



Housing Justice

Housing Justice

Housing Justice Night Shelter Lettings Network – Overview and learnings



N & N Lettings Team <lettings@n.>
 To: N & N Lettings Team
 Cc: Elizabeth Tesfa; Golden Obijaku; Nathan Eriemo; Kas Ali



Wed 10:05

Property Address	Price PCM	Type (hours etc)
76 Bramwell House, SE1 6RJ	£875	Double F
Studio 1, 9 Bartram Road, SE4 2DQ	£1,146	Studio
Studio 2, 9 Bartram Road, SE4 2DQ	£1,250	Studio
94 Boundfield Road, London, SE6 1PF (6 AVAILABLE)	£1,146	Studio

DSS VIEWING TIMES: WEDNESDAY 26TH APRIL 2023



Info | Freshview Estates <info@freshviewestates.co.uk>
 To



Tue 11:26

many types of accommodations to numerous local authorities and understand the need/requirement to maintain these properties efficiently and correctly.

Please confirm your attendance by sending us an email with your **name and contact number**. The viewings will be taking place on **Wednesday 26th April 2023** at the addresses and times below:

Flat 4, 48 Larbert Road, SW16 5BJ – 12pm

Studio flat available
 Rent at 1 bed LHA rate: **£264.66 per week** – we can reduce for capped clients

Flat 4, 15 Fifield Path, London, SE23 2AY – 1pm

Studio flat available
 Rent at 1 bed LHA rate: **£264.66 per week** - we can reduce for capped clients

Flat 6, 138 Perry Hill, Catford, London, SE6 4EY – 1:30pm

ChoiceDSS Viewing schedule Thursday 27/04/2023



ChoiceDSS Viewings <admin@choicedss.com>
 To



Wed 12:26

Date	Time	Property Address	Town	Area	Post Code	Size	Floor	Rent PCM/Rent PW	Benefits Accepted
Thursday, 27th April, 2023	10:45 AM	9 Weald Rise	Harrow	North West London	HA3 7DQ	Studio	Ground	997.27 / 230.14	Above 35 UC Capped
Thursday, 27th April, 2023	11:50 AM	44 Shadwell Drive	Northolt	West London	UB5 6DD	Studio	Second	922.48 / 212.88	Above 35 UC Capped
Thursday, 27th April, 2023	12:55 PM	54 Wendover Road	Staines	West London	TW18 3DD	Studio	First	847.69 / 195.62	Above 35 UC Capped
Thursday, 27th April, 2023	02:50 PM	162 Rushey Green	Lewisham	South East London	SE6 4JT	Studio	First	1146.86 / 264.66	C/C PIP/PC/SP/LCWF

TWO new properties available accepting under 35 year olds with an exempti...



Sam Adams <sam@stonehousing.>
 To: Sam Adams
 Cc: Sam Adams



Wed 11:31

Please pay attention to the following properties below and timings for viewings on **Thursday 27/04/2023**

8 Ramsden Close BR5 4LJ 11.45AM

123 Leaside Crescent NW11 0JN 5PM

If you have any clients interested please send me their contact details so that I can book them in for the

Viewings Scheduled for Thursday 27.04.2023 - ADDED VIEWING IN BRENT



Lettings - AmPm Estates <lettings@ampmestates.co.uk>
 To



Wed 15:12

Good Afternoon,

Please see below viewings we will be doing **Thursday 27.04.2023**

Please confirm your client attendance by sending us an email with their contact details.

Looking forward to hearing from you.

Please note the rent is charged at the 1 Bed LHA and the capped rate unless mentioned otherwise.

DATE	Address	Postcode	Borough	Time
Thursday 27.04.2023	94 Bath road (Ground floor)	SL1 3SY	Slough	12:15 PM
Thursday 27.04.2023	13 Princess Road,	TW13 4LD	Feltham	1:15 PM
Thursday 27.04.2023	57 Stephenson Street	NW10 6TX	Brent	2:45 PM
Thursday 27.04.2023	96 Chatsworth Road (Fully Self contained, ground floor, suitable for	E5 0LS	Hackney	4:30 PM

NSLN

Night Shelter Lettings Network



Housing Justice

This system is available for Night Shelter providers in London and their guests, listing property that accepts Housing Benefit together in one place, identifying what it costs, who the agent/landlords are and when it can be viewed. They are listed underneath this explainer.

VIDEO GUIDE [ENGLISH]

دليل [عربي]

[Click here for application for deposit/rent in advance](#)

PRS Standards

Benefit Calculator

We have included a letter that has been used by providers to show Agents/Universal Credit that their client who is under 35 is able to claim the one bedroom rate if they have stayed in a homeless hostel for 3 months [concurrently or otherwise]. It is usually attached to the UC Journal to claim the one bedroom rate. **[Click here: LHA exemption letter SAR HJ \(5\)](#)**

SUNSHINE ESTATES

Property 1 Address: 57 Elgin Rd, Croydon, CR0 6XD

Type of property: 3 studio Flat – can accept capped

Rent: Contact agent

Eligibility: Accepts capped applicants

Google Map URL: <https://www.google.com/maps?q=57+Elgin+Rd,+Croydon,+CR0+6XD>

Property 2 Address: 8 Grand Parade, Green Lanes, Haringey, N4 1JX

Type of property: 3 FSC studio Flat – can accept capped

Rent: Contact agent

Eligibility: Accepts capped applicants

Google Map URL: <https://www.google.com/maps?q=8+Grand+Parade,+Green+Lanes,+Haringey,+N4+1JX>

Property 3 Address: 119a Wrythe Lane, Sutton, SM5 2RR

Type of property: 3 studio Flat – can accept capped

Rent: Contact agent

Eligibility: Accepts capped applicants

Google Map URL: <https://www.google.com/maps?q=119a+Wrythe+Lane,+Sutton,+SM5+2RR>

Property 4 Address: 12 Willow Way, Potters Bar, EN6 2PP

Type of property: 2 studio Flat – can accept capped

Rent: Contact agent

Night Shelter Lettings Network Application

Complete this form if you require funds for your client to move into accommodation. If agent/landlord requires none, disregard.

nightshelterlettingsnetwork@gmail.com [Switch account](#)



