

**Homes For Ukraine  
Policy Team – Harrow Council  
Mira Chauhan**

**16 February 2023**

## Government Policy Update

On 14 December DLUHC (*Department of Levelling up, Housing & Communities*) announced a package of measures designed to ensure the sustainability of the Homes for Ukraine programme over the longer term and to provide certainty to all those who are supporting our guests here in the United Kingdom. These interventions, apart from the Local Authority Housing Fund, will be delivered UK-wide.

- The £350 ‘thank you’ payments, originally in place for twelve months, will be extended to a maximum duration of **two years**. We will also increase the minimum ‘thank you’ payments for hosts from £350 per month to £500 per month, once a guest has been here in the UK for 12 months.

## Harrow Councils Response

- As part of the Homes for Ukraine programme, we are proposing to provide a top-up payment of up to **£250.00** per month to bridge the gap between the LHA rate and the market rate for private rented properties for ALL Homes for Ukraine arrivals (*for a maximum of 12 months*).

**Please note:** the intention for this top-up is to act as a temporary top-up for families until they are able to get into employment

In the event of a guest finding private rented accommodation and requiring assistance in procuring furniture, the Harrow Policy Team will do the following:

1. Provide guests with a list of VCS organisations / charities within Harrow who can provide these items *(hard copies are available today, alternatively we can email you this list)*
2. Policy Team will set-up an internal goods collection amongst Harrow Colleagues. If you require certain furniture, please reach out to Ro-EE Hub who will advise you on what items have been donated and are available. You will be able to pick these items up from Ro-EE Hubs office.

# HOUSING NEEDS

Ukrainian Refugees & Homelessness Approaches

# Ukrainian Refugees & Homelessness Approaches

## SUMMARY

### Summary:

- Host family and sponsorship allocations are starting to come to an end and the question is what is next for most Ukrainian households that have been accommodated under this scheme
- Many households have started to form links in Harrow with their children starting school, individuals gaining local employment and households still reliant on either the host or sponsorship household for day-to-day assistance.
- Harrow Council intentions is to place every household that approaches as homeless into Harrow accommodation, however due to current housing crisis this has become impossible to achieve. Therefore it is very important that households manage expectations as due to house prices and the current market it is very likely that most households will be unable to find accommodation within the area.
- **The main questions are:**
  1. Who do I contact if I am going to be made homeless
  2. What assistance do I get from Harrow Council to either prevent or resolve my homelessness?
  3. What options are available to you?
  4. Homeless Application process
  5. What steps can I take to resolve my own homelessness?
  6. What is affordable?
  7. What can I expect?

# Approaches of Homelessness

Who do I contact if I am going to be homeless?

## If your sponsor/host has asked you to leave:

- You can contact [communitydevelopment@harrow.gov.uk](mailto:communitydevelopment@harrow.gov.uk) and let us know when the sponsor has requested for you to leave
- You can contact the Romanian & Eastern European Hub (Ro-EE Hub) by telephone on **0203 833 1190** or email on [contact@ro-eehub.org.uk](mailto:contact@ro-eehub.org.uk)

## If your part of the family visa scheme and your family has ask you to leave:

- If your family has asked you to leave or your host duration is due to expire then you will need to contact the **Homeless Prevention and Solutions Team**. We have a specialist team who are working with Ukrainian households to assist them when being asked to leave:
  - Specialist Ukrainian Housing Prevention and Solutions Officer by phoning **0208 424 1093 (Option 1)**
  - Complete the housing enquiry web form at [www.harrow.gov.uk/homelessness](http://www.harrow.gov.uk/homelessness)

# Approaches of Homelessness

What assistance do I get from Harrow Council to either prevent or resolve my homelessness?

- The emphasis of finding accommodation is really on you. However, the Homeless Prevention and Solutions Officer can assist you with
  - Affordability calculations of any potential property
  - Advice on how to procure private rented accommodation
  - Financial assistance with a months rent in advance and 5 weeks deposit (dependant on household income)
  - Referrals to support partner organisations (Ro-EE Hub) for translation, employment and assistance with other benefits.

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# Approaches of Homelessness

What options are available to you?

## We can:

- Negotiate with your sponsor, host or family for you to remain in your current accommodation until you are able to find your own accommodation
- Assist with finding you Private Rented Accommodation
- Place you into emergency accommodation (if you are imminently homeless) which is highly likely to be outside of London.
- **What is Emergency Accommodation?**
  - Emergency accommodation is the provision of accommodation for certain households who become homeless. These households include:
    - Households with dependent children under 18
    - Households classed as vulnerable
  - Most singles or couples without children or medical issues will not have access to emergency accommodation and will need to make their own arrangements
- Any emergency accommodation placement will be outside of the area.

