



**REPORT TITLE: Support to Refugees on Homes for Ukraine (HFU) Scheme**

<b>Cabinet Date</b>	29 March 2023
<b>Cabinet Member</b>	Cllr Kathy Williams, Cabinet Member for Adult Social Care Delivery
<b>Key Decision</b>	Yes
<b>Purpose of Report</b>	To seek approval to utilise Homes for Ukraine (HFU) Scheme grant funding received by the council from the Department for Levelling Up, Housing and Communities (DLUHC) to increase host payments from April 2023 to encourage the continuation of sponsorship arrangements, and to provide housing incentives to help Ukrainian guests transition to the next phase of the HFU scheme.

<p><b>Recommendations</b></p>	<p>That Cabinet approves the following allocations of the £10,500 per guest tariff funding (£5,900 for each guest arrival from 1st January 2023) from the Department for Levelling Up, Housing and Communities in the form of the HFU Scheme Section 31 Grant, in addition to the allocations previously agreed by Cabinet/Cabinet Members and detailed in the Background Documents:</p> <ol style="list-style-type: none"> <li>1. Up to £972,600 to all existing and new hosts participating in the Homes for Ukraine Scheme, under which each such host shall receive a host payment of £600 per month from 1st April 2023 until 31st March 2024, as outlined in Appendix 1 of this report. Such funding will be authorised by the County Council for each host and administered retrospectively by the relevant District Council.</li> <li>2. Up to £991,620 to Ukrainian guests pursuant to a new ‘deposit and rent in advance’ scheme, under which each guest group shall, from 1st April 2023 for a maximum of two years, be eligible to receive a standard 5-week deposit and month’s rent in advance, to assist them in moving to the Private Rental Sector (PRS) as outlined in Appendix 2 of this report. Such funding shall be allocated by the County Council following completion of satisfactory checks by the relevant District Council, as detailed in this report.</li> <li>3. Up to £710,395 to hosts participating in the Homes for Ukraine Scheme in order to promote the government’s “Rent a Room” scheme by incentivising hosts and guests to end their Homes for Ukraine arrangement and transition into a private arrangement after at least twelve months have elapsed by providing: <ol style="list-style-type: none"> <li>(a) hosts with a month’s rent in advance on behalf of guests; and</li> <li>(b) a £500 gift payment per household to hosts,</li> </ol> </li> </ol> <p>from 1st April 2023 for a maximum of two years as outlined in Appendix 3 of this report. Such funding shall be allocated by the County Council following completion of satisfactory checks by the relevant District Council, as detailed in this report.</p>
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<p><b>Reasons for Recommendations</b></p>	<p>The above recommendations will, if approved, secure the provision of:</p> <ul style="list-style-type: none"> <li>• additional financial support to hosts under the HFU scheme, to encourage them to continue their existing hosting arrangements beyond the initial six-month minimum hosting period, as well as incentivising new hosts to sign up to the scheme, thereby reducing the risk of a surge in demand for rematching or social and private housing.</li> <li>• essential and timely support to Ukrainians living in the county under the Homes for Ukraine (HFU) scheme; helping to ensure their welfare and successful integration into the community, and transition towards living independently in Gloucestershire.</li> </ul> <p>The recommendations are in line with the council’s obligations under the HFU scheme and the conditions of the grant funding set out in the <a href="#">Homes for Ukraine: council guides - GOV.UK (www.gov.uk)</a>.</p>
<p><b>Resource Implications</b></p>	<p>The budget to fund the above Recommendations is coming from the £10,500 per guest tariff allocated by the Department of Levelling Up, Housing and Communities (DLUHC) to upper tier Local Authorities in the form of the HFU Scheme Section 31 Grant (for arrival dates in 2022). For guests arriving in 2023, this tariff will be £5,900 for each new arrival.</p> <p>In Gloucestershire we welcomed 1,340 Ukrainian arrivals in the period March – December 2022 and anticipate a further 200 arrivals during 2023; and as such our expected budget envelope is £15.25 million. Expenditure thus far has been outlined in a previous Cabinet paper (23/11/22; see Background Documents), and the Recommendations above can be entirely funded by utilising this budget. There has and will continue to be expenses charged against this funding stream as the council meets the requirements set out in the <a href="#">Homes for Ukraine: council guides - GOV.UK (www.gov.uk)</a>.</p> <p>It is not anticipated that the total expenditure proposed in the above Recommendations will be used in full as individual Ukrainian guests will not access all three Recommendations. Guests may take up the offer of one or two Recommendations over time, so the total expenditure will be less than the total of all three Recommendations and up to a maximum total of two Recommendations. For example, a guest staying on the scheme for two years so that their host receives an enhanced thank you payment (Recommendation 1) may then take up the offer of support via the deposit and rent in advance scheme (Recommendation 2) and would therefore not be accessing support for the Rent a Room scheme (Recommendation 3).</p>