Not shared

* Indicates required question

Shelter Name *

Your answer

Caseworker Name *

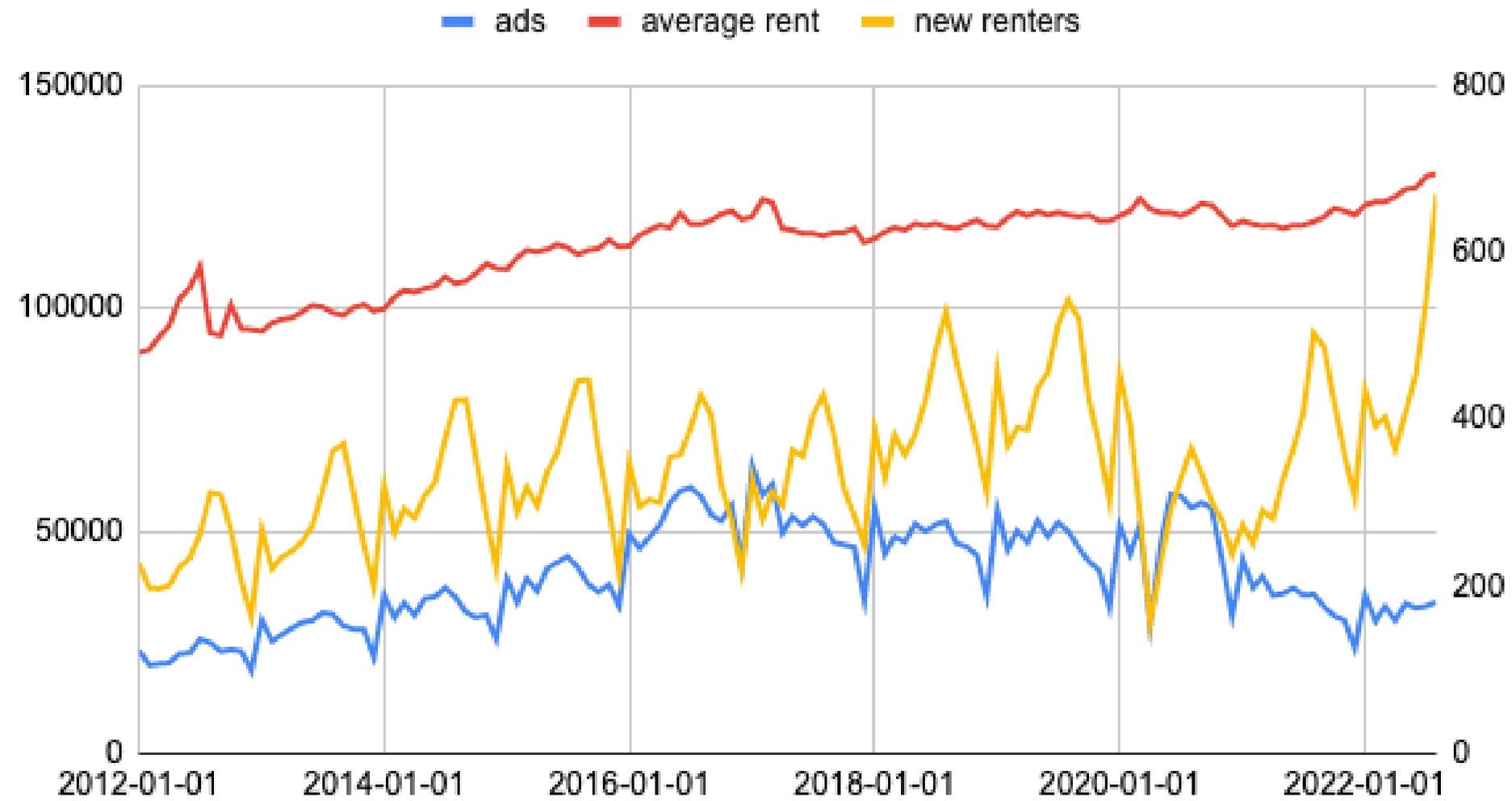
Your answer

Caseworker Email *

Your answer

Caseworker Phone Number *

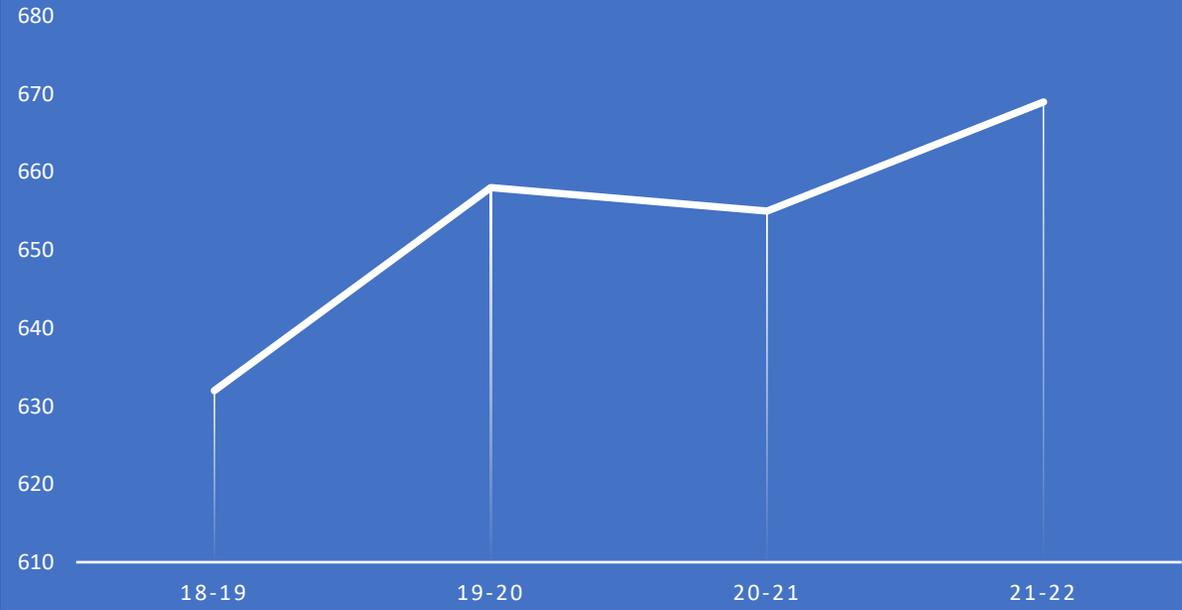
