

Homes for Ukraine

**Information for guests:
your current housing
options**

Your Current Housing Options

Rent from a private landlord

Stay with your sponsor

Find a new sponsor

The UK is facing a housing crisis due to a shortage of homes to rent or buy, as well as increasing rents and expensive house prices. There is more demand for homes than there is supply.

This leaflet provides information to help you choose the right housing option for you.

It also outlines the support available to help you find a new home in the private rented sector that meets your needs. See page 5 for details of our Find Your Own Scheme which offers practical support and financial help if you need it.

Additionally, there is information on page 6 on the Council's partnership with a social enterprise called Beam which helps people find jobs and move into homes in the private rented sector.

You will find information about staying with your current sponsor or finding a new one on page 7.

Renting a home

- **Move in with friends and/or family by renting a flat together and sharing the costs**

If you are single, under 35, have no children and are claiming [Universal Credit](#) benefit because you have no income or a low income, you will only get a certain amount of money towards your rent. This is called the 'shared accommodation rate.'

It can make it harder to rent a whole property. You will probably have to look for a room to rent in a shared house or a bedsit somewhere you can afford. [Spare Room](#) is a website people use to find rooms. Other websites can be found online.

- **Rent from a private landlord in Enfield or in another London borough**

This means that a Private Rented Sector landlord leases their property to you for a period in return for rent.

You must pay an agreed amount each month/week to live there.

One estate agent estimates that a 2-bed property in Enfield can cost an average of £1,500 per month.

If you have no income or low pay [you may be able to receive support with your rent by claiming Universal Credit \(housing element\) or Housing Benefit](#).

- **Renting in London**

- You can check the [London Rents Map](#) to find out what you can rent for your budget.
- It is common in the UK for children to use public transport (such as a bus) to get to school. If you move outside of Enfield, depending on the distance, your children can still attend their Enfield school if you want them to.
- **If you decide to rent in London, it is unlikely all of your rent will be covered by the benefit you get.**

This means you will need to fund the gap.

For more information see the next page.

The benefit cap

The benefit cap is a limit on the total amount of benefit you can get. It applies to most people aged 16 or over.

In London, the cap per week is: £442.31 for families – and £296.35 for single people.

*The cap does not apply if: you are in receipt of disability benefits; in work for at least 16 hours (if you are single); 24 hours (if you are part of a couple); or of pensionable age.

Use the [GOV.UK Benefits calculator](https://www.gov.uk/benefit-calculator) to check what you could be entitled to - and visit <https://www.gov.uk/benefit-cap> for more information.

The Council's [Welfare Advice & Debt Support Team](#) can provide further help.

The maximum amount of benefit that an eligible household receives towards the rent is known as [Local Housing Allowance \(LHA\)](#).

LHA rates depend on how many people are in your household and where your property is located. Search for LHA rates in London and across the country at: lha-direct.voa.gov.uk/.

If you're getting Universal Credit or Housing Benefit, but are still struggling to pay rent, you may qualify for a [Discretionary Housing Payment](#).

Cost of living support

Visit: enfield.gov.uk/helpingyou if you have money worries as a result of rising living costs and are struggling to afford the essentials such as food and rent or need support of any kind.

Rent from a private landlord outside of London

London is the most expensive place to rent in the UK. If you move outside of London, the rent can be much cheaper – and you have a wider choice of homes.

To find homes to rent privately in Enfield or elsewhere visit:

● Rightmove	● Zoopla
● Open Rent	● Foxtons
● Winkworth	● On the Market

Find Your Own Home Scheme



AN OPPORTUNITY FOR YOU TO FIND SUITABLE, AFFORDABLE PRIVATE RENTED HOUSING.

How do I know if I am eligible?	The benefits for you
You are a guest under the Homes for Ukraine scheme	Opportunity for a fresh start and new home
You have found a property that you like	Flexibility and choice of where you want to live - UK wide
You are in receipt of Housing Benefit or Universal Credit	Training on how to sustain your tenancy, manage your money and secure employment
You need financial help with upfront costs	One month's rent paid in advance and one month's deposit or an incentive paid directly to landlord or agent
The property does not have to be at the Local Housing Allowance (LHA)* rate as long as it is AFFORDABLE for you. *LHA is how much benefit you will get to pay the rent on a home in your chosen area	Practical support to help you secure the home of your choice such as rent negotiation and document checking
The property passes our checks that it is safe, and you can afford to rent it	Aftercare service to help you sustain your tenancy

Q. Do I need to sign up for the scheme?

A. No, you do not have to sign up or register for this scheme. If you meet our eligibility conditions (outlined above) you can find your own home. Do not pay any money or sign any agreements without contacting your support worker first. This is because they can sort out the tenancy agreement on your behalf - and payments such as a deposit or rent in advance.

If you have found a property email: Homesforukraine@enfield.gov.uk and add the words 'Found a Property' to the subject line.

Q. What conditions must a home meet?

A: It must be self-contained or shared; in good condition with up-to-date safety certification; and affordable for you. It also has to be let through a genuine agreement or landlord – not directly related to you.

Q. If I have further questions, who do I contact?

A. Your support worker or the Refugee Support Team. To contact the team, email: Homesforukraine@enfield.gov.uk or call 020 3821 1769.

Enfield Council's partnership with Beam to help you find a job and a new home


Beam is a social enterprise that supports people into jobs and homes.

It does this through its innovative crowdfunding platform and personalised support.


[Crowdfunding](#) is where a group of people raise money online for a cause – in Beam's case, financial support for refugees and other groups experiencing homelessness.

How Beam can help you

1 **STAGE 1: FINDING A JOB**
Funding at no cost to you



Training Travel Laptop Childcare Clothes Equipment

Beam is 100% free for you | Donations come from the public 

2 **STAGE 2: FINDING A HOME**
Funding & caseworker support



Funding	Support
<ul style="list-style-type: none">→ 1st month rent→ Deposit→ Furniture→ Moving van	<ul style="list-style-type: none">→ Beam caseworker→ Property search→ Property paperwork

Beam is 100% free for you | Donations come from the public 

Speak to your Enfield Council support worker for more information or [register your interest with Beam](#).

For information on Beam's work with refugees, visit: beam.org/for-refugees

To continue to live with your current sponsor

If you and your sponsor are happy to continue the sponsorship beyond the initial six-month period, we would encourage this.

Your sponsor will continue to receive payments each month to help offset their costs for a period of up to two years.

If you cannot continue to live with your sponsor, they must give you a reasonable notice period of when they expect you to move out. Government guidance is two months' notice.

If they can accommodate you for longer than two years, you could stay with them as a private tenant who pays rent.

Your sponsor would need to give you an agreement stating the arrangements in place.

Find a new sponsor

We have a small pool of potential sponsors who may be able to provide accommodation.

Alternatively, you can find a sponsor yourself and contact us when you have a match so we can carry out the necessary checks.

If you find a new sponsor or have any questions about your housing options, contact the Refugee Support Team by emailing: Homesforukraine@enfield.gov.uk or calling: 020 3821 1769

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