<b>Background Documents</b>	<p><a href="https://www.gov.uk/guides/homes-for-ukraine-council-guides">Homes for Ukraine: council guides - GOV.UK (www.gov.uk)</a></p> <p><a href="#">Experiences of Homes for Ukraine scheme sponsors, UK - Office for National Statistics</a></p> <p>ICM Decision (19/05/22): <a href="#">Decision - Ukrainian Refugee Support (gloucestershire.gov.uk)</a></p> <p>ICM Decision (23/09/22): <a href="#">Financial Support for 'Homes for Ukraine' Sponsors (23/09/22)</a></p> <p>Cabinet Decision (23/11/22): <a href="#">Decision - Support to Refugees on the Homes for Ukraine (HFU) Scheme (gloucestershire.gov.uk)</a></p> <p>Officer Decision (22/02/23): <a href="#">Decision - Extension of Winter Fuel Financial Support for 'Homes for Ukraine' Sponsors (gloucestershire.gov.uk)</a></p>
<b>Statutory Authority</b>	Section 1 (1) Localism Act 2011 – general power of competence
<b>Divisional Councillor(s)</b>	Countywide
<b>Officer</b>	<p>Name: Ruth Woolley  Tel. no: 01452 426150  Email: <a href="mailto:ruth.woolley@gloucestershire.gov.uk">ruth.woolley@gloucestershire.gov.uk</a></p>
<b>Timeline</b>	<p>The approval of the proposed recommendations to provide further support to refugees on the HFU Scheme in Gloucestershire is a priority in order to ensure that the council fulfils its obligations thereunder in accordance with the conditions of the funding set out in the <a href="https://www.gov.uk/guides/homes-for-ukraine-council-guides">Homes for Ukraine: council guides - GOV.UK (www.gov.uk)</a>.</p>