Room Ads vs New Renters vs Avg rents



STUDIO



ROOM

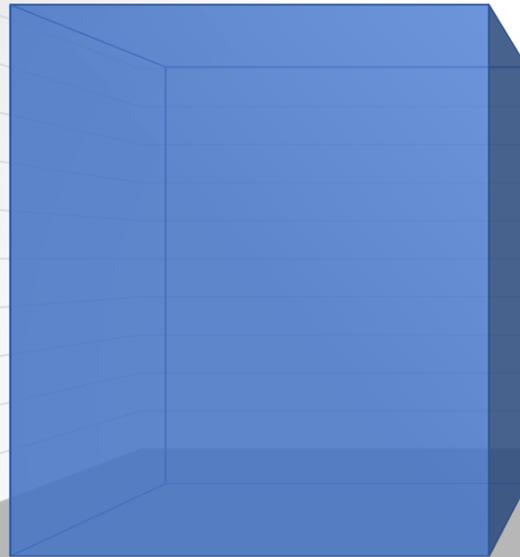


ONE BED



500
450
400
350
300
250
200
150
100
50
0

463



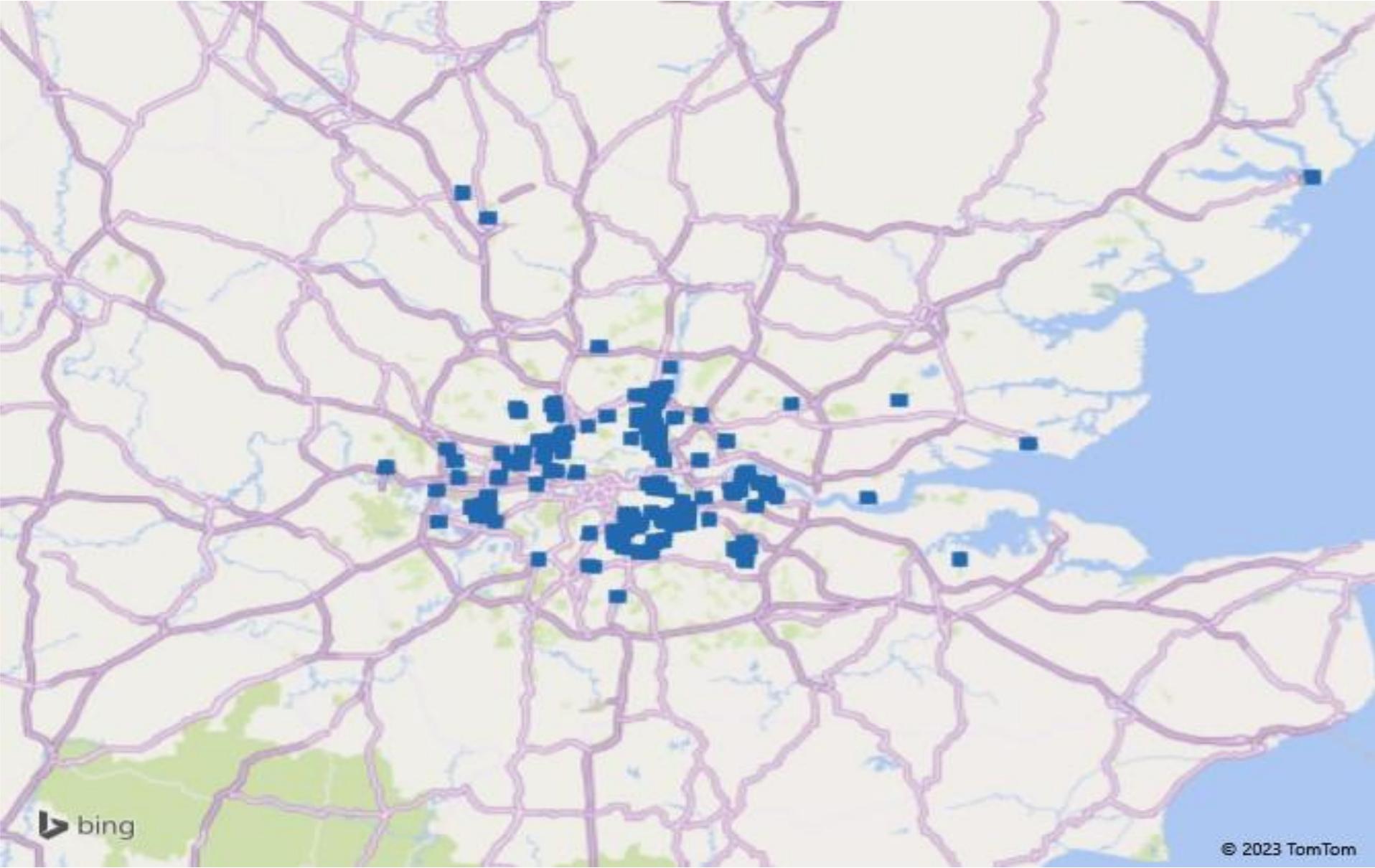
255

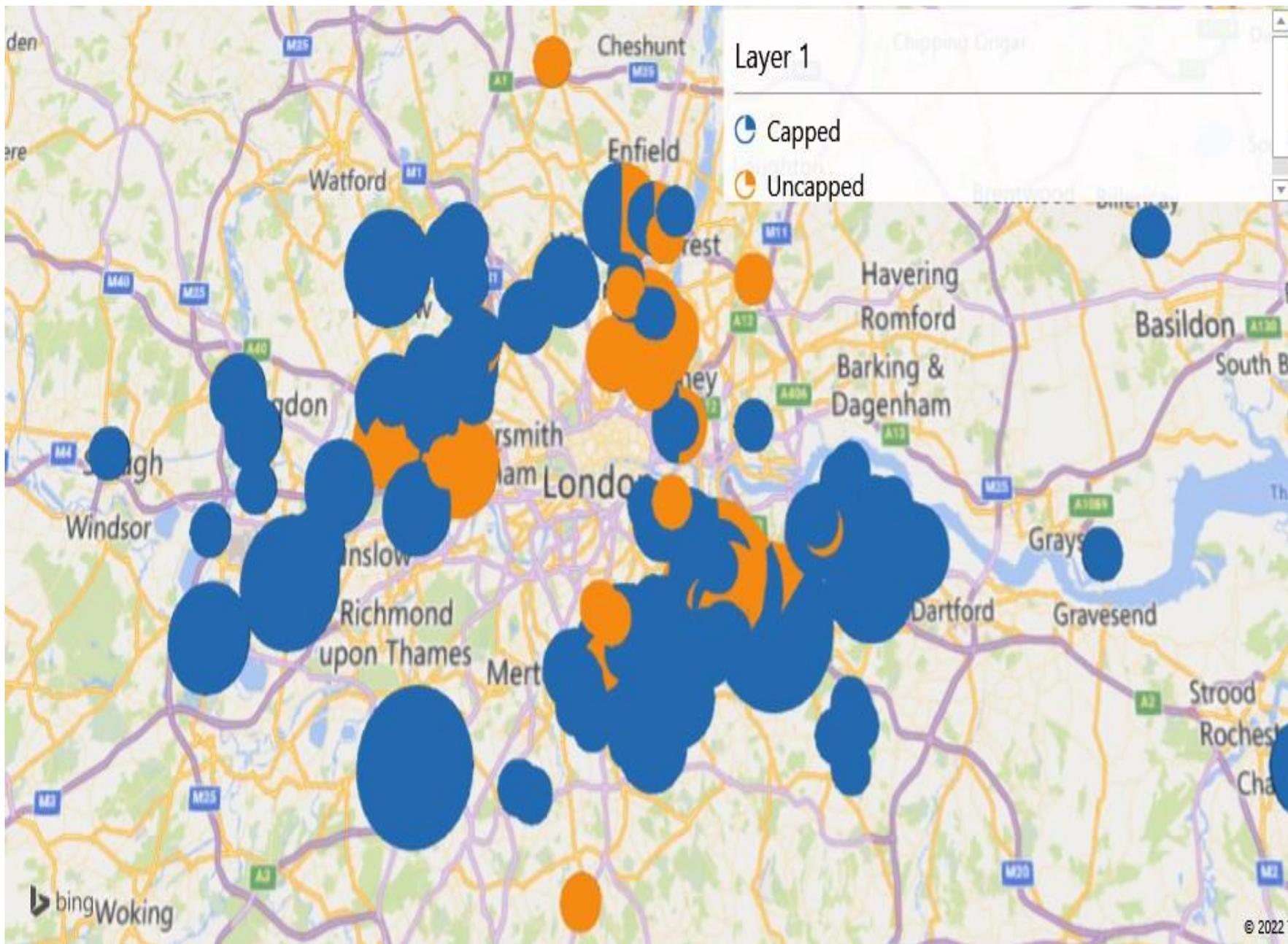


