

Property information for landlords



care n. – a thing to be done

asphaleia is a **professional organisation** providing services for children and young people across the south of England. One of our services is the provision of supported accommodation for young people leaving care.

Supported accommodation is a service, funded by the Local Authority, to provide individual support for young people aged 16-19 who have often been in long term foster care and are learning independent living skills. Our service is a vital part in their journey to independence.

Whilst we own our own properties, we also rent from landlords, particularly single units. To find out more about us, please visit www.asphaleia.co.uk or call Becky or Shriti directly on: 01903 522966.

Our properties need to:

- Meet Local Authority requirements (e.g. CORGI gas standards, adequate heating, working TV aerial)
- Pass our internal risk assessment
- Be in good condition with clean walls & flooring
- Be in a suitable location with good public transport links
- Be appropriate and safe for a young person to live in alone



Facts about letting to asphaleia

asphaleia:

- Will be your tenants
- Will sign the lease
- Will pay you rent, on time
- Are responsible for utility payments and ensuring they are paid on time
- Take responsibility for all maintenance issues based on the lease agreement
- Liaise with neighbours should the need arise
- Assess each young person and determine readiness for tenancy
- Provide weekly visits (minimum)
- Provide on call service for young people
- Report on property maintenance monthly through its internal property maintenance process
- Carry out all repairs and refurbishments as appropriate before the property is returned

Our young people:

- Have a number of professionals supporting them including an individual Social Worker
- May have barriers to fulfilling lives
- Are keen to learn new skills and make the steps needed into fully independent living
- Are often in either employment or full time training programmes
- Are assessed before we plan a support package for them - we have to be confident they are ready for semi-independent living before they move in
- Sign an agreement while in the property to adhere to a strict set of boundaries based on the contract with the landlord
- Rely on us to provide a tenancy reference for their own property when they are ready to move on

"When asphaleia had tenancy on my property they always kept us informed of problems and the flat was returned in good order and all rental paid promptly. We would let to again no hesitation!"

"Rent was always paid on time by Direct Debit and the flat was looked after well. The property was left in good condition and there were no problems with the handover."

Frequently Asked Questions

1. Aren't all these kids difficult?

No. Not at all. The vast majority of our young people maintain successful transition into independent living.

2. What if they upset the neighbours?

Lots of tenants may upset neighbours. In our case we will work with young people and neighbours to support positive relationships with neighbours and their community.

3. Will my property be looked after?

In the time we lease your property we are responsible for your accommodation. Presently, we rent out over 25 units of accommodation. We oversee all maintenance and ensure they are returned in an excellent condition.

4. I am still concerned about letting to a company - is it a bad idea?

Some landlords are now working with us because they see the cover the company gives is actually less risky than individuals may be, especially for this kind of property.



Meet Sam*

Sam has been living in one of our flats for over 12 months. He is a bright and determined individual, working part time in a local cafe. Sam is supported with weekly visits from Outreach Worker James, who is currently helping him to find a part time qualification to compliment his studies.

Sam is ambitious. He wants to prove he can manage living independently so he can eventually move into his own place.

Sam says: "I am really happy and settled. The support from asphaleia has given me the confidence to look for my own flat soon."

The asphaleia supported accomodation property team:



Shriti Strady (Company Secretary) is responsible for property acquisition, rental contract management, deposit payments & ensuring rental amounts/service charges are paid on a timely basis. Shriti will be your direct liaison with Finance to ensure rentals are effectively & efficiently managed.



Becky Heather (head of property maintenance team). Properties are regularly checked, maintenance issues dealt with promptly in line with landlords/letting agency. She takes a professional, efficient approach ensuring all landlord & tenant objectives are met. Becky also manages our own portfolio of properties & is aware of the importance of not only maintaining a property but often returning it to our landlords in an improved condition.



Karen Ploghoft (Care Team Leader) provides frontline support to our tenants as well as supervising care staff. Karen is also involved in managing the properties & is a point of contact for landlords & letting agents.



James Fayiah (Outreach Worker) has been involved in providing one-to-one support for the past three years. James is also responsible for regularly visiting the properties, carrying out maintenance checks and supporting the tenants to learn how to manage their tenancies.