## Background

1. The Homes for Ukraine (HFU) scheme allows Ukrainian nationals and their immediate family members to be sponsored by individuals or organisations who can offer them a home in the UK. Ukrainian guests can live and work in the UK for up to three years, as well as having access to healthcare, employment, benefits, and other support. The number of Ukrainian nationals who can access this scheme is uncapped and is instead dependent on the number of sponsors who come forward.
2. The terms of the scheme provide funding of £10,500 per guest to upper tier local authorities to support Ukrainian guests who arrived in the UK before the end of 2022. Funding of £5,900 per guest is available to support guests arriving from 1 January 2023. £200 of this funding has been designated as a 'welcome' payment for newly arrived refugees but the remainder is un-ringfenced.
3. Hosts are expected to provide rent-free accommodation for a minimum of 6 months, with the option to continue with this sponsorship arrangement for 24 months. An optional tax-free 'thank you' payment of £350 per host household per month is available to hosts who can accommodate one or more guests for up to 12 months. After the guest(s) have been in the UK for 12 months this 'thank you' payment is increased to £500 per household for a further 12 months. This funding is provided in a separate ring-fenced grant.
4. There is evidence and growing concern of the risk that current hosts will not want to continue their current hosting arrangements beyond a 12-month period. If hosts do not continue with their current arrangements, this will impact existing housing pressures, with a high demand for housing and a potential risk of homelessness.
5. In circumstances where the initial sponsorship relationship must come to an end, HFU guests can be rematched with new hosts. Proactive work is ongoing to maintain a county-wide bank of hosts and properties that have already had the necessary checks completed in advance and are therefore ready to be used for rematching. However, this bank of hosts and properties is very limited and ever shrinking.
6. In July 2022, the Office for National Statistics (ONS) conducted a national survey of 17,702 HFU hosts. Hosts who planned to provide accommodation for over 6 months were asked what would encourage them to continue hosting beyond 12 months. 70% said continued monthly payments would encourage them to continue hosting.
7. Of those hosts who wanted to host for six months or less, 23% cited rising costs of living or no longer being able to afford to host as the reason why they did not plan to continue hosting. The most commonly reported reason for not wanting to continue beyond the initial six months was having only intended to provide short-term accommodation (58%).
8. In September 2022 Gloucestershire County Council made the decision to increase the monthly 'thank you' payments to hosts by £100 per month for months 7 to 12 of their sponsoring commitment. This has helped hosts provide stability to their guests and continue with the placement beyond the initial 6-month offer.
9. Also in September 2022, the local decision was made to contribute towards energy costs for all HFU hosts. £125 has been paid to each HFU host per month during November, December 2022 and January 2023, totalling a maximum of £375 per energy supplement

per household. This support has been very well received and has been cited as a reason for continuing to host on the scheme.

10. In December 2022 government confirmed that the HFU scheme will continue into a second year, with payments to be awarded to hosts for up to 24 months from guest(s) arrival. The scheme remains open to new arrivals.
11. In February 2023 Gloucestershire County Council agreed that the local additional £125 per month payment to each host contributing to energy costs would be extended by two months over February and March 2023, to assist with the higher fuel bills until the spring and demonstrate a continued commitment to support hosts.
12. The rising cost of living including high energy increases has left many hosts concerned that they will not be able to manage the additional pressures that hosting puts on their household budgets. By offering additional support to hosts we hope that this will enable more of them to continue with their placements and encourage new hosts to come forward to increase our bank of properties for rematching.
13. However, even with this extension of support, there is a risk that current hosts will not want or be able to continue with their current arrangements beyond the initial 6 or 12-month period.
14. If hosts do not continue with their current arrangements, this will impact existing housing pressures, with an expected surge in demand for accommodation and potential risks of homelessness. The most recent data from the Department for Levelling Up, Housing and Communities (DLUHC) show that 16,373 households in Gloucestershire were on the waiting list for social housing as of 31 March 2021; this number is likely to have increased in the time since, given the limited supply of housing stock available. Ukrainian guests can register for social housing. However, they will be treated in the same way as anybody else on the housing register and will not be given specific priority as a result of being part of the HFU scheme.
15. Without additional support, many guests may struggle to access the Private Rental Sector (PRS) due to high deposit charges and the disparity between local rents and local housing allowance rates. Very few properties are currently available at Local Housing Allowance (LHA) rates, which are set nationally. Guests may also struggle to find the secure employment required to allow them to access the private housing market, particularly if they do not speak fluent English, have childcare responsibilities, live in rural areas with limited access to transport or are experiencing mental health issues as a result of trauma.
16. In November 2022, the ONS conducted a national survey of visa holders under the Ukraine Humanitarian Schemes and found that 45% experienced barriers to accessing the PRS. Of these, 41% stated they could not afford to pay a deposit or other up-front payments. Furthermore, 33% stated they could not find any suitable properties in their area. These issues are likely to be most challenging in the more urban areas of the county, particularly Cheltenham and Gloucester, where demand for the private rental sector is already high.