NUMBER OF VIEWINGS

**NUMBER OF
PROPERTIES**

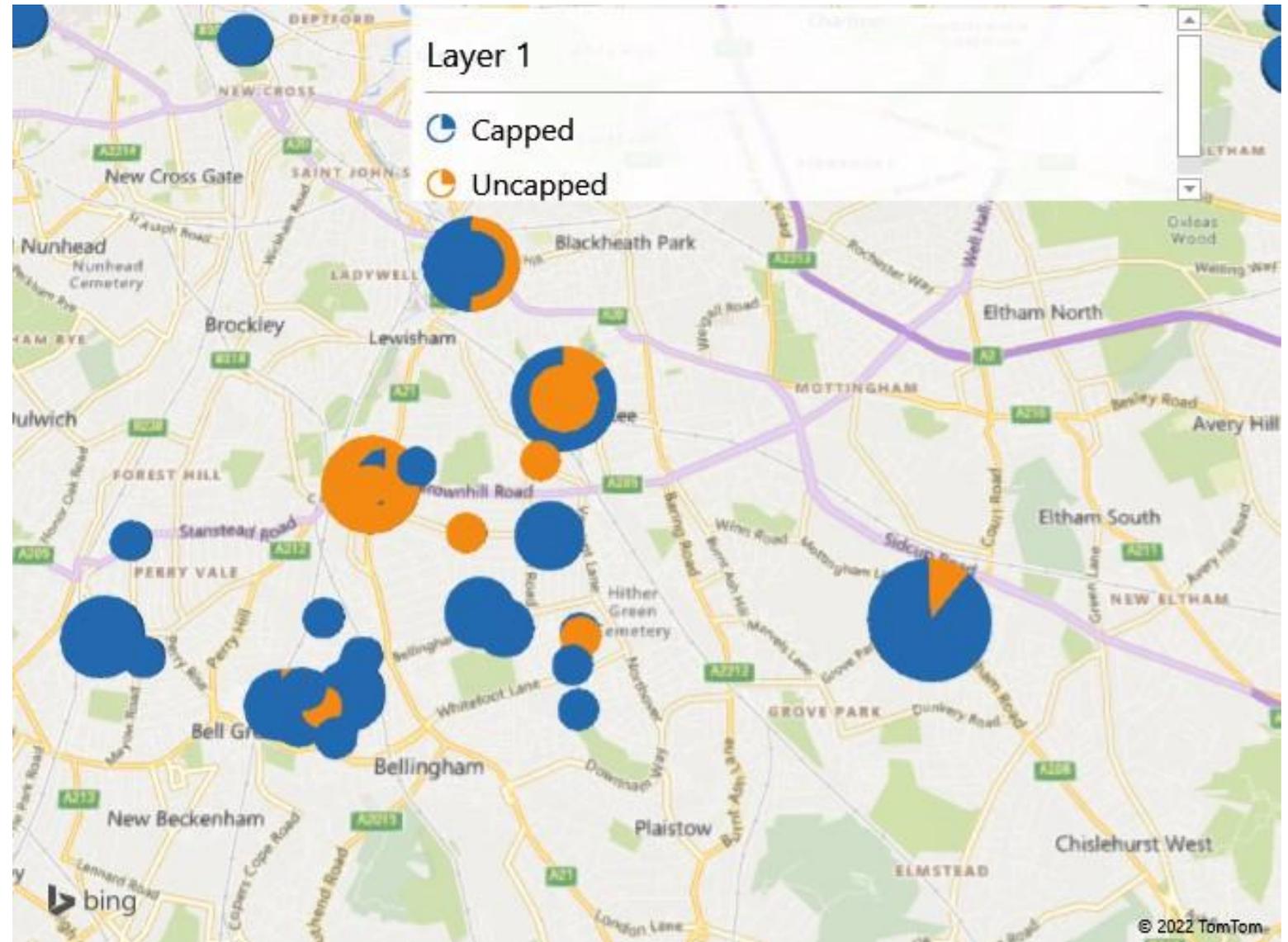
South East Overview

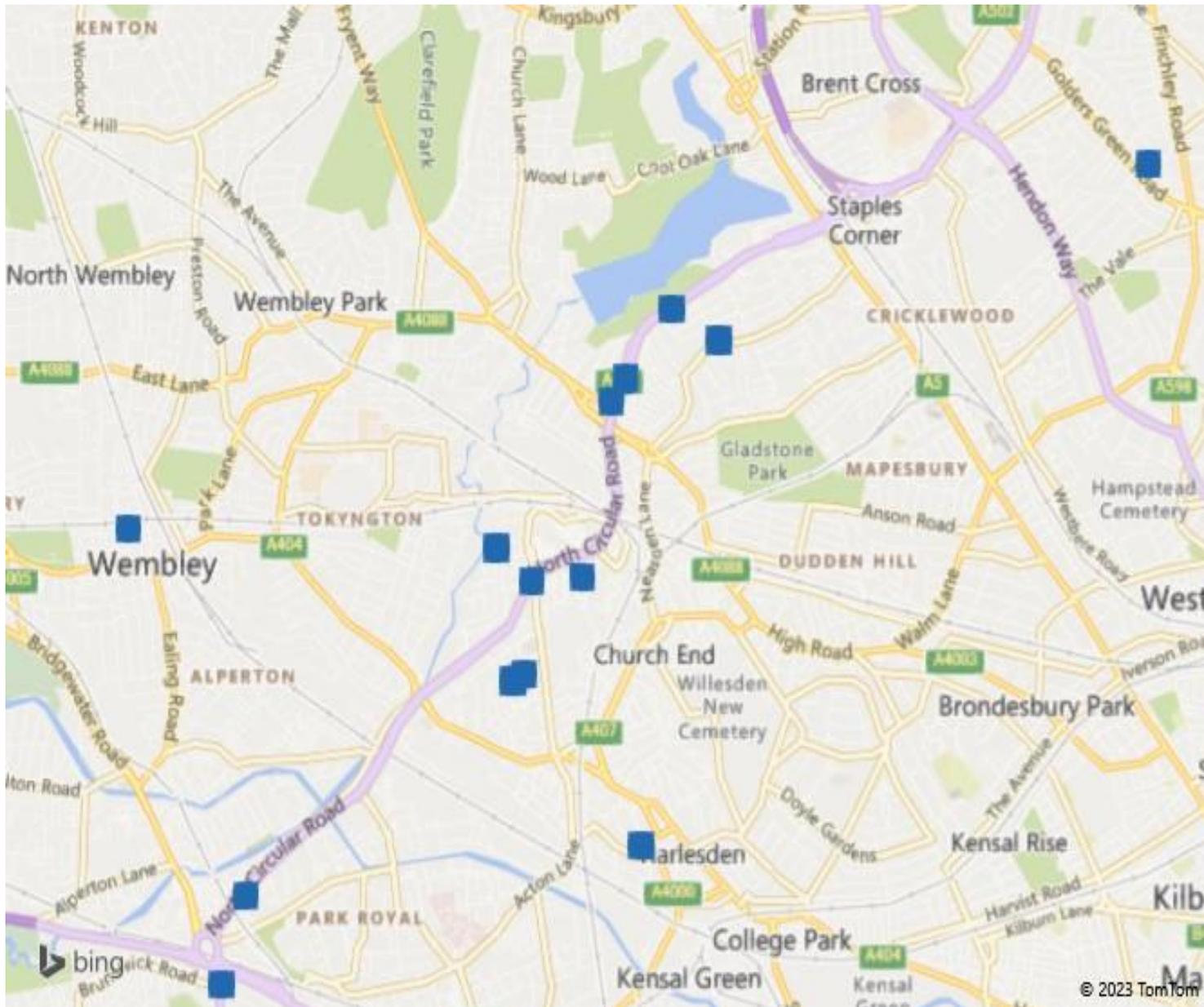




- **Uncapped property locations and Capped property locations**

