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# **Housing Advice and Information for Young People**

**Adult and Community Services Directorate**

**Housing and Community Support Services Division**

7 High Street,  
Newport,  
Isle of Wight  
PO30 1SS

Tel: (01983) 823040

Fax: (01983) 823050

*e-mail:* [housing@iow.gov.uk](mailto:housing@iow.gov.uk)

*Typetalk calls welcome*

# HOUSING ADVICE AND INFORMATION FOR YOUNG PEOPLE

This leaflet is designed for single young people under 25 years old.

## **Introduction**

Ideally every young person will stay with their family unit until they become adults so that their move into independent living is a planned one. Unfortunately things do not always work out this way and some young people cannot remain at home for reasons beyond their control.

You are not likely to be thought of as homeless if you are choosing to leave accommodation that is suitable for you and which is still available for you to return to.

You need to understand that just not getting on with your parent or guardian, or wanting your own space is not necessarily enough for the authorities to consider it unreasonable for you to remain at home.

A certain amount of arguing and conflict is to be expected as a normal part of growing up and you need to think carefully about how your own behaviour may be making things difficult for you at home. We may arrange for your parent or guardian and yourself to see a mediation specialist to resolve conflict within the home.

Leaving home before you are an adult does not free you from rules and restrictions and in a lot of ways may make things more difficult for you than your current situation. You will have to live around people you do not know, in accommodation you cannot choose, which may have stricter rules than you are used to, plus you will have more responsibility for yourself than if you stayed at home.

That said you might not have the option of staying at home due to a complete breakdown of your relationship with those at home, or the fear of violence, so if you really have nowhere to live and you are under 18 you need to contact social services.

### **16/17 Year Old**

If you are 16 or over you will need to see a Social Worker who will undertake an assessment under the Children Act 1989. They will contact the person responsible for your care and make a decision as to whether they feel it is best for you to return home, live with other family, or arrange foster placement or other supported accommodation.

### **What if I am pregnant**

If you are over 16 and pregnant you can go straight to Housing Services without an assessment from social services. You will need to have proof of homelessness, proof of pregnancy and proof of Island residency over the past 5 years. You are likely to be referred to one of the Mother and Baby Unit's on the Island Oakleigh House in Ryde or Kasa in East Cowes. Being pregnant does not make things quicker or easier, the homeless process is the same for everyone.

### **Over 18 years old**

If you approach the Council as homeless, you need to have a "priority need" under the Homeless Legislation. Being a young person does not automatically qualify you for being considered a priority need. Once you are 18 you are responsible for your own housing, unless you or someone who normally lives with you satisfied one of the following:-

- ✓ pregnancy
- ✓ live with dependant children under the age of 16, or 19 if in full-time education

- ✓ are homeless because of violence, fire, flood or other emergency
- ✓ are a person under 21 in Council care that was (but is no longer) looked after, accommodated or fostered between the ages of 16 to 18
- ✓ are aged between 16 and 17 years old and not being looked after by social services. All applications from the 16 to 17 year old age group are handled in conjunction with social services
- ✓ are considered to be vulnerable due to age, medical/mental/physical condition
- ✓ coming from an institutionalised background such as in Council care, the armed forces or prison

If you qualify as priority need with one of the above categories please contact Housing Services who will advise you of your Housing Options; otherwise you will need to seek your own accommodation.

### **Housing Options for over 18 year olds**

It can be difficult for young people to find somewhere to live. What you want isn't necessarily what you'll get, but there are options out there.

### **Private renting**

The most common type of housing for young people is renting from a private landlord. Due to affordability, studios or bedsits may be the best option in the first instance. Studios are often more self-contained than a bed sit and usually made up of a bedroom with a lounge, kitchenette and bathroom all in one room. Bedsits usually constitutes a bedroom/living room containing its own cooking facilities while other facilities such as the bathroom/w.c are shared with other tenants.

You usually need enough money to pay some rent in advance and a deposit. The standard of accommodation varies but

there is a real shortage of good and cheap private rented accommodation.

You may consider renting a property with a friend and sharing as a cheaper option, but remember that if you have a disagreement it is not easy to just up and leave. You will be tied into a tenancy agreement if you are joint tenants and therefore equally liable for any rent.

It may also be advisable to seek furnished properties, to avoid the cost of furnishing your new home

### **Hostels**

There are many hostels throughout the UK. They are often seen as somewhere for a few nights but some offer accommodation for up to two years. In most hostels you will have to share facilities but have your own room.

