



BRENT HOUSING

RESETTLEMENT HOUSING TEAM

OFFICER:

SANDRA BURITY & HAJA BUNDU

Resettlement Housing Support for New Refugees



Good afternoon, everyone.



Our names are Sandra Burity & Haja Bundu, we two of the Resettlement Housing Officers at Brent Council. Our role is to support individuals and families who have recently been granted refugee status in the UK and are approaching the Council for housing assistance.



We will be explaining the housing support available to you, including homelessness applications under Part 7 of the Housing Act 1996, housing assessments, medical assessments, priority need considerations, private rented sector options, financial assistance, and support with benefits such as Universal Credit.



Our aim is to help you understand your options and support you in securing sustainable accommodation.



Overview of Resettlement Housing Support

Introduction to Housing Support After Refugee Status

Transition to Local Housing Services

After refugee status is granted, individuals move from Home Office asylum support to local authority housing services for assistance.

Fair Assessment and Support

The council assesses housing needs fairly, considering immigration status, medical needs, priority need, Local connection, and financial circumstances.

Private Rented Sector Accommodation

Most newly recognised refugees secure housing through the private rented sector rather than automatic social housing allocation.

Applicant Responsibilities

Applicants must engage fully, provide documents promptly, and consider various housing options for sustainable outcomes.

What Happens Once Refugee Status Is Granted

Status Confirmation and Support End

Refugees receive official status confirmation and Home Office asylum support ends after a short transition period.

Council Housing Assessment

Brent councils verify eligibility and conduct housing assessments to determine support needs and homelessness risk.

Early Engagement Benefits

Early approach to Brent housing improves planning and chances of securing suitable accommodation through the private sector.

Council Role and Expectations

Brent primarily provide advice, prevention, and relief, not automatic long-term housing offers.

Housing Assessment and Eligibility Checks



STEP 1: Housing Assessment

Officers collect comprehensive information about:

- Your housing history
- Household composition
- Immigration status
- Income and benefits
- Support and medical needs
- Housing requirements

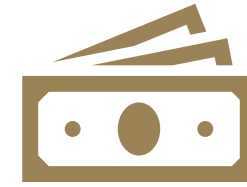


Important: The Council Does Not Provide Social Housing

Brent Council does **not** provide social housing through Part 7 of the homelessness team.

Social housing is allocated separately through the Housing Register and bidding process.

The Resettlement Team's role is to secure **suitable and affordable accommodation**, usually within the private rented sector.



STEP 2: Affordability Assessment

We assess your income, benefits, and expenditure.

This helps us determine what size and type of accommodation is affordable and sustainable for your household.

Any property offered will be based on your financial circumstances.



STEP 3: Property Search

The Resettlement Team searches for accommodation that is:

- Suitable for your household's needs.
- Affordable based on your income and benefits.
- Sustainable in the long term.



Living in London

We understand that many applicants would prefer to remain in London.

However, due to:

- High rental prices
- Benefit restrictions
- The Benefit Cap
- Unemployment



it is not always possible to secure affordable accommodation in London.

Our priority is to ensure that you have accommodation available that is both suitable and affordable.

Once you are in employment and your financial circumstances improve, you may have greater flexibility regarding where you choose to live.



STEP 4: Medical Needs

Brent Council takes medical circumstances seriously.

Where appropriate:

- A medical assessment may be completed by the Council's Medical Adviser.
- Applicants should provide all relevant medical evidence and supporting documents.

Examples

- GP letters
- Hospital reports
- Occupational Therapist reports
- Consultant letters
- Mental health assessments

It is important that all medical information you wish to be considered is provided as early as possible.



STEP 5: Property Offer

Once suitable accommodation has been identified:

- A formal offer will be made.
- The property details will be explained to you.
- You will have the opportunity to consider the offer.

Important Things to Consider

Before deciding whether to accept or refuse an offer, please carefully consider your current housing situation.

If You Accept the Offer

- ✓ The homelessness duty will end.
- ✓ Your homelessness application will be closed.
- ✓ You will move into the property and begin your tenancy.



If You Refuse the Offer

- ✗ The Council may decide that the offer was suitable.
- ✗ The homelessness duty may end.
- ✗ Your homelessness application may be closed.

Right to Request a Review

If you disagree with a decision:

- You may have the right to request a review.
- Reviews are carried out by a different officer.

Please Note

While a review is being considered:

- You may be required to make your own housing arrangements.
- Accommodation is not automatically provided during the review process.