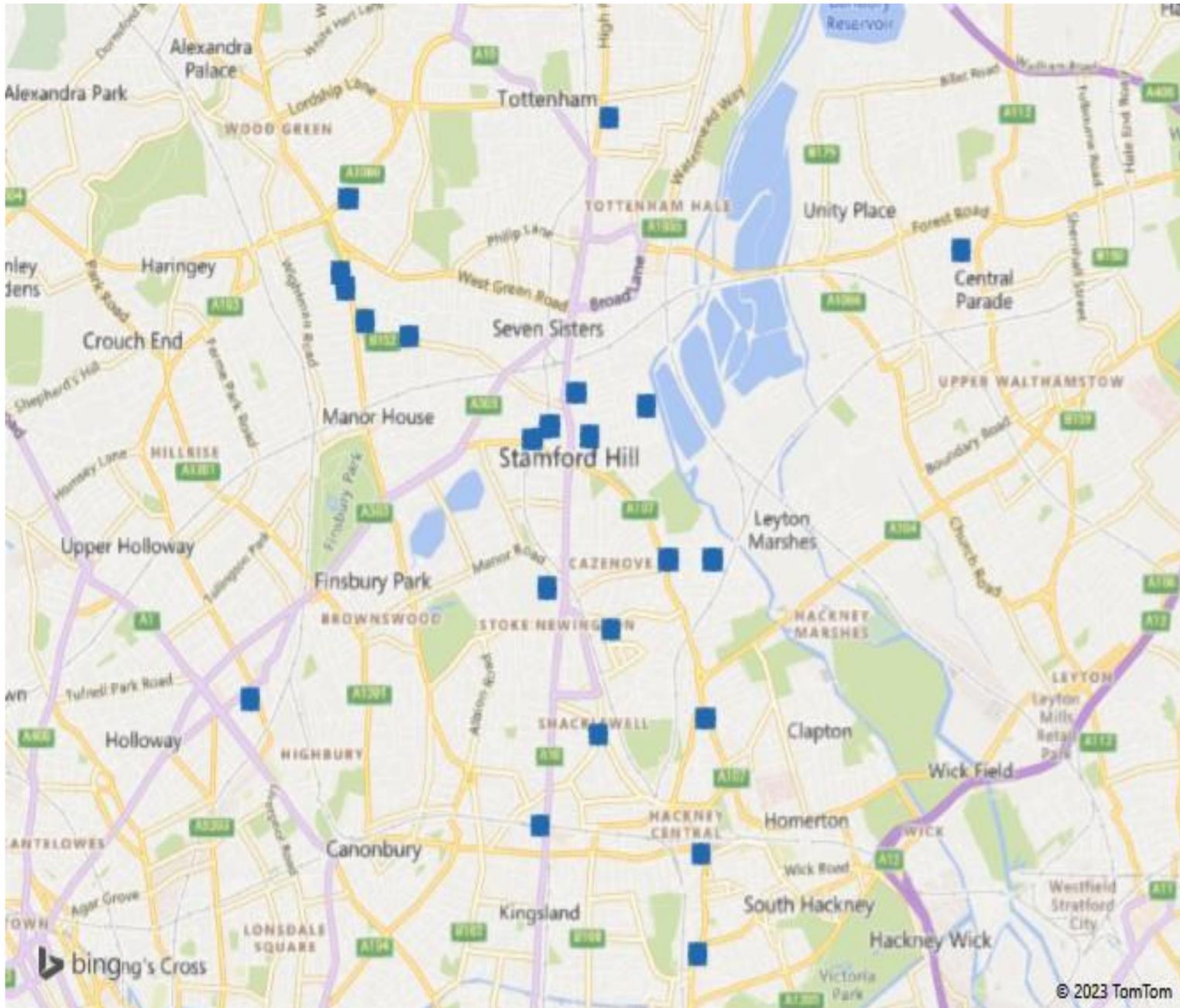
• Evidence in several areas of properties originally advertised as uncapped being lowered to capped rate due to lack of demand, especially in Catford, Lewisham Area





KEY AREAS – CLUSTER 1 [BRENT]

