



Newham London

Is your home overcrowded?

Information on moving to the private
rented sector and space management

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As with many other boroughs, Newham has a shortage of family size homes and cannot meet the ever increasing demand for them. Most households will be waiting many years before they can bid successfully for a larger property, with average waiting times ranging from seven to 11 years, depending on the size of the property they require.

One of Newham's priorities is to reduce the number of tenants living in overcrowded conditions as this can cause serious problems with health, education and general well-being. If you are on a low income or not working you may wish to move to a larger home in the private sector, and we may be able to help you to do this. If you are unable to pay a deposit to secure a property, there are different schemes available in Newham which can assist you in overcoming this problem.

NewStart

NewStart is a scheme where you find your own accommodation in the private rented sector. We work out the amount of deposit you are entitled to and we pay it to you or your landlord once you move in. The amount we pay is based on the local housing allowance rate. It is worth noting that the scheme is aimed at households on low income and/or in the receipt of housing benefit.

The property you are moving to, however, needs to be a suitable size for your household; if the property is bigger than

your needs you will be required to pay the extra amount of rent yourself.

You can move both within or outside the borough and we will pay for your removals.

You will need a referral from your Neighbourhood Services Manager if you are a council tenant. If you are a housing association tenant, your landlord will have to agree to this move in writing.

LPR (Letting Private Renting) Bond Scheme

If you are unable to find a landlord who is willing to wait for the deposit you may want to try the LPR Bond Scheme.

We provide a guarantee bond to letting agents and private landlords, which in most cases is equal to one month's rent. This reassures the landlord that you intend to reside in the property for as long as possible and will keep it in good condition. Once again this allows you to move to an area of your choice and we will pay your removal costs.

For further information on either of the above schemes please contact the Housing Options and Advice team on **020 3373 4210**.

The benefits of moving into the private rented sector

Choice

You can choose where you want to live in Newham or you may choose to move to another borough or even outside London.

www.newham.gov.uk

Immediately resolve your housing situation

It is not easy living in an overcrowded situation and this scheme offers you the opportunity to have more space for your children to play, study and sleep. Even if you are a priority homeseeker on the housing register you will still end up waiting for several years for more suitable accommodation. By moving into the private rented sector you will immediately have the space you need with the right number of rooms for your family's needs.

Who will benefit from the scheme?

The scheme will help those in households currently in receipt of housing benefit and/or on low income to move into the private rented sector. This is because although the rent will be higher you will still get assistance with housing benefit. You can find out how much the local rent allowance is for the property before you accept it.

What security will I have?

When you move into the private sector you will sign an assured shorthold tenancy agreement. This is a legally binding contract providing you with rights as a tenant to occupy the property. The landlord cannot evict you from the property without a court order.

How can I get more information?

You can write to:

The Housing Options and Advice Officers

Bridge House
320 High Street
Stratford
E15 1EP

or telephone: **020 3373 4210**

We also have other housing options you may be interested in: mutual exchange, sheltered housing, seaside and country home, under occupation schemes. Please contact us for more details about these schemes.

Space Management Advice

Would you like some advice about maximising the space in your home?

You can contact our Overcrowding Co-ordinator at the Lettings Agency.

Visits can be arranged for an assessment and we can offer practical advice about how to maximise the space in your home.

We have limited funds for this scheme so every case will be considered in terms of the needs of your household. If you require more information about this scheme please phone **020 3373 2953**.

Tel no. 020 8430 2000

www.newham.gov.uk

Monday - Friday
9:00am - 5:00pm

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