



# Hampshire Home Choice



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## Hampshire Home Choice Rent in Advance

### Introduction

Most partner landlords in Hampshire Home Choice require new tenants to provide rent in advance before they move into their new home.

Below details which partner landlords require rent in advance. Where landlords require rent in advance, information is provided on how much is required to be paid and whether there are any exceptions.

### Partner Landlords and Rent in Advance

#### A2Dominion Group

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 month.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes, all new tenants have to pay but if on full Housing benefit they only pay 1 weeks rent. If on partial Housing benefit they must pay 1 month x the shortfall amount. After this they must pay £5.00 per week.

Details of any new tenants who are not required to provide rent in advance: None.

#### Aster Group

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? A minimum of 2 weeks.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes, all new tenants have to provide rent in advance.

Details of any new tenants who are not required to provide rent in advance: Tenants receiving Housing Benefit (this is likely to change along with Universal Credit and Welfare Reform and our own policy changes).

## Clarion Housing

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? When a tenant sign's their tenancy agreement they will be asked to pay rent from the date they sign up to the end of the current month.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? If tenants are receiving full Housing Benefit they will not be required to pay anything at sign up, those on partial Housing Benefit will be required to pay.

Details of any new tenants who are not required to provide rent in advance: Tenants receiving full Housing Benefit.

## English Rural

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 month. (Rent can be paid weekly or monthly in advance by direct debit thereafter.)

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes. All new tenants including those receiving Housing Benefit.

Details of any new tenants who are not required to provide rent in advance: Please approach the Association to discuss exceptional cases.

## Hanover Housing Association

Do you ask new tenants for rent in advance? No.

Hanover ask for Rent Due, the amount requested is calculated on the following: Part/Full month depending on tenancy start date. Any tenancy start dates 1st-19<sup>th</sup> we will request the part month payment. Tenancies that start after the 20<sup>th</sup> part month and full next month.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on Benefits)? Yes, all new tenants are required to pay rent due.

Details of any new tenants who are not required to provide rent due: Any exceptions will be on a case by case basis. A payment plan to build up the month in advance may be considered.

## Home Group

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 month if monthly tenancy. 4 weeks if weekly tenancy. If in receipt of Housing benefit and it is a weekly tenancy we would request

£15.00 at sign up and £3.75 per week until 1 week in advance. If in receipt of Housing benefit and it is a monthly tenancy we would request £15.00 at sign up and £3.75 per week until 1 month in advance.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? No, there are some exceptions.

Details of any new tenants who are not required to provide rent in advance: Any exceptions will be on a case by case basis.

## Hyde Group

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for?

- If in receipt of full Housing Benefit / Universal Credit – 1 week.
- If in receipt of partial Housing Benefit / Universal Credit – 1 Week.
- If in receipt of no Housing Benefit / Universal Credit – Payment is based on Income (if paid monthly – 1 months' rent, fortnightly – 2 weeks rent etc.)

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? All new tenants to make a payment at sign up by Debit/ Credit card.

## PHA Homes

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 month.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes, all new tenants are required to pay 1 month's rent in advance.

Details of any new tenants who are not required to provide rent in advance: Any exceptions will be considered on a case by case basis.

## Radian

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for?

Weekly tenancies

- Nominees who are offered a weekly tenancy must pay a minimum of 1 week's rent.

- Nominees who will be in receipt of HB/UC will be asked to make ongoing 'minimum contribution' payments in addition to any HB/UC shortfall until the account is not showing an arrear.
- Nominees who are offered a weekly tenancy and not in receipt of HB or the housing element of UC and choose to pay at a frequency different to that stated in their tenancy agreement will need to pay enough at sign up to ensure their account does not fall in to arrears in between payments.

### Monthly Tenancies

- Nominees who are offered a monthly tenancy must pay a minimum of 1 month's rent.
- Nominees who will be in receipt of HB/UC will be asked to make ongoing minimum monthly contribution until the account is not showing an arrear.

## Sanctuary Housing

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 week.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? No, all new tenants have to pay the week in advance but in exceptional circumstances we may agree a payment plan.

## Southern Housing Group

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 week.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? No, there are some exceptions.

Details of any new tenants who are not required to provide rent in advance: Tenants receiving Housing Benefit (will have to provide Housing Benefit receipt at tenancy sign-up).

Tenants who will be in receipt of Housing Benefit will need to make a payment of £5 or more per week until they are 1 week in credit on their rent account.

## Sovereign

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 week.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes – all new tenants (in exceptional circumstances we will discuss a payment arrangement – but all new tenants must contribute)

Details of any new tenants who are not required to provide rent in advance: All new tenants are required to pay 1 weeks rent in advance.

## Stonewater

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 week's full rent payment is required at tenancy sign up.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Yes, all new tenants have to provide rent in advance.

Details of any new tenants who are not required to provide rent in advance: No, there are no exceptions.

## The Guinness Partnership

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? 1 week.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on Benefits)? No exceptions. Rent in advance is required of all tenants even if they are in receipt of full or partial housing benefit.

Details of any new tenants who are not required to provide rent in advance: Tenants receiving full or partial Housing Benefit: Everyone must pay rent in advance, (and will be telephoned the following week after sign up for another payment if they haven't got their Housing Benefit in place) they will be asked to make payments every week until they have HB in place.

## Winchester City Council

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? One calendar month charge up front.

Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? Exceptions are made for those who have completed a Housing Benefit claim and are likely to receive their full rent paid for.

Details of any new tenants who are not required to provide rent in advance: All new tenants must pay one month rent in advance except for those that are likely to receive their full rental charge paid for by Housing Benefit. An affordability check will be carried out for all new tenants and any exceptions will be discussed.

## VIVID

Do you ask new tenants for rent in advance? Yes.

If Yes, how much rent in advance do you ask for? We will ask you to pay rent in advance when you sign for the tenancy – this will be discussed with you before an offer of tenancy. Do all new tenants have to provide rent in advance or are there any exceptions (e.g. those on benefits)? We would look at the circumstances of each case and decide accordingly but mostly we ask for the monies to be paid.

Details of any new tenants who are not required to provide rent in advance: This will be discussed with you before an offer of tenancy.

*Updated 13 March 2019*