- **NORTH CIRCULAR ROAD,
NEASDEN, STONEBRIDGE**
- **30 MINUTES TO CENTRAL
LONDON**

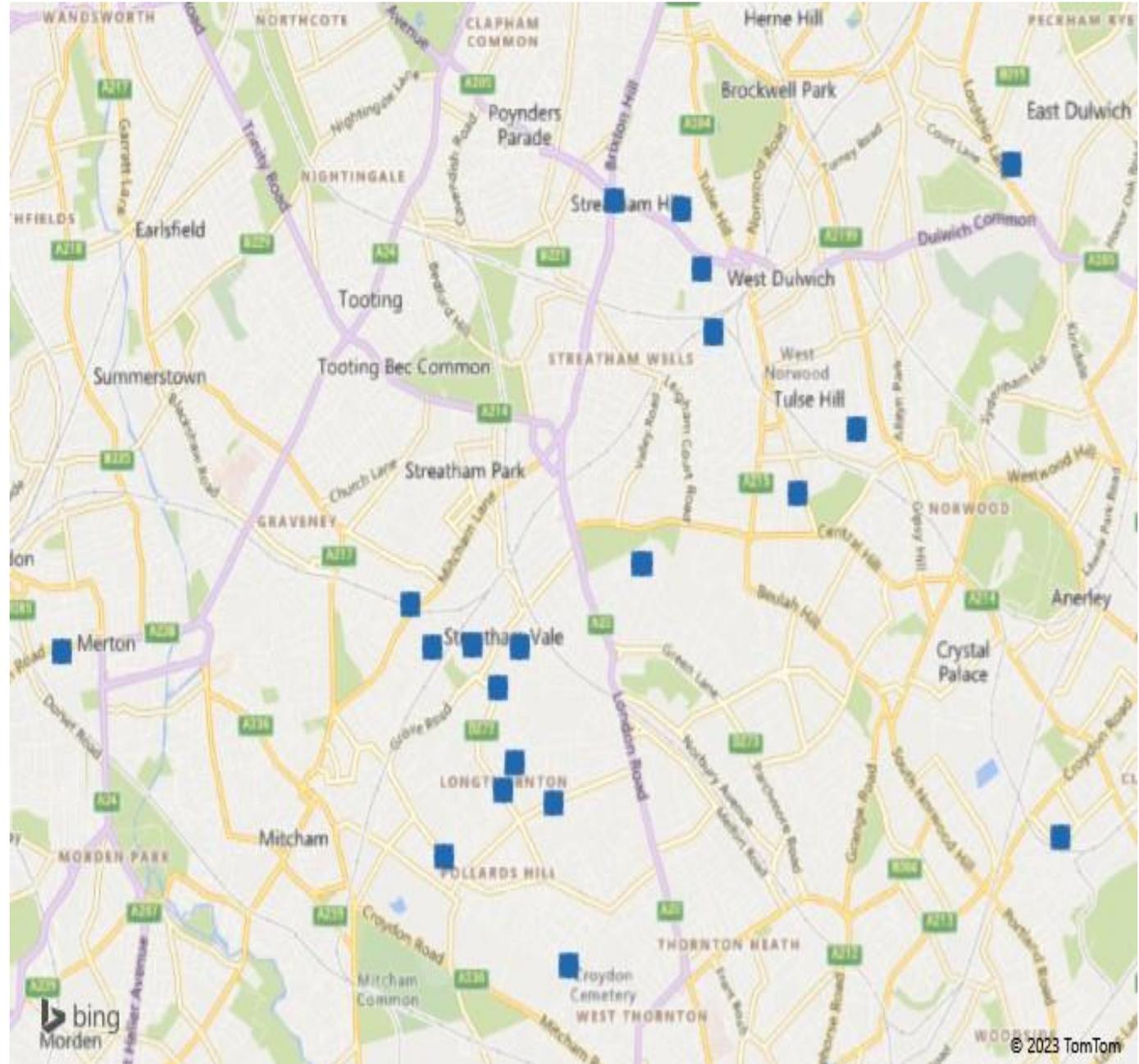


KEY AREAS - CLUSTER 2 - HACKNEY, HARINGEY

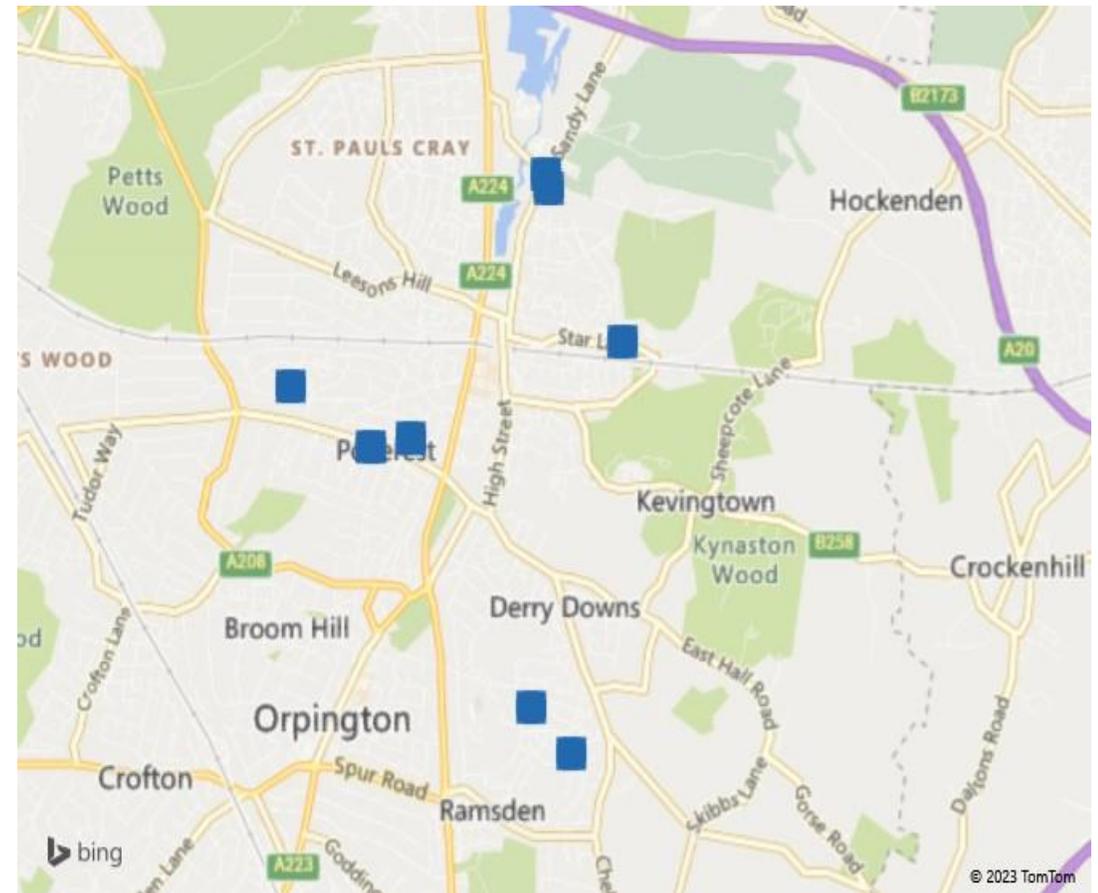
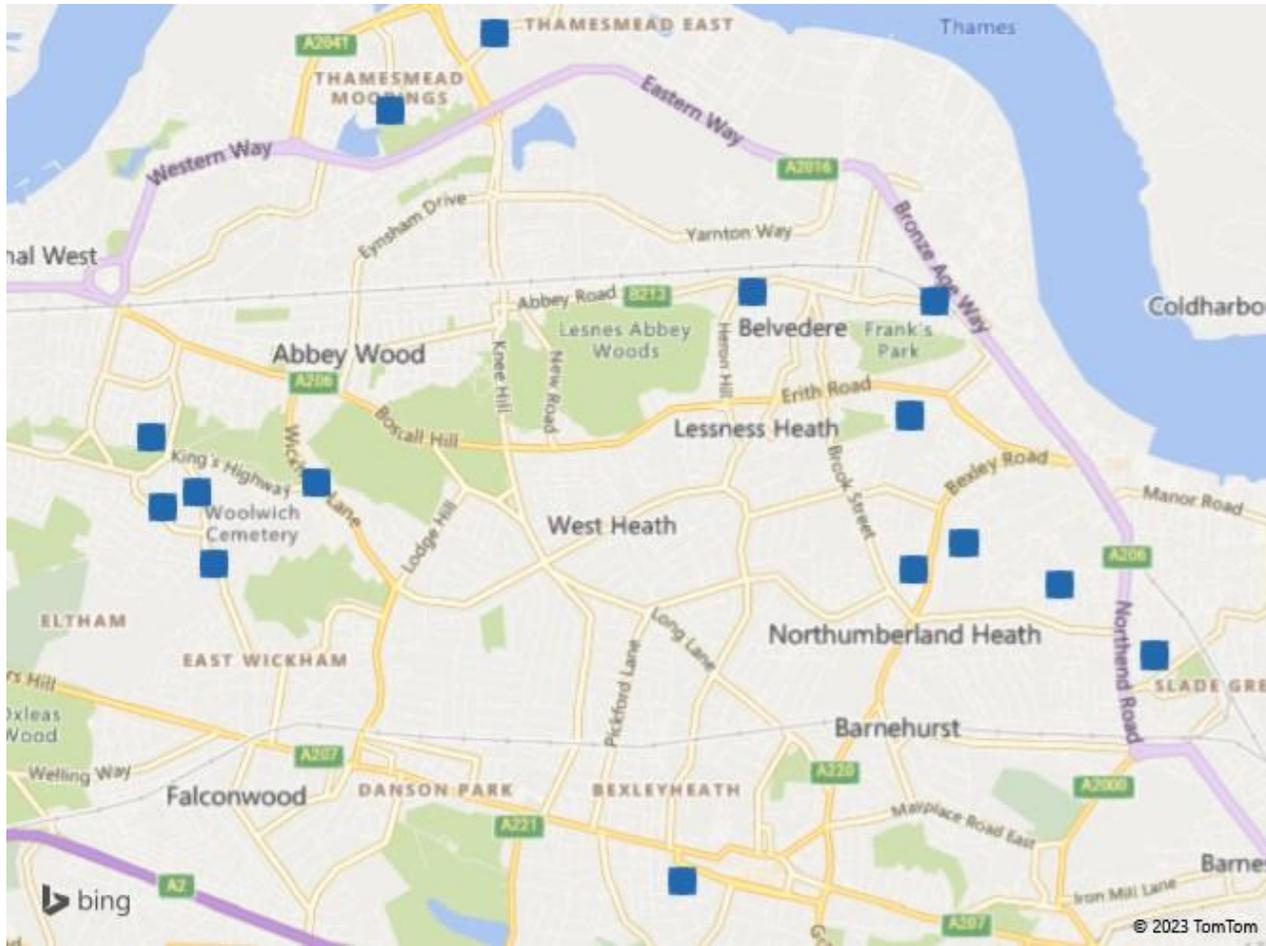
- **STAMFORD HILL,**
- **TURNPIKE LANE,**
- **48 Minutes to central London**

