

12

Stay with
current host
without host
payments

Secure Private rented
accommodation in
the New Forest
District

Secure Private rented
accommodation in
elsewhere in the
Country

Return home
to Ukraine

What Next? The options...

- NFDC has a lead Officer to manage our Homes for Ukraine Scheme response
- A full time support worker starts on 3rd October
- Excellent links with very proactive voluntary agencies
- Financial assistance available to secure private rented properties in any area
 - Deposit
 - 3 months rent in advance
 - Potential for some short term rent top up payments
- Need to start planning now
- Find an area to settle to improve prospects
- Need to start searching for properties, building relationships with letting agents
- Secure employment to increase affordability and improve prospects
- Talk to us about any problems

Useful websites

Where to find properties to rent

- <https://www.rightmove.co.uk>
- <https://www.zoopla.co.uk>
- <https://www.openrent.co.uk>
- <https://www.onthemarket.com>
- <https://www.viespace.co.uk>
- <https://www.spareroom.co.uk>

How much benefit may you be entitled to?

- Calculate how many bedrooms you are eligible for : DirectGov-LHA Rates (voa.gov.uk)
- <https://benefits-calculator.turn2us.org.uk>
- <https://www.entitledto.co.uk>
- How your housing element is worked out -Shelter England

The council can assist with referrals to charities for essential furniture and equipment

Contact Us

ukrainesupport@nfdc.gov.uk

Lead Ukraine Officer-Szaphiel

02380 285 252

Move to Independence



NEW FOREST
HOMES FOR
UKRAINE

Barriers to housing

- Work
 - Local housing is expensive
 - Limited benefits
 - Avoid zero hours contracts if you can = No guaranteed regular income
- Knowledge of UK systems
 - Benefits
 - How to rent in the UK
- Credit history
 - Renting upfront payments
 - Need for guarantors
- Language
 - Negotiating with landlords
 - Understanding tenancy agreements



Employability



NEW FOREST
HOMES FOR
UKRAINE

Working is key to renting

- Job Workshops 5th and 6th September
 - CV help and interview practice
 - <https://www.newforesthomesforukraine.co.uk/employment>



- National Careers Service
 - CV help
 - Careers advice
 - <https://nationalcareers.service.gov.uk/>



How to Rent



NEW FOREST
HOMES FOR
UKRAINE

- UK Governments Guide's to Renting in England



Як винаймати житло в оренду

Довідник по оренді в Англії



Для «чайників»



Tips for Credit Rating



NEW FOREST
HOMES FOR
UKRAINE

- Try not to change address frequently
- Open a 'high street' basic bank account
 - overdraft unlikely until you have been here 1 year
 - Banks have overdraft eligibility checkers
- Don't close *existing* accounts – give age to your credit history
- Mobile phone contract - keep up with monthly payments



Once those are done and you've been in the UK 3 – 6 months...

- **Do not apply for a credit card until is likely to be approved**
 - Free credit history services show the credit cards that available to you (a soft search that doesn't negatively impact your credit rating)
 - <https://www.moneysupermarket.com/credit-cards/>
- Having a credit card improves your credit rating (only use 25% of limit)
- A loan also improves your rating if you keep up with repayments
- Pay bills by direct debit so you don't accidentally miss payments
- Credit score booster – some banks offer this (lots of direct debits)
- <https://www.moneysupermarket.com/news/how-to-improve-your-credit-score-quickly>
- [Opora Credit history guide](#)

So...



NEW FOREST
HOMES FOR
UKRAINE

Be prepared to act fast – rental properties go quickly

Be realistic in what you can afford

Be open-minded to a new, cheaper area or sharing a property?

Plan ahead and prepare

Open discussion between hosts and guests about the future

You can contact NFDC by email

ukrainesupport@NFDC.GOV.UK

You can check how much Housing Allowance you could get here

<https://www.entitledto.co.uk> OR <https://benefits-calculator.turn2us.org.uk>



Citizens Advice New Forest

*A local charity helping New Forest residents
move forward with their problems*



New Forest



What does Citizens Advice do?



Citizens Advice provides independent, impartial, free and confidential information and advice to **help people overcome the problems they face** such as benefits, debt, employment, housing, relationships and immigration



We identify trends and use these to launch campaigns to **improve the policies and practices** that affect peoples' lives



At Citizens Advice New Forest we also have **specialist services** such as debt advice, ill-health benefits and employment advice



Citizens Advice New Forest has over 70 **trained volunteers** and 20 part time staff who provide an advice service to over 7,000 people each year across the New Forest . We predominantly offer advice over the phone, by email, web-chat and through our outreach work e.g. Food Larders

Where we operate .

We operate our Advice Hub (at Lymington Town Hall) and at 4 office Venues across the forest. In Totton, Hythe, New Milton and Ringwood

Our New Forest Advice Line operates 10am- 4pm Mondays – Friday
0808 278 7860

We have also have an email service on our website newforestcab.org.uk



What we do

We help people with a range of problems including issues with housing, debt, benefits, employment, relationships and consumer rights.

Increasingly people have more than one issue they need help with and it is important we maintain a face to face service to deal with complex issues.

We have 70 volunteers who give their time to help those in need.

Our services are **free** to all, they are **confidential** and **impartial**.



Supporting Visitors from Ukraine

We want to make sure that you feel welcome to come and talk to us.

We have a translator working with us on a part time and she can help us to understand the problems you need help with .

You can drop in and talk to us , ring in or email us and we will do our best to help you .

Visit our website for full details
www.newforestcab.org.uk