## Options

**Option 1: To approve the Recommendations of this report, in line with the Council's obligations under the HFU scheme and the conditions of the grant funding as follows:**

Recommendation 1: Agree that all existing and new HFU hosts participating in the Homes for Ukraine Scheme should be offered a monthly host payment of £600 per month as outlined below, authorised by the County Council for each host and administered retrospectively by the relevant District Council, from 1<sup>st</sup> April 2023 until 31<sup>st</sup> March 2024

17. As stated previously, a survey conducted by the ONS highlights the increased cost of living as one barrier to hosts. Increasing the host 'thank you' payments will help to alleviate this. Providing this additional financial support is likely to encourage more hosts to continue their existing placements beyond the initial six months, and ideally to the full 24 months of the scheme if the arrangement remains viable for all parties. Furthermore, the increased support should incentivise new hosts to sign up to the scheme, and increase the bank of hosts available for rematching.
18. The projected costings of up to a total of £972,600 for this recommendation can be viewed in Appendix 1. The proposed payments would be offered in addition to the £350 per month 'thank you' payment that all hosts are able to claim for hosting guests that have resided in the UK for up to 12 months, and in addition to the £500 per month that hosts are able to claim for hosting guests that have resided in the UK for 12-24 months.
19. The figures quoted are based on projected household numbers (500). There are currently fewer than 500 active households on the scheme, and this number has recently begun to decrease as shown in Appendix 6. However, it is sensible to use this figure for future projections as a 'worst case' scenario, in case of unforeseen circumstances (for example an escalation in the conflict leading to a rise in visa applications). There would be sufficient funding to cover the additional payments outlined in this recommendation if the projected figures were realised.
20. Alternative increases to the monthly host payments have also been considered (Appendix 4). However, increasing the host payment to £600 per month is recommended.
21. Many other local authorities across the South West are offering increased sponsor 'thank you' payments (Appendix 5), and this would bring Gloucestershire in line with the support being offered by them.

Recommendation 2: Agree to implement a deposit and rent in advance scheme, consisting of a standard 5-week deposit and month's rent in advance, to assist Ukrainian guests in moving to the Private Rental Sector as outlined below

22. This recommendation would involve Gloucestershire County Council paying for the guest's deposit and rent in advance, to help them secure private rented accommodation (including a room in a shared house). Providing this support would increase the likelihood of Ukrainian guests being able to access the private rental sector if they have no savings, or used their savings to flee Ukraine.

23. The proposed costing for this recommendation, from April 2023 and for a maximum of two years, is up to £991,620 and is detailed in Appendix 2. This has been calculated using projected household numbers (500), broken down by household size (as of 06/02/23).
24. Housing costs were calculated using estimated rental rates via Rightmove and through letting/estate agents. Research found that the vast majority of accommodation in Gloucestershire is available to rent at a maximum price of 1.5 times the Local Housing Allowance (LHA) rates, so expensive properties outside of this limit were excluded. The LHA rates used are from the Cheltenham area, as these span three districts and are the highest in Gloucestershire.
25. The administration for this recommendation would be largely carried out by the support officers already employed by each individual district council, with support from the HFU team in Gloucestershire County Council. Appropriate delivery arrangements will be agreed utilising the previous cabinet decision to delegate authority to the Director of Public Health.
26. This recommendation includes the following:
- Guests would have their first month's rent paid by the Council in advance, paid directly to the landlord.
  - Guests would have their deposit paid by the Council, equivalent to a maximum of 5 weeks' rent, into a deposit protection scheme.
  - Both the rent in advance and deposit would be gifts to the guests and not, therefore, repayable.
  - Guests would undergo an affordability assessment carried out by the relevant district council, according to current district processes to ensure they have the means to fulfil their tenancy agreement. Payments would therefore be means assessed and made on an individual, case by case basis.
  - The District Council would require evidence of the tenancy agreement, and landlords would be required to sign a declaration that their property is fit for purpose, as well as meeting their legal duties by providing the relevant safety certificates.