Some hostels only accommodate young people and many will help you to find more permanent accommodation. Some will offer more support and can be suitable if you don't feel ready to cope with a place on your own.

Check with the hostel whether you can apply direct to them for a place, or if you have to be referred, for example by social services.

There are several places for young people on the Island who require a hostel space, but they are rarely empty and therefore to secure a place may not be available immediately.

Atkinson House, Newport	01983 821040	8 rooms
80 Fairlee Road, Newport	01983 821040	4 rooms
54 St Johns Road, Ryde	01983 615107	7 rooms

All of the above accommodation have rooms with shared facilities such as kitchen, bathroom, lounge and washing facilities. There are a number of rules, which you would have to comply with to continue residence at the property.

## **Foyers**

Foyers provide somewhere to live and also help with training and finding employment. Accommodation is generally a single or a shared bedroom and bathroom, with access to a shared kitchen and living area. The accommodation is usually of a high standard. The length of stay is normally up to two years.

Most foyers have a waiting list and you need to have a local connection to the Island to apply to the one on the Isle of Wight. You can apply direct if you are over 18 and arrange an informal chat and look around the premises; you would then be offered a formal interview. Two forms of reference may be sought before any offer of accommodation was offered. Therefore most of these schemes cannot be accessed instantly.

Foyer, George Street, Ryde                      01983 567599                      45 rooms

## **Lodging**

You could look to become a lodger with someone willing to rent a room within their home and have the use of the kitchen and bathroom. The benefit being that you are unlikely to have to buy any furnishings for the accommodation.

## **Shared Housing**

Shared housing is a room in a house or flat, sharing the use of kitchen, bathroom and lounge with others. Often properties can be let to a group who will rent a whole property or the landlord may let out rooms on an individual basis.

## **Staying with friends**

Staying with friends may be an option that gives you breathing space to look for more secure accommodation. This type of arrangement does not give you much security.

## **Housing Association homes**

The Island Housing Register is the only register to apply for permanent social housing on the Island. The three main Housing Associations on the Isle of Wight all use this list to allocate their homes.

Housing associations are organisations that rent houses and flats. To apply for a housing association home you need to complete an application form which can be obtained from Housing Services, 7 High Street, Newport, IW.

The list is a point based system whereby priority is given to applicants in the greatest need. Points are allocated for a variety of reasons (please refer to the leaflet Isle of Wight Housing Register for more details).

## **New Build Homebuy**

This scheme allows you to buy a share of a property (usually with a mortgage) and then pay rent for the remaining share owned by the Housing Association. After 12 months if you can afford to, you can buy further shares until you own the home yourself outright.

Swaythling Housing Society will be operating a waiting list for Homebuy properties for the Island and have a call centre to deal with enquiries.

If you are interested in these or any other shared ownership schemes please contact Swaythling Housing Society on 02380 628000 or email [www.homesinhants.co.uk](http://www.homesinhants.co.uk)

## **Buy a house**

Unless you have rich and generous parents buying a house means getting a mortgage, or in other words a big loan.

Buying your own place is many people's dream, but it is not really an option unless you have savings, a good income and regular employment.

## **Other possibilities**

Depending on your circumstances other options could include

- student accommodation
- nurses homes
- housing cooperatives

## **Young Person Finances**

### **Income Support/Job Seekers Allowance for 16/17 Year Olds**

Single people under the age of 25 are entitled to less income support or JSA than older age groups. Normally 16 or 17 year olds are not entitled to income support or JSA. However in circumstances of severe hardship, for example, where no one else is able to provide support they may be entitled to help.

Most single 16/17 year olds who are able to get benefits will get £34.60 a week (*as at 2006*). Single 18/24 year olds get £45.50 a week (*as at 2006*).

### **Housing Benefit for Young People**

Young people can claim housing benefit, to help pay their rent if they aren't working or have low wages. If you are on Income Support or Job Seekers Allowance and under 25 you will only receive the benefit for the equivalent of a single room to rent, e.g. £55.00 per week (*as at 2006*).



If you were given accommodation by social services or you were in care when you were younger this might not apply.

The Housing Benefit awarded to you can be less than the rent you are charged for other reasons as well, e.g. if it includes meals. The rules about Housing Benefit are complicated so it's worth getting advice.

If you have a place in mind you can find out if the housing benefit will be restricted, by asking the housing benefit department for a pre-tenancy determination.

### **Once you reach 18 – how your money effects others**

Once you reach the age of 18, if you still live at home this could have an effect on your parents income.

