

A Ukrainian flag, featuring a blue top half and a yellow bottom half, is shown waving on a flagpole against a bright blue sky with scattered white clouds. The flag is positioned on the left side of the frame, extending towards the right. The word "Welcome" is written in a simple black font in the upper right quadrant of the image.

Welcome

# Meet the Team

Karen Dunn – Housing Manager



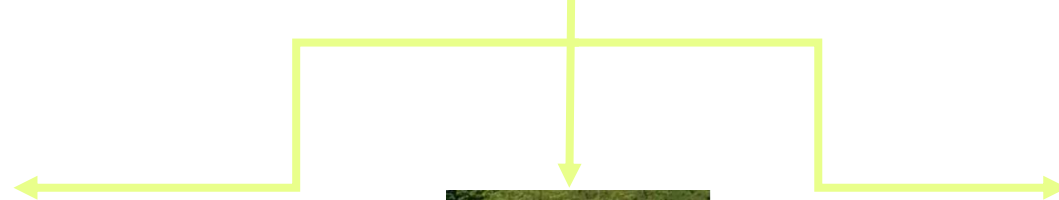
Billy Broad – Housing Officer



Hema Malik – Resettlement Officer



Kim Short – Housing Officer



# Introduction

- You will know how to find a property to rent
- You will know what help we can provide for you
- You will know what to expect from renting a property in Sunderland
- You will know what happens if your 6 months of hosting cannot be extended



# Homes for Ukraine Scheme – Post Sponsorship Guidance

- 4 month check in
- If you are not ready to move into rented accommodation at the end of your sponsorship you should try to find a new host
- You can find a host in another part of the UK



# Private Rents – Key Questions Before You Start

- Is the landlord or letting agent trying to charge any fees?
- How much is the deposit?
- How long do you want the tenancy for?
- What can you afford?
- How will you pay the rent?
- Are you are entitled to Universal Credit?
- Which area you would like to live in and how you are going to look for a rented home?
- Do you have your documents ready?
- Do you have the right to rent property in the UK – legal requirement?
- Will you need a rent guarantee?



# Ways to Rent a Property

1. Direct from the landlord – May be accredited.
2. Through a letting agent – Must be registered with a redress scheme and ask if they are accredited.

- **Assured Shorthold Tenancy** (most common type - contractual agreement, minimum of 6 months)
- House in Multiple Occupation – Licence agreement
  - Live with landlord – Lodging agreement





# Local Housing Allowance Rates (Private Rents)

If you rent privately, how much you get is based on the Local Housing Allowance rules.

The amount you get is based on the number of bedrooms the government says your household requires.

1 bedroom is allowed for:

- An adult couple
- Any other adult (aged 16 and over)
- Any two children of the same sex up to 15 years
- Any two children aged under 10, regardless of what sex they are
- Any other child



Any single claimant under 35 is only entitled to the shared accommodation rate.

This does not apply to Sunderland Council or housing association tenants.

| Help you can get towards rent |         |
|-------------------------------|---------|
| Shared accommodation rate     | £63.50  |
| One bedroom rate              | £89.75  |
| Two bedroom rate              | £100.00 |
| Three bedroom rate            | £113.92 |
| Four bedroom rate             | £143.18 |





# Looking for your new home

- How much is the deposit? Maximum 5 weeks' rent as a deposit
- Is your deposit safe? Your landlord must protect your deposit with a government-backed scheme.
- How much is the rent?
- How is the rent to be paid?
- Permitted Fees vs Banned Fees
- What bills do I have to pay?



# When You Have Found a Place

## **Check:**

- Disrepair?
- Tenancy Agreement
- Inventory
- Meter Readings
- Contact Details



# Key Contacts

Kim Short – [Kimberley.Short@sunderland.gov.uk](mailto:Kimberley.Short@sunderland.gov.uk)

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Tel: 07826 513286

Ukraine Enquiries – [Ukraine.Enquiry@sunderland.gov.uk](mailto:Ukraine.Enquiry@sunderland.gov.uk)

## Out of Hours

If you need to contact the council for any urgent crisis or homelessness, please call 0800 234 6084