Recommendation 3: Agree to promote the government "Rent a Room" scheme by incentivising hosts and guests to transition into this arrangement after at least twelve months by providing a month's rent in advance on behalf of guests and a £500 gift payment per household to hosts as outlined below

27. This recommendation would involve Gloucestershire County Council incentivising hosts and guests to enter into the "Rent a Room" scheme (equivalent to a lodging scheme) once an initial 12 months of hosting has been completed. The recommendation builds upon an existing government scheme, where resident landlords can earn up to £7,500 per year tax-free in return for letting out a room in their home.
28. The administration for this recommendation would be carried out by the Homes for Ukraine officers employed by each individual district council, who would be available to support any hosts with concerns with transitioning from an informal hosting arrangement to becoming a resident landlord with associated responsibilities.



29. The proposed costing for this recommendation, from April 2023 for a maximum of two years, is up to £710,395 and is detailed in Appendix 3. This has been calculated using projected household numbers (500), broken down by household size (as of 06/02/23) Housing costs were calculated using estimated rental rates via Rightmove and through letting/estate agents. All funds would be paid as a gift and therefore not repayable.

30. This recommendation includes the following:

- Guests would have their first month's rent paid in advance, paid direct to their host who would become their landlord. This would be a gift and not repayable.
- Hosts would receive £500 per household as a 'thank you' gift if they entered into the scheme.
- The property would have already been inspected to ensure suitability for the HFU scheme, so a reinspection would not be required.
- The district council would require evidence of the tenancy agreement

31. If hosts and guests moved into a "Rent a Room" arrangement, this would reduce the risk of additional pressure being placed on the private rental sector, as guests would remain in their current accommodation. Supporting guests to remain in their current accommodation will help provide them with continuity and stability, especially where links have been made with schools, workplaces and with the wider community. Many hosts and guests already have established, trusted relationships and the "Rent a Room" scheme would enable these relationships to be maintained in a safe, familiar environment.

**Option 2: Not to allocate the HFU Scheme grant funding to the activities set out in the above Recommendations of this report**

32. This option is not recommended. Not providing this additional support risks the Council failing to meet its obligations under the HFU scheme and the conditions of the grant funding. If no increase to monthly payments is announced, from April hosts will see their monthly income drop from a total of £475 back down to £350 or from £575 to £450. There is a risk that this drop in income may lead to dissatisfaction and request to end hosting arrangements. This would increase demand for new hosting arrangements and put pressure on the County's rematching resources as well as increasing pressure on the wider housing sector. It would also be very unsettling to Ukrainian guests when they have already been through so much. If no incentives are announced to help Ukrainian guests access the Private Rental Sector, the barriers to them living independently would remain with no resolution to the issues raised in this report.

**Risks**

33. The HFU scheme provides a new model of support for refugees which has not been offered to other refugees who have recently arrived in the UK, for example from Afghanistan. There is a risk that the additional offer of support for Ukrainians could cause dissatisfaction or a perception of unequal treatment amongst other refugees and the organisations that support them or requests for additional funding for other groups. This will need to be monitored through the structures set up to support the HFU scheme.

34. The risks associated with each recommendation of this report are as follows:

#### Recommendation 1 of this report:

- This recommendation does not address the specific barriers that guests may experience in accessing the private rental sector and is therefore not sufficient on its own to address the problems outlined in this paper.
- Not all hosts would either want or be able to continue in their current sponsoring arrangements, regardless of any additional financial incentives that we provide. That would therefore leave some guests still needing to access other forms of accommodation.

#### Recommendation 2 of this report:

- This support would be funded through the HFU funding provided by government and would therefore only be available to Ukrainian guests. This would create an inequality in the support available for Ukrainians compared to other groups experiencing homelessness.
- Ukrainian guests may still need to pass other credit checks or provide a guarantor in order to access the private rental sector.
- Landlords and estate agents may be concerned if they feel as though guests are relying on local authority funding to enter the private rental sector.
- Management and administration of this scheme could be both resource and time intensive.