Any money they receive for child benefit may cease, and if your parents are on Housing Benefit, they can start to have their money reduced as they are no longer classed as have a child living with them, but what is referred to as a non-dependant.

Housing Benefit will reduce the amount they receive for their rent and you should pay towards their housing costs from your own wages.

If you are still in full time education, benefit can be extended.

### **Costs involved in living independently**

To live independently in a one bedroom property could cost each month:-	
Rent	£350
Council Tax	£100
Electricity	£10

Gas	£15
Water	£10
Telephone/Mobile	£20
TV Licensing	£10
Travel (bus/train rover)	£62
Food	£60
Housekeeping	£25
Clothes, Hair	£30
Going Out	£40
<b>Total Monthly Expenditure</b>	<b>£732.00</b>
To furnish a one bedroom property with the minimum necessities at the cheapest prices are:-	
Single Bed	£70
Wardrobe & Drawers	£60
Cooker	£150
Fridge/Freezer	£240
Washing Machine	£190
Vacuum Cleaner	£50
Iron and Ironing Board	£20
Kettle and Toaster	£15
Cutlery, Crockery, Pans	£30
Sofa	£200
Television	£100
Curtains, Bed Linen, Towels	£50
<b>Total cost for new basic furnishings</b>	<b>£1,175.00</b>

## Useful Organisations

### **Social Services (Children's Services)**

147 High Street

Newport

01983 525790

## **Housing Services**

7 High Street  
Newport  
01983 823040

## **Youth Trust**

1 St Johns Place  
Newport, Isle of Wight  
PO30 1LH  
Tel. 01983 529569

The Isle of Wight Youth Trust is an independent charity, which provides free professional support for young people up to the age of 25.

- Medical Information
- Counselling
- Relationship problems
- Contraception & pregnancy advice

## **Connexions**

68a Upper St James Street  
Newport, Isle of Wight  
PO30 1LQ  
Tel. 01983 527565

Connexions personal advisers can give information, advice and practical help to 13-19 year olds. They can help with all sorts of things, such as:

- Choosing subjects at school
- Mapping out your future career options.
- Anything which might be affecting you at school, college, work or in your personal or family life

Every school has at least one named Personal Adviser with an expertise in Careers Guidance. Every school also has an Information Centre to help you find the help you need.

There are Personal Advisers in many other organisations offering specialist help such as the Youth Service, Education Welfare, Teenage Pregnancy

For those preferring a less personal approach there is a service of Personal Advisers at Connexions Direct:

Telephone: 08080 013219

Text: 07766 413219

Webchat: [www.connexions-direct.com](http://www.connexions-direct.com)

**The Council has compiled this list for assistance and every effort has been made to be accurate. The information should not be regarded as a recommendation.**

**This leaflet is available on request as an audiotape, in large print, in Braille and in other languages. If you require this service, please contact Housing Services on 01983 823040 or email [Housing@iow.gov.uk](mailto:Housing@iow.gov.uk)**





**If you would like this document translated,  
please contact us on 01983 823040**

**Arabic**

01983 823040 إذا رغبتم في الحصول على نسخة مترجمة من هذه الوثيقة يرجى الاتصال بنا على

**Bengali**

আপনি যদি এই প্রমাণপত্র (ডকুমেন্ট) অনুবাদ করানো চান, তাহলে অনুগ্রহ করে আমাদেরকে।

01983 823040 নম্বরে যোগাযোগ করুন

**Chinese**

如果你希望翻譯這份文件，請與我們聯繫。聯係電話：01983 823040

**French**

Si vous désirez que ce document soit traduit, contactez-nous s'il vous plait au 01983 823040.

**German**

Falls Sie eine Übersetzung dieses Dokuments wünschen, wenden Sie sich bitte unter einer der folgenden Rufnummern an uns: 01983 823040

**Hindi**

Xid Awp es dEqwvyjæ kw Anuvwd cwhqy hYN, qo İ, Xw tyilPon nµbr 01983 823040 pr supké kIijE[

**Italian**

Se desiderate la traduzione di questo documento, contattateci allo 01983 823040

**Punjabi**

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**Spanish**

Si desea una traducción de este documento por favor llame al numero de teléfono 01983 823040

**Urdu**

پر رابطہ کریں 01983 823040 اگر آپ اس دستاویز کا ترجمہ کروانا چاہتے ہیں تو براہ مہربانی ٹیلیفون نمبر