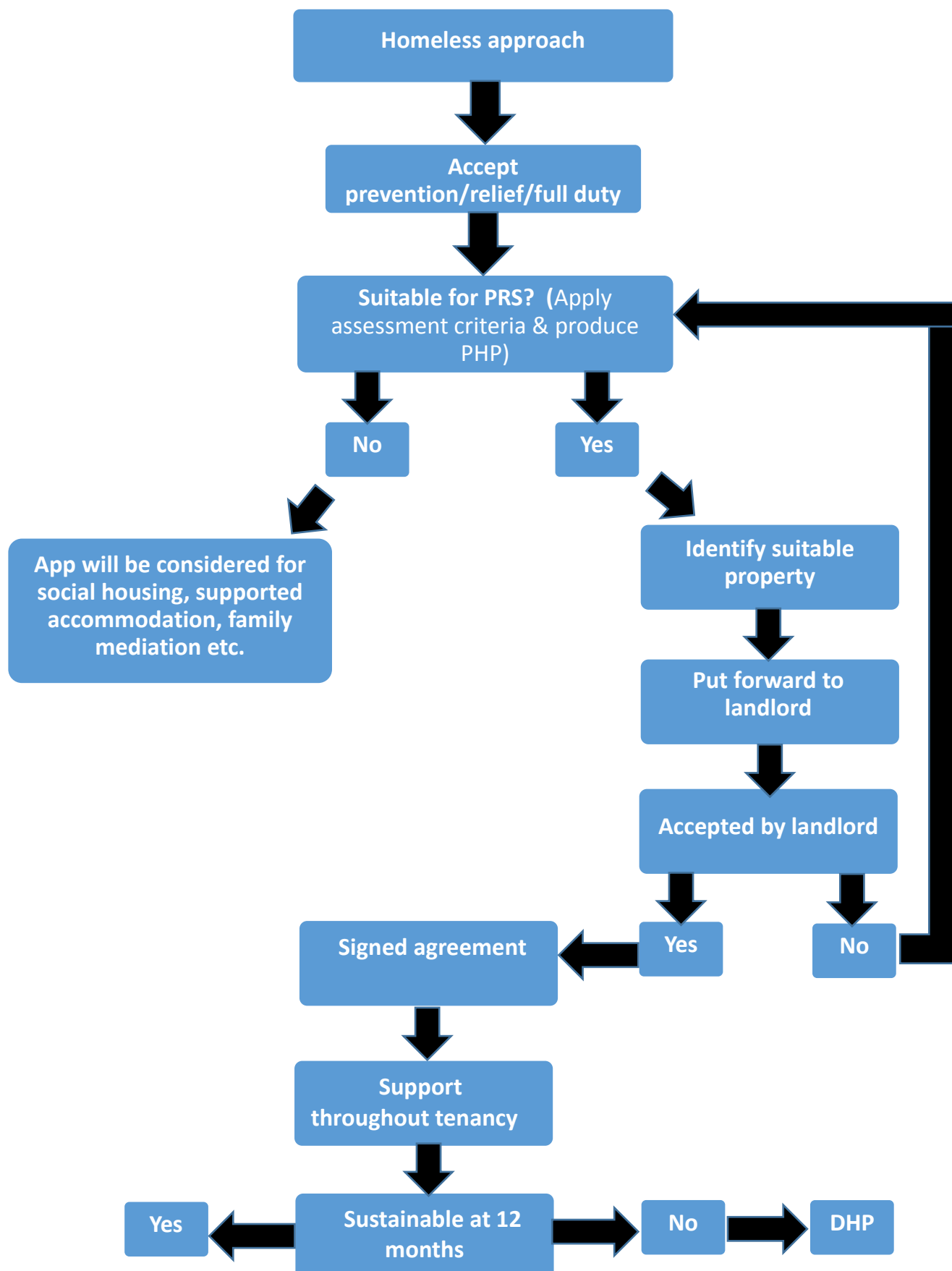


## Process flow chart

**Private Rented Sector Process Map**

## Case studies of where landlord incentives could have assisted.

### **Case one:**

Mr XXX fell on hard times. He split up with his partner who held a tenancy and was asked to leave the property. He sought help from the council as he was homeless and the Council accepted a homeless duty towards him. He was placed on the housing register and placed into B&B in Gloucester.

Mr XXX has a good track record of work as he qualified and had good experience in his chosen profession, he had three interviews for work lined up but because he is officially of no fixed address he struggled to gain employment. Had he had access to private sector accommodation he would have been highly likely to gain employment and move towards a sustainable tenancy.

He just needed a boost. Had the council been able to provide a private sector landlord and bridge the gap between his LHA rent and the market rent Mr XXX would have secured a tenancy which would have soon become sustainable long term.

### **Case 2:**

Mr & Mrs HHH were a young married couple who lived in a one bedroom flat. Mrs HHH fell pregnant and their landlord evicted them as he wanted to sell the property.

They turned up at the council offices with all of their belongings. They could not afford to rent a further property as they didn't have a deposit and the most they could afford in rent was a one bedroom property due to restrictions with LHA rates. The council accepted a homeless duty towards them and placed them in B&B and assisted them in making an application for social housing.

With pregnant couples, social housing providers are not always happy to accept them for either a 1 bed or a 2 bed as their circumstances are almost certainly due to change in the short term. Temporary accommodation is also not suitable for heavily pregnant applicants to be in before and after birth.

Had the council had this scheme in place they could have moved in to accommodation in the private sector, the council could have bridged the gap between LHA and the market rent for a few weeks and when the baby arrives Mr & Mrs HHH's benefits would have increased to a point where the rent was affordable and would have been able to sustain a tenancy long term.