KEY AREAS – CLUSTER 3 – [LAMBETH – MERTON]

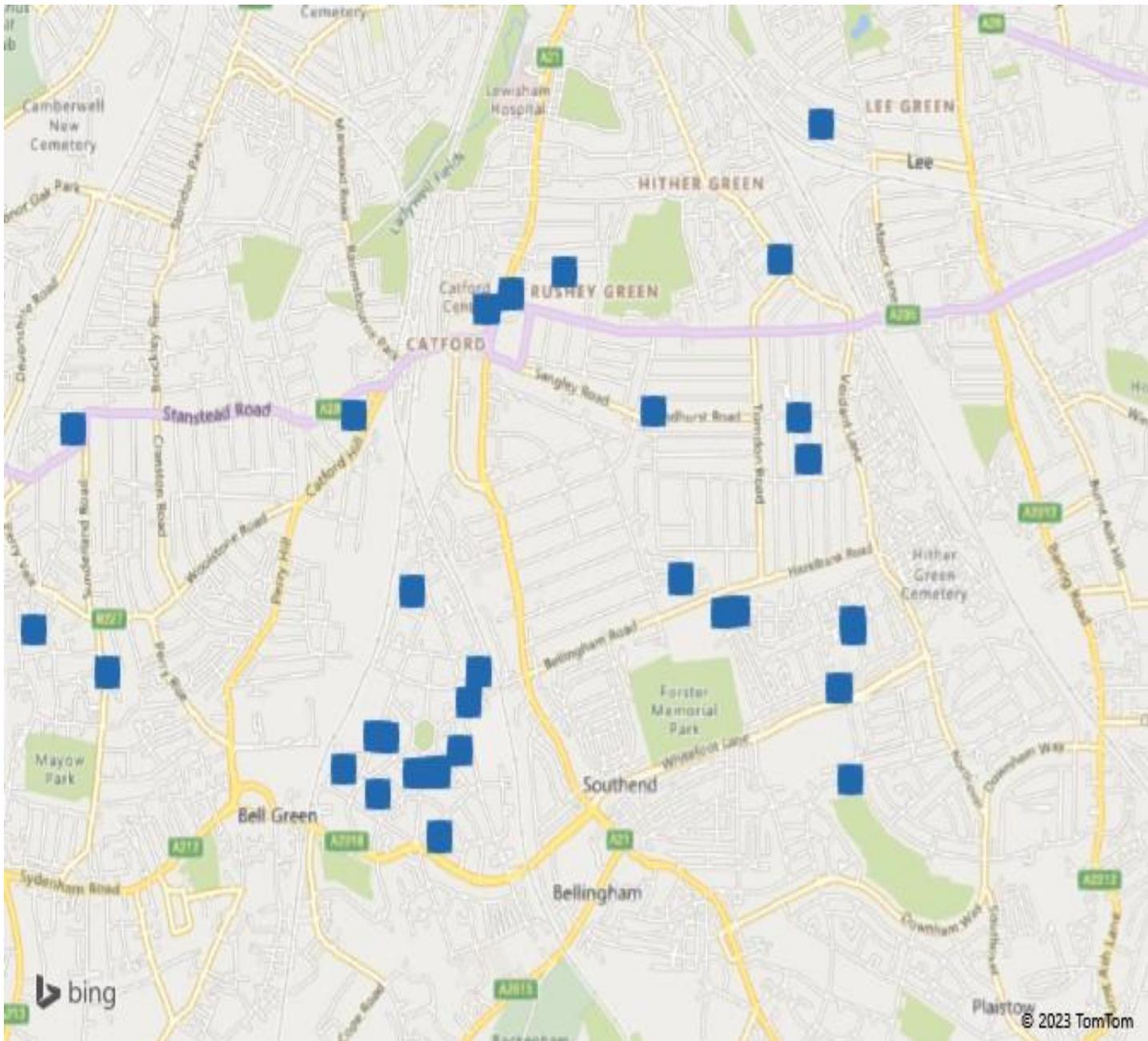
- **MITCHAM,**
- **STREATHAM VALE.**
- **40 Minutes to Central London
by public transport**