#### Recommendation 3 of this report:

- Hosts would require support and training to be available to help them enter into “Rent a Room” arrangements and to understand their new obligations under this.
- Not all hosts would either want or be able to continue in their current arrangements. That would therefore leave some guests still needing to access other forms of accommodation.
- “Rent a Room” arrangements are easiest to establish for single people. This may leave larger families at a disadvantage and would require them to find alternative accommodation.
- Entering into a “Rent a Room” arrangement could potentially affect a host’s HMRC, mortgage and/or insurance considerations and they would therefore need to seek appropriate advice on this.

### **Financial implications**

35. The cost of providing this additional financial support is intended to be funded by the HFU scheme grant funding of £10,500 per guest, provided by the government. For guests arriving in 2023, this tariff will be £5,900 for each new arrival. This funding is unring-fenced but intended to fund services such as homelessness prevention.

### **Climate change implications**

36. Not applicable

### **Equality implications**

37. Has an Equalities Impact Assessment (EIA) been completed? Yes

38. Cabinet Members should read and consider the Equalities Impact Assessment in order to satisfy themselves as decision makers that due regard has been given.

39. The principal equality issues are set out below:

- The additional monthly payments will encourage hosts to continue with their arrangements, relieving the cost pressures which they are feeling and enabling Ukrainian guests to remain in their accommodation, giving them stability at a very unsettling time. Given the trauma that many refugees will have faced, it is important that continuity is prioritised.
- Ensuring fair access to the activities being funded is important and will be overseen by Gloucestershire County Council.
- The additional payments will be open to all hosts under the Homes for Ukraine scheme.
- Appropriate consideration will be given to the needs of refugees arriving who are from protected characteristic groups and any additional support required will be delivered through the existing contract with Gloucestershire Action for Refugees and Asylum Seekers (GARAS).
- Support is given to other migrants and refugees coming into the county through separate funding streams coordinated through the Strategic Housing Partnership and Migrant Planning Groups.

### **Data Protection Impact Assessment (DPIA) implications**

40. The [Homes for Ukraine: council guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/homes-for-ukraine-council-guides) sets out the authorisation in place for personal data to be shared to help support the sponsor arrangement.

41. GCC's Information Management Service has been consulted and a DPIA has been completed for the wider HFU scheme as a whole. A Data Sharing Agreement has been signed by all partners. There are no additional data protection considerations related to the specific recommendation outlined in this paper.

### **Social value implications**

42. Supporting refugees locally provides an opportunity for the community, local businesses, and anchor institutions to work together to help people that have experienced trauma. In time, refugees supported by the local community may become an important part of the local community themselves. Refugees may be skilled workers who can contribute to the local economy and local public sector roles. Supporting refugees reduces the risk of further disruption to their lives and increases their ability to make a positive contribution to their local community.

### **Consultation feedback**

43. The recommendations set out in this report have been shared with and supported by colleagues working across all six districts in Gloucestershire.

### **Officer recommendations**

44. It is recommended that Cabinet should approve the three recommendations of this report as summarised in Option 1 above.

**Performance management/follow-up**

45. Local Authorities are required to collect and accurately record data about both guests and hosts in their area on the government case management system Foundry. Regular data returns are also required to trigger grant payments. Administration of the scheme may be audited in the future.

**Appendix 1: Projected costings for Recommendation 1 of this report, to increase host 'thank you' payments**

	<b>Apr-23</b>	<b>May-23</b>	<b>Jun-23</b>	<b>Jul-23</b>	<b>Aug-23</b>	<b>Sep-23</b>	<b>Oct-23</b>
Estimated host numbers (<12 months)	500	363	315	275	236	189	154
Estimated host numbers (>12 months)	0	137	185	225	264	311	346
Increasing host payments (<12 months) by £250	125,000	90,750	78,750	68,750	59,000	47,250	38,500
Increasing host payments (>12 months) by £100	0	13,700	18,500	22,500	26,400	31,100	34,600

