

Housing Associations

Ribble Valley Homes
Tel: 01200 444290 Tel: 0800 1114448

Places for people
Tel: 01254 688301

Housing 21
Tel: 01274 744190

Accent North West
Tel: 01282 457825

Harvest Housing Group
Tel: 0845 3450272

Sanctuary Housing Association
Tel: 0845 7573263

St Vincent's Housing Association
Tel: 01282 611088

Lancashire Heritage
Tel: 01282 661738

Space
Tel: 0161 7375276

Contour Homes
Tel: 01772 704713

Manchester Methodist Housing Association
Tel: 01204 365711

New Progress Housing Association
Tel: 01200 444290



Date: April 2008

If you are 16 – 24 and thinking about leaving home this leaflet should help.

Good quality, affordable housing is hard to find especially for young people and getting a deposit together for privately rented property can be very difficult. You should think very carefully and seek advice before you decide to leave home.

Useful contact details

Housing Needs Section

Ribble Valley Borough Council
Church Walk, Clitheroe
BB7 2RA

Tel: 01200 414567 Out of Hours 01200 444448

Email housing@ribblevalley.gov.uk

Social services (including children)

Tel: 01200 425146

Connexions

Tel: 01200 444799

Shelter

Tel: 01254 56593

Shelterline(free 24 hour helpline)

Tel: 08088004444

SMILE Mediation services

Tel: 01282 436989

Calico Floating Support

Tel: 0800 1692407

Domestic Violence HARV

Tel: 01254 879855

Youth & Community Service

Clitheroe 01254 824544

Longridge 01772 782909

Citizens' Advice Bureau

Tel: 01200 428966

available. The length of time you wait will depend on the area you want to live in and how many properties become empty.

Can I rent privately?

Yes, although you may find some landlords are not willing to rent to someone under 18.

There are a number of private rented properties available in Ribble Valley but very few flats. Most properties are two bedroomed houses with an average weekly rent of over £100 a week.

Grants are available for landlords to renovate properties in return for nomination rights, and setting the rent level at an affordable rate. A property renovated in this way may be available for you.

The Tenancy Protection Scheme is available to assist people to access the private rented sector. Please see our leaflet on the Tenancy Protection Scheme. This scheme provides the bond and a guarantee for the landlord.

The Council is working with landlords to improve quality in the private sector.

Will I get help in paying my rent?

Before signing up for a private rented tenancy, you must make sure you will be able to get help in paying the rent. If you are on a low income you may be able to get help with your rent by claiming housing benefit.

To get housing benefit you need to fill in an application form, available from the council offices. You will also need to provide proof of identity, your weekly income and a copy of your tenancy agreement.

Before taking a tenancy, ask the housing benefit section what is the maximum rent that they will pay for the property. They will be able to inform you what the current Local Housing Allowance is for your area.

Important things to think about

You will need to plan thoroughly if your move is to be a successful one. There are many things you will need to think about apart from finding somewhere to live.

- Do your parents or the people you live with support your move?
- Have you discussed it with them and are they prepared to help you?
- Have you saved enough money to help you set up your new home?
- Can you afford to pay a deposit for a privately rented property?
- How will you pay your rent?
- Can you afford to pay your council tax, water, electricity and gas bills?
- Have you budgeted for food and clothes?
- Have you got any furniture? If not, how will you get some?
- Can you afford to pay the non-essentials such as telephone and a TV licence?
- Will you still be able to afford to do the things you want to after paying your bills?
- Can you wash and iron your clothes – if not who will do it for you?
- Can you cook? Ready meals and take away food are expensive.
- Can you return home if things go wrong?

Can I apply as homeless to the Council?

If you are over 16, you have the right to make a homeless application even if you are still at school.

If you are homeless and under 16, the council would refer you to the children's social services department for help.

If you are aged 16-18 and in care you should contact your social worker or after care worker as they may be responsible for finding you alternative accommodation.

What happens if I leave home today?

You should never leave home without getting some advice first. You can contact the council's housing needs team, connexions or the children's social services department to discuss any problems you might be having and to explore all of the solutions that might be available to you.

If you are suffering from, or at risk of violence or sexual abuse you should get help immediately from the police. Do not stay where you feel in danger.

How will the council help me if I am homeless?

Our priority is to see if we can stop you becoming homeless in the first place. If you are thinking of leaving home you should get advice immediately. You can find telephone numbers at the back of this leaflet.

My family want me to move out – what can I do?

If you are being asked to leave home by your family, we may arrange for mediation to see if the problems can be resolved so you can stay at home. However, we will not do this if you are at risk of violence or abuse.

If we cannot prevent you from becoming homeless, we will carry out an assessment under the homeless legislation.

Please see our separate leaflet Homeless in the Ribble Valley for more information about how we deal with homeless applications.

The council will usually provide you with temporary accommodation while we are assessing your application.

The council no longer owns any properties but we will advise you about the different options available to you.

Can children's social services help?

The children's social services department has a legal duty to help you if you are under 18 and in need. It would need to carry out an assessment to see if you meet the criteria.

Children's social services do not have accommodation of their own and will usually ask the Council to help find accommodation for a young person they are responsible for.

They also have duties towards young people aged 16-21 that are, or have been in care. If this applies to you, contact your social worker or your after care worker for advice.

Will I be able to get a property with a housing association?

Some housing associations will not offer a property to anyone under the age of 18 and some will only offer a tenancy if you have someone to provide support. Support can be provided by family, friends, an agency that you are involved with such as Connexions or one of the housing support schemes. Please contact housing needs on (01200) 414567 for further information.

Will I have to wait long?

There is a shortage of suitable properties for young, single people and this can mean a long wait for a property to come