KEY AREAS - CLUSTER 4 - BROMLEY

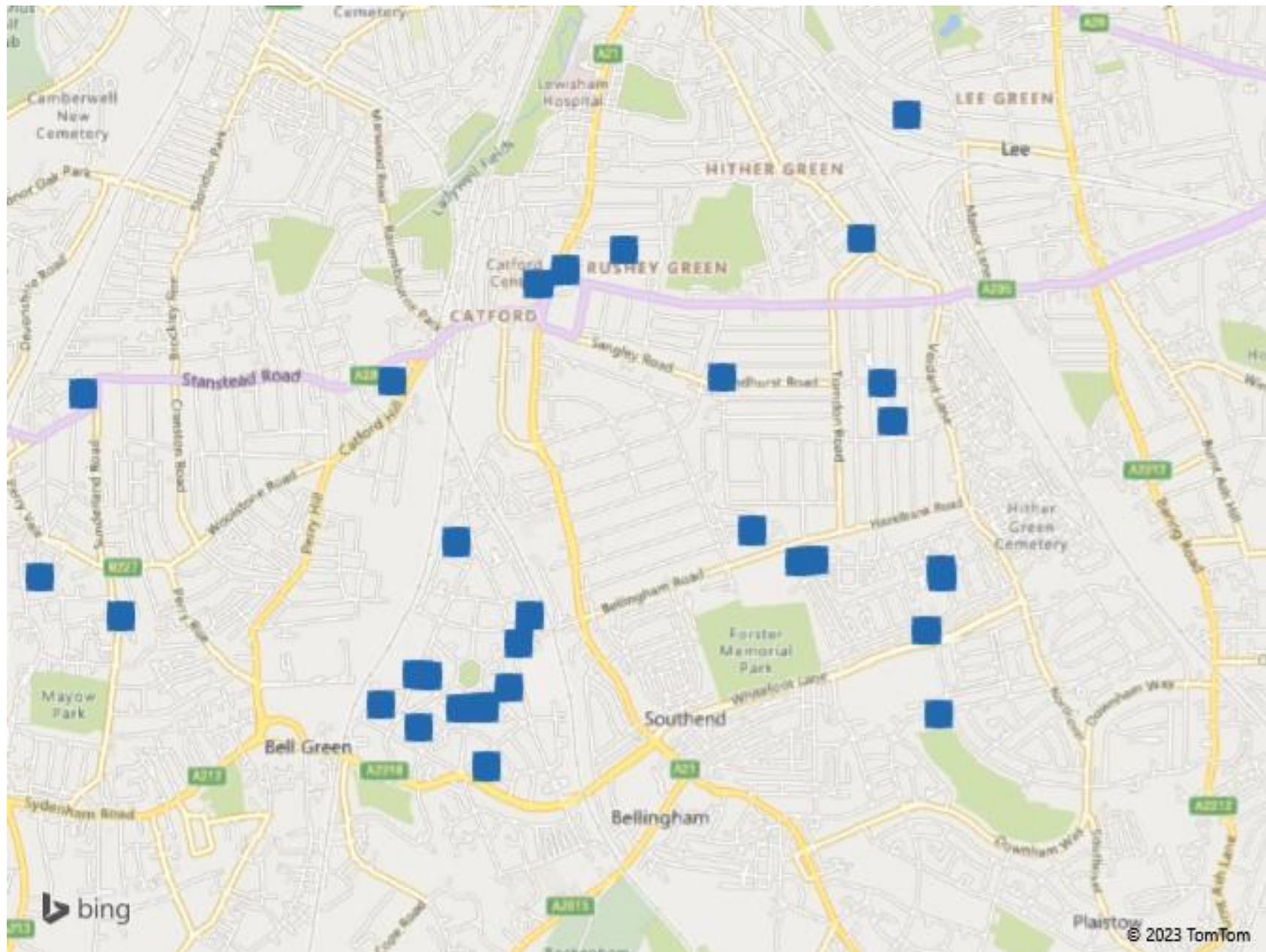


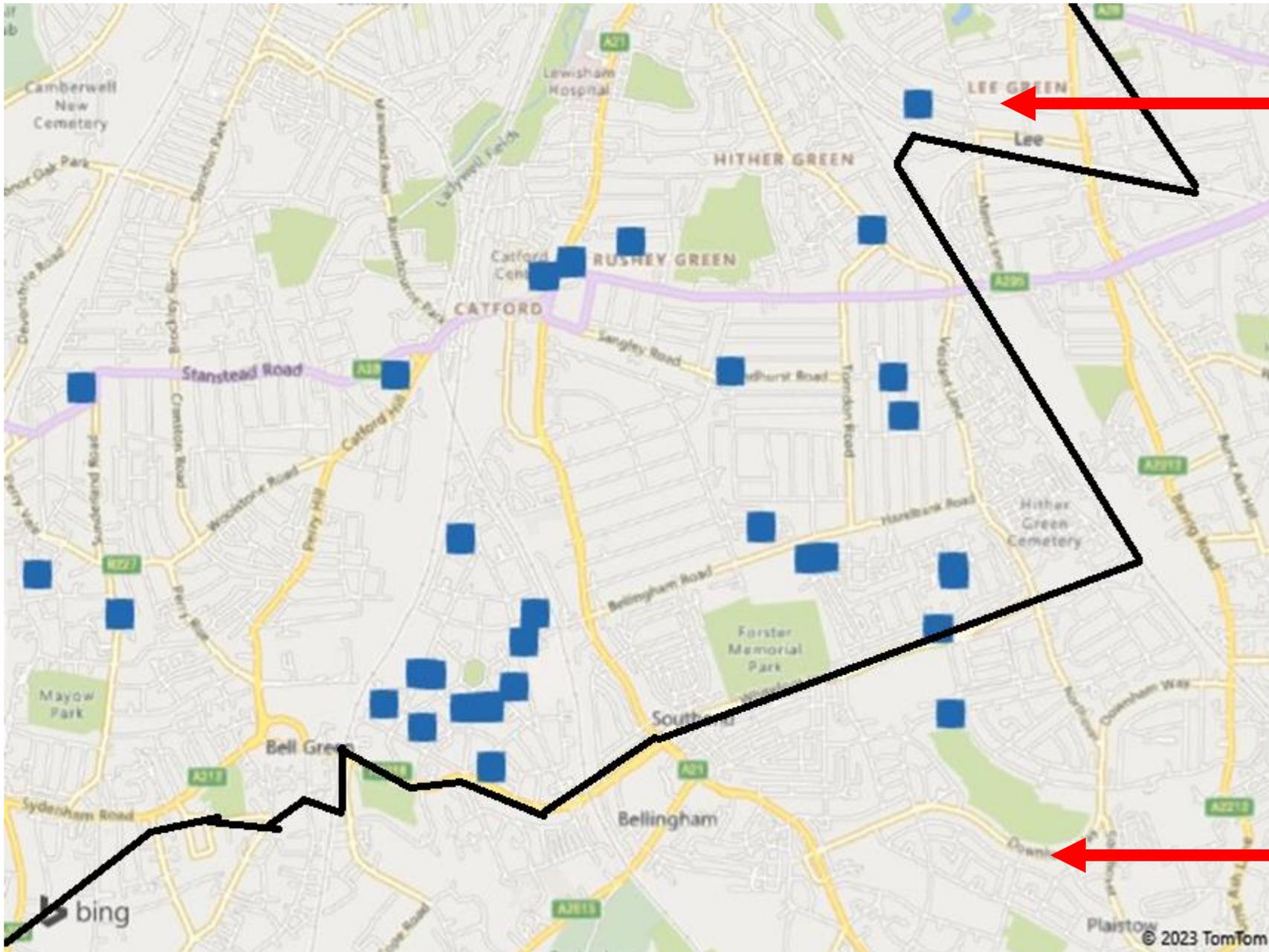
- **ORPINGTON,**
- **THAMESMEAD, ABBEY WOOD**
- **40 Minutes to Central London
by public transport**



KEY AREAS – CLUSTER 5 - LEWISHAM