	<b>Nov-23</b>	<b>Dec-23</b>	<b>Jan-24</b>	<b>Feb-24</b>	<b>Mar-24</b>	<b>Total</b>
Estimated host numbers (<12 months)	129	104	73	73	73	
Estimated host numbers (>12 months)	371	396	427	427	427	
Increasing host payments (<12 months) by £250	32,250	26,000	18,250	18,250	18,250	621,000
Increasing host payments (>12 months) by £100	37,100	39,600	42,700	42,700	42,700	351,600
						<b>972,600</b>

**Appendix 2: Projected costings for Recommendation 2 of this report, to provide a deposit and month's rent in advance (RIA) for guests moving to PRS**

LHA Rates	Max Weekly LHA	Max Monthly LHA	Number of Groups	Month RIA total	5 Week Deposit	Projected Total
One Bedroom	126.58	548.51	190	104,218	120,251.00	£224,468.53
Two Bedroom	159.95	693.12	165	114,364	131,958.75	£246,323.00
Three Bedroom	195.62	847.69	90	76,292	88,029.00	£164,320.80
Four Bedroom+	275.01	1,191.71	55	65,544	75,627.75	£141,171.80
<b>Total</b>			<b>500</b>			<b>£776,284.13</b>

*Source: Cheltenham Broad Rental Market Area (BRMA) rates 2022/23*

Estimated PRS rates	Weekly Average	Monthly Average	Number of Groups	Month RIA total	5-week Deposit	Projected Total
One Bedroom	152.00	658.67	190	125,147	144,400	£269,547
Two Bedroom	203.00	879.67	165	145,145	167,475	£312,620
Three Bedroom	276.00	1,196.00	90	107,640	124,200	£231,840
Four Bedroom+	346.00	1,499.33	55	82,463	95,150	£177,613
<b>Total</b>			<b>500</b>			<b>£991,620</b>

*Source: Rightmove, February 2023*

**Appendix 3: Projected costings for Recommendation 3 of this report, to provide a £500 gift payment and month's rent in advance for hosts and guests respectively to transition to a "Rent a Room" agreement**

Rent a Room	Number of Groups	Month RIA total based on estimated PRS rates	Host Incentive £500 per household	Projected Total
One Bedroom	190	125,147	95000	£220,147
Two Bedroom	165	145,145	82500	£227,645
Three Bedroom	90	107,640	45000	£152,640
Four Bedroom+	55	82,463	27500	£109,963
<b>Total</b>	<b>500</b>			<b>£710,395</b>

#### Appendix 4: Alternative proposals for increasing host ‘thank you’ payments

	Monthly payment	Projected Total
1	£500 flat rate	£372,600
2	£550 flat rate	£672,600
3	£450 for hosting guests residing in UK less than 12 months £600 for hosting guests residing in UK more than 12 months	£600,000
4	£500 for hosting guests residing in UK less than 12 months £650 for hosting guests residing in UK more than 12 months	£900,000
5	£600 flat rate	£972,600
6	£650 flat rate	£1,272,600

#### Appendix 5: Summary of incentives offered by selected\* local authorities in the South West

Local Authority	Increase to Host Payment	Total Host Payment	Deposit and Rent in Advance	Guarantor or Rent Guarantee	Further Incentives
Bath & North East Somerset	£100 after six months	£450			
Bournemouth, Christchurch & Poole	£250 after six months	£600	Yes		£1000 to guests moving to PRS
Bristol City			Yes; six months rent	Security payment and landlord incentives	£1000 to landlords Up to £2000 maintenance and repairs Up to £2000 for furniture
Cornwall	£50 per group £50 per guest	Variable. e.g hosting family of three receives £550			
Devon	£150	£500			
Dorset	£250 after six months	£600			£1000 winter fuel payment
Oxfordshire	£350	£700	Up to £2500 towards		
Plymouth	£150 after 6 months	£500			
Somerset	£350	£700			

South Gloucestershire	+£125	£475			
Warwickshire	+£150 after six months	£500		Yes	
Wiltshire					Purchasing property to lease to Ukrainians

\*Not all authorities have announced incentives or made them publicly available

**Appendix 6: Graph showing arrivals/leavers to the HFU scheme over time, with a line to show total guest numbers**