# Approaches of Homelessness

## Homeless Application Process

### The process for any homelessness

1. Once the initial homeless approach has been made to the Specialist Ukrainian Housing Prevention and Solutions Officer and you will be required to provide information regarding your current homelessness. The officer will contact you to confirm your homelessness
2. Once this has been established then an online application will be sent to you through email to complete.
3. The officer who will contact you to make further enquires , they will also be your point of contact for any enquires that you may have about the homelessness process
4. The officer role is to support you to either prevent and resolve your homelessness. If you find a home in the private rented sector then contact the officer so that they may be able to assist you in procuring that home. If you become imminently homeless then they will provide an offer of emergency accommodation outside of London.
5. Any applications will also be referred to the Eastern European Hub (Ro-EE) whom will assist with translation and the process of the homelessness application.

# Approaches of Homelessness

## What is affordable?

Every application is assessed on a case-by-case assessment and there are several factors including affordability.

- The Local Housing Allowance is the maximum amount of Universal Credit Housing Element assistance that you may receive to assist you with your rent. It is dependent on the area in which the property is located, the size of the property, the household composition and the amount of income that you receive.
- It may be more affordable to look at houses one short of your bedroom requirement due to different between local housing allowance and market rates. For e.g., If you are 4 bedroom need, it maybe more affordable to look at 3 bedroom accommodation
- Harrow has been awarded some funding to negotiate with landlords to reduce the rent if it is over the LHA rate. However it is really important that you look for accommodation that is affordable.

### Single Room Rate

If you are under 35 single adults with no children you will be restricted to a room rate of **£491.49 per month** therefore it would be unaffordable to procure accommodation such as self-contained houses or flats.

### Benefit Cap

The Benefit Cap is a limit to the total amount in some benefits that working-age people can receive, even if their full entitlement would otherwise be higher. To be exempt from the benefit cap, you must either be:

1. In Employment
2. A household member in receipt of PIP Enhanced Rate or a dependent child in receipt of Disability Living Allowance.

# Approaches of Homelessness

What is affordable?

Harrow LHA	Shared	Studio/1 Bed	2 Bed	3 Bed	4 Bed
Weekly	£113.11	£230.14	£287.67	£356.71	£425.75
Monthly	£491.49	£1,001.01	£1,249.99	£1,549.99	£1,849.99

## Examples of LHA Restrictions

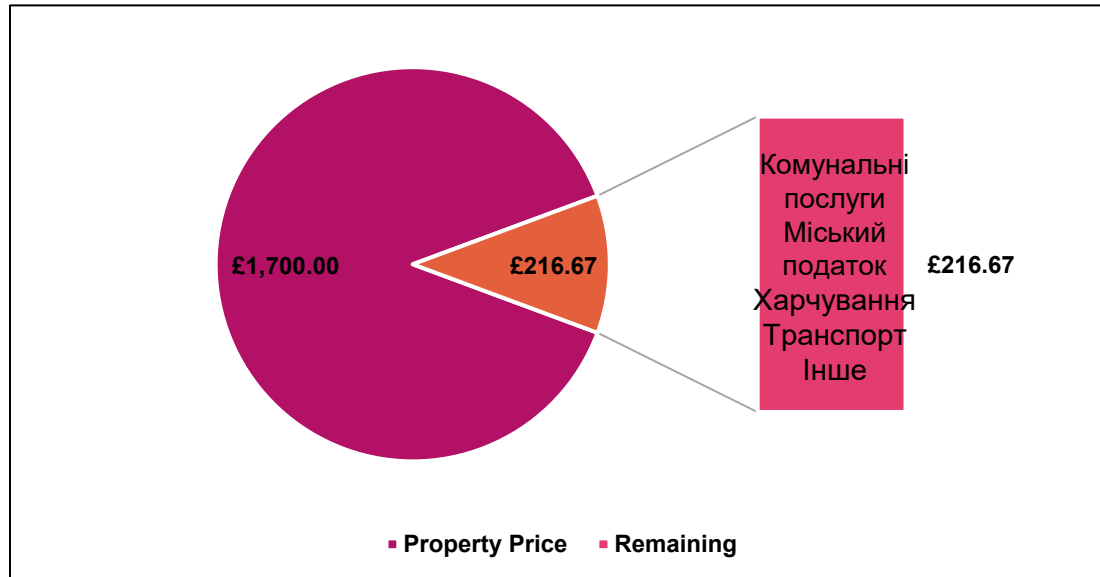
- A household who has a 2 bedroom needs (applicant, partner and 2 dependents less than 10 years old) should be looking at accommodation around £1249/99 per month, we may be able to negotiate with the landlord to reduce the rent if it is £1500 or less. As this household has a 2 bedroom need they should not be looking for accommodation in excess of £1500.00 or looking at 3 or 4 bedroom accommodation as this will not be sustainable.

