



The **Benjamin** Foundation

Anchorage

Landlord FAQ's



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GREAT YARMOUTH
BOROUGH COUNCIL

Working in partnership to increase housing options
for young people in the Great Yarmouth area.

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The Benjamin Foundation

The Benjamin Foundation is a local charity which helps people across Norfolk and Suffolk to deal with some of the challenges that life throws at them.

Whether its working to prevent youth homelessness, helping families to build stronger relationships, or providing positive activities for young people with limited opportunities. Our work brings hope, opportunity, stability and independence to the people we support.

For more information about The Benjamin Foundation, please visit www.benjaminfoundation.co.uk

What is Anchorage?

Anchorage is one of The Benjamin Foundation's housing services for young people in Great Yarmouth.

The Benjamin Foundation wants to end youth homelessness and is tackling the problem locally by providing a home and support to over 100 vulnerable young people in Norfolk and Suffolk every night. We give them a stable home and the skills they need so they can leave us and forge an independent life.

Anchorage works the private landlord sector to provide safe and affordable accommodation, and to offer more opportunities to help young people move confidently along their journey to independence.

We are keen to work with more local landlords to enable us to help more young people.

Why work with us?

If you're a local landlord, you can benefit from working with The Benjamin Foundation and Solo Housing in the following ways:

- Guaranteed rent for the period of the lease – irrespective of whether the property is empty or occupied.
- No need to worry about void periods or finding the right tenant.
- Ability to extend the lease if all parties agree
- No need to manage the property – only carry out normal gas and other safety checks.
- Helping to make a real difference to young people's lives.

What does the Anchorage Scheme do?

Anchorage provides safe, supportive accommodation for young people in Great Yarmouth aged between 18–30 years of age via the private rented sector. We support young people with their tenancy, finding work and personal development to move them closer to independence.

For young adults who are ready to move on from other supported accommodation settings, this could be the pathway to securing their own home.

Although our accommodation and focus is in Great Yarmouth primarily at the moment we have aspirations to replicate the Anchorage scheme across the county.

The development of the Anchorage scheme has been made possible thanks to funding from Nationwide Building Society and The Benjamin Foundation's partnership with Solo Housing and Great Yarmouth Borough Council.

What sort of properties are you looking for?

We are looking for properties of all sizes, including:

- Houses of Multiple Occupancy (HMO).
- Flats.
- Smaller properties.

The Benjamin Foundation will work in accordance with local authority amenity standards and in line with recommended fire precautions in rented accommodation standards, this determines room size, kitchen size and toilet ratio.



"I genuinely don't think I'd be here without Anchorage. They've helped so much and genuinely care for the people under their care and in their homes."

What role does The Benjamin Foundation take?

The Benjamin Foundation undertakes the Housing Management role with all properties in the Anchorage scheme. We will guarantee your rent payments, (£60 per room per week), whether the room is filled or vacant. The Benjamin Foundation will also cover the cost of any HMO license needed.

We manage and receive all referrals, undertake assessments and checks before carefully 'matching' a tenant within a chosen property and we provide regular weekly support to all tenants, focusing on development of their independent living skills. Housing Management & Support Workers visit the property to undertake weekly fire checks, carry out room inspections and ensure the property is being well-maintained.

The Benjamin Foundation also pays all utility bills for the property, including electric/gas, water, council tax (excludes WiFi).



The Benjamin Foundation will finance and arrange annual fire risk assessments and install any required fire safety equipment and alarms. We also take responsibility for all minor repairs and replace any worn/damaged items.

We also have access to our own furniture stores in Norwich, Dereham and Holt for good quality, new and second-hand furniture and are able to fit out properties with fixtures and fittings as required.

What part does Solo Housing play?

The Benjamin Foundation and Solo Housing, two well-established, local charities, have joined forces to tackle some of the barriers to affordable housing in the town and are now working together to support young people, who may not have had the best start in life, to take their next steps to independence in the private rental sector.

- Solo Housing as the Registered Provider will act as the landlord to the tenants.
- The Benjamin Foundation will act as the Managing Agent of each property and will provide support (primarily housing management) for each tenant.
- Solo Housing will carry out initial and annual property inspections.
- The Benjamin Foundation will issue tenants with Solo Housing Licence Agreements.

What involvement does Great Yarmouth Borough Council have?

Great Yarmouth Borough Council is working in partnership with The Benjamin Foundation and Solo Housing to support the Anchorage scheme in order to increase good quality housing options available for local young people.

As a Landlord, what's in it for me?

The Benjamin Foundation are able to provide you with peace of mind in terms of guaranteeing rent payments and paying utility bills.

We carefully match tenants to the properties and undertake and organise all household checks and day-to-day maintenance and repairs, meaning you don't have to.

As a landlord you are putting something back into your local community, helping to give young people a stable, safe and supportive place to stay with the aim being that they achieve successful, independent lives.



“When I was made homeless at the age of 18, Anchorage found me a place to live and helped me sort out everything I needed to manage to a place by myself.



They have continued to support me to this day and have never once given up hope or refused to help me when I ask for it.”



What am I responsible for as a Landlord?

As the private landlord/home owner you maintain responsibility for the:



- Mortgage.
- Buildings Insurance. You are responsible for informing your Insurer of the use of building and tenants within.
- EPC certificate.
- Any major repair work needed (to the fabric of the building).
- Annual gas boiler and electric checks (although The Benjamin Foundation can help arrange these and oversee any visits).
- Asbestos report.
- Electrical Installation Certificate.
- Planning Application fee (if applicable).

Where do the tenants come from?

Young people can self-refer to the Anchorage scheme, or be referred via education providers or the local council.

They may be in need of a secure place to stay due to family or relationship breakdown, homelessness or financial insecurity. We do not accept high or specialist need young people onto the scheme.

Most houses are mixed, but dependent on matching some may be all-male or all-female.

How long do tenants usually stay?

Young people are encouraged to stay for up to two years, or until they are ready to move on to their next step towards independence.



What happens if a tenant doesn't pay their rent?

All young people sign a License to Occupy. They are supported by The Benjamin Foundation to claim relevant benefits or budget in order to prioritise their rent payments.

If rent payments are late, a warning procedure may commence and could result in the young person losing their tenancy if they do not engage with the advice offered.

Landlord's payments are not affected.



What happens if a neighbour complains?

Due to The Benjamin Foundation Housing Management & Support Workers visiting properties regularly, we tend to build up excellent relationships with local neighbours and can provide contact details of who to contact if there are any problems, which is reassuring.

The young people have 24 hour phone access to a neighbouring accommodation service if any problems arise out of hours. Although very rare, we also have facility to call-out a local security company to undertake checks during anti-social hours if required.



Who is responsible for damaged or broken items of furniture?

The Benjamin Foundation will fund and replace any broken or damaged furniture in the property due to tenant damage.

This sounds great! How do I find out more?

If you're a Landlord and you would like to work with us to help local young people to take their next steps to independence, please get in touch with Pip Yaxley, Multi-Service Manager at The Benjamin Foundation:.

T: 01603 886930

E: pip.yaxley@benjaminfoundation.co.uk or
gail.hodds@benjaminfoundation.co.uk



We will then arrange a viewing of the property and liaise with you about any work or decoration that may be required. We can advise on this.

We will also need to check all the necessary paperwork that will we need to take the house on, or we can assist you in obtaining this.

Thank you for your interest in Anchorage and The Benjamin Foundation.

If you would like to learn more about our work to bring hope, opportunity, stability and independence to children, young people and families in Norfolk and Suffolk, please visit www.benjaminfoundation.co.uk