Moving Into Your New Home



Once the property is accepted:

- Tenancy documents are completed.
- Move-in arrangements are agreed.
- Utility services and local support are discussed.
- The Resettlement Team provides tenancy sustainment support where required.

Our Aim

To help you secure accommodation that is suitable, affordable, and sustainable, while providing advice and support throughout your resettlement journey.



Part 7 Housing Application Explained

Purpose of Part 7 Application

Part 7 applications assess homelessness duties, eligibility, priority need, and intentional homelessness status.

Prevention and Relief Duties

Councils provide Prevention Duty if homelessness is threatened, and Relief Duty if already homeless, aiding accommodation.

Applicant Cooperation Requirement

Applicants must cooperate with Personalised Housing Plans, attending viewings and providing documents to maintain support.

No Guarantee of Social Housing

Part 7 does not guarantee council housing but provides legal framework to find suitable private accommodation.

Priority Need and Non- Priority Need

Definition of Priority Need

Priority need includes households with children, pregnant women, and vulnerable individuals with serious health or special circumstances.

Support for Priority Need Applicants

Applicants in priority need may receive temporary accommodation while longer-term housing solutions are arranged.

Assistance for Non-Priority Applicants

Non-priority applicants get housing advice and help with private rental options and affordability guidance.

Clear Communication and Engagement

Housing officers explain assessments clearly to manage expectations and encourage active applicant engagement

Medical Assessment and Housing Needs

Purpose of Medical Assessment

Medical assessments evaluate how health impacts independent living and suitable accommodation needs.

Considered Health Issues

Assessments cover mobility, mental health, chronic pain, and need for home adaptations.

Assessment Outcomes

Recommendations may include accessible features like lifts, level access showers, or adapted housing types.

Balancing Recommendations and Availability

Councils balance medical advice with housing availability, affordability, and priority policies.



Private Rented Sector as the Main Route

Primary Housing Route

Private rented sector is the main accommodation route for refugees due to limited social housing availability.

Council Assistance

Housing officers assist by liaising with landlords, checking affordability, and ensuring property suitability and safety standards.

Affordability and Flexibility

Applicants must consider affordability based on income and be flexible with location and property type to secure housing.

Benefit Cap Implications

Some applicants may need to consider properties outside London where rents are lower due to benefit cap restrictions.



FINANCIAL ASSISTANCE AVAILABILITY

LIMITED FINANCIAL
SUPPORT IS AVAILABLE TO
HELP ACCESS PRIVATE
RENTED
ACCOMMODATION BASED
ON ELIGIBILITY AND NEED.



PRACTICAL SUPPORT OPTIONS

PRACTICAL HELP SUCH AS
PROVIDING VOUCHERS TO
CLIENT ASSISTS
APPLICANTS IN SETTING
UP ESSENTIAL
HOUSEHOLD ITEMS. WE
WORK WITH CHARITIES.



BUDGETING AND TENANCY ADVICE

THE COUNCIL OFFERS
GUIDANCE ON
BUDGETING, RENT
MANAGEMENT, AND
SUSTAINING LONG-TERM
TENANCY SUCCESS.



ASSESSMENT AND COMMUNICATION

SUPPORT IS SUBJECT TO
ASSESSMENT AND CLEAR
COMMUNICATION
ENSURES REALISTIC
PLANNING FOR
APPLICANTS.



Financial Support and Incentives

Benefits, Universal Credit, and the Benefit Cap

Eligibility and Support

Refugees can apply for welfare benefits with support from housing officers and resettlement staff.

Impact of Benefit Cap

The benefit cap limits total benefits, affecting housing affordability especially in high-rent areas like London. We support / encourage client to be in employment.

Affordability Checks

Councils conduct affordability checks to reduce tenancy failure risks before property acceptance.

Applicant Responsibilities

Applicants must engage with benefit applications and report any changes in their circumstances promptly.

Key Messages and Applicant Responsibilities

Applicant Responsibilities

Applicants must engage with appointments, provide accurate information, attend viewings, and consider suitable housing options.

Housing Support Conditions

Housing support depends on legal duties, availability, and affordability; no guarantee of social housing or preferred locations.

Positive Engagement Benefits

Positive engagement and understanding improve chances of securing safe and sustainable accommodation.

Council's Support Aim

The council aims to help refugees integrate by providing safe, suitable, and sustainable housing.



QUESTIONS
TIME!