Benefit Cap	In London (Weekly)	In London (Monthly)	Outside London (Weekly)	Outside London (Monthly)
Single Person	£296.35	£1,284.17	£287.67	£1,116.67
Couple or Family	£442.31	£1,916.67	£384.62	£1,666.67

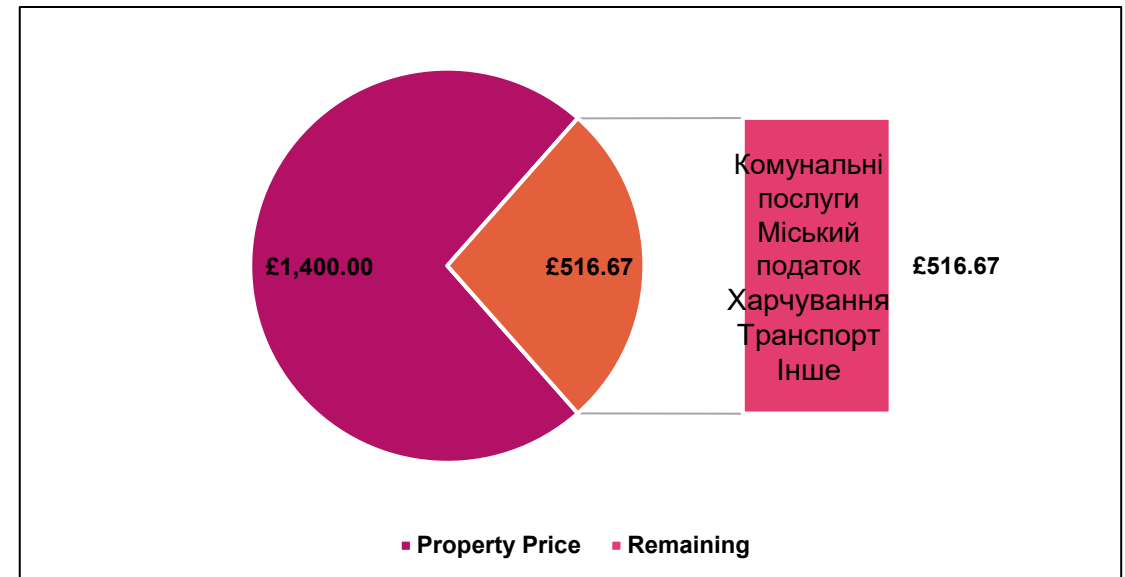
## Examples Benefit Cap

- A household who is not working and has 3 children and currently residing in London will have all their benefits capped at £1916.17 a month, if they are not working or not receiving PIP enhanced or DLA for Children will therefore receive not more than £1916.17. Therefore if they find a 3 bedroom property worth £1700.00, this would be unaffordable as the remaining £216.17 could not be able to support monthly costs for utilities bills, council tax, food, travel and other essentials. Therefore it is important that large households are working otherwise no accommodation in the South East of England would be affordable.

## Недоступне по вартості житло



## Доступне по вартості житло



# Approaches of Homelessness

## Managing Expectations

### Managing Expectations

- Based on the applications and the questions that we have had from households applying as homelessness, although we emphasise with each situation. We are restricted by the current housing crisis, market rent prices and availability. Therefore many households may wish to resided in specific areas these expectations are highly unlikely.

#### LOCATION:

- By widening your area of choice will allow you to move in a timely manner

#### SIZE OF PROPERTY:

- Not requesting larger properties, supply is limited by availability and affordability, so rejecting accommodation due to personal preferences and not the needs of the household will limit the accommodation availability.

#### EMPLOYMENT:

- Having an working income increases what accommodation is available, larger households not working will be benefit capped and this severely restricts any accommodation

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# The Romanian and Eastern European Hub

Adina Maglan  
CEO & Co-Founder

16 February 2023

# Hub's Services

All services are free, and we only work with accredited partners. Our multilingual team speaks Romanian, Ukrainian, Russian.

We are helping Harrow Romanian and Ukrainian residents with:

- Access to welfare benefits
- Access to education
- Access to healthcare, including GP registrations
- Interpreting
- Domestic abuse support and Domestic Abuse Own My Life training in Romanian
- Attending Child in Need and Child Protection conferences and advocacy
- Voter registration
- Census registration
- Homelessness assistance
- Issuing food vouchers
- Donations of food and clothing
- Immigration advice referrals
- Employment support and referrals
- Opening a bank account
- Renewing passports and identity documents



We are the 1<sup>st</sup> of contact for all Ukrainians in Harrow, regardless of their visa type.

Our Ukrainian speaking caseworkers can help you access services and advice.

Specific Housing Support - when contacting us, please confirm whether you wish help to continue living with your sponsor, if you want to be rematched with a new sponsor, or if you wish to live independently and are looking for a property to do so. We can help you with:

- Submitting a housing application
- Translation and interpreting
- Form filling
- Providing timely responses to expedite your requests

**Harrow Ukrainian/Housing & Rematching Enquiries:**  
**Tel: 0203 984 4098 (Yana)**

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# How can you contact us?

Website: <https://ro-eehub.org.uk/>

Email: [contact@ro-eehub.org.uk](mailto:contact@ro-eehub.org.uk)

Romanian/General Enquiries:

Tel: 0204 513 1500

Ukrainian/General Enquiries

Tel: 0203 833 1190 / 0203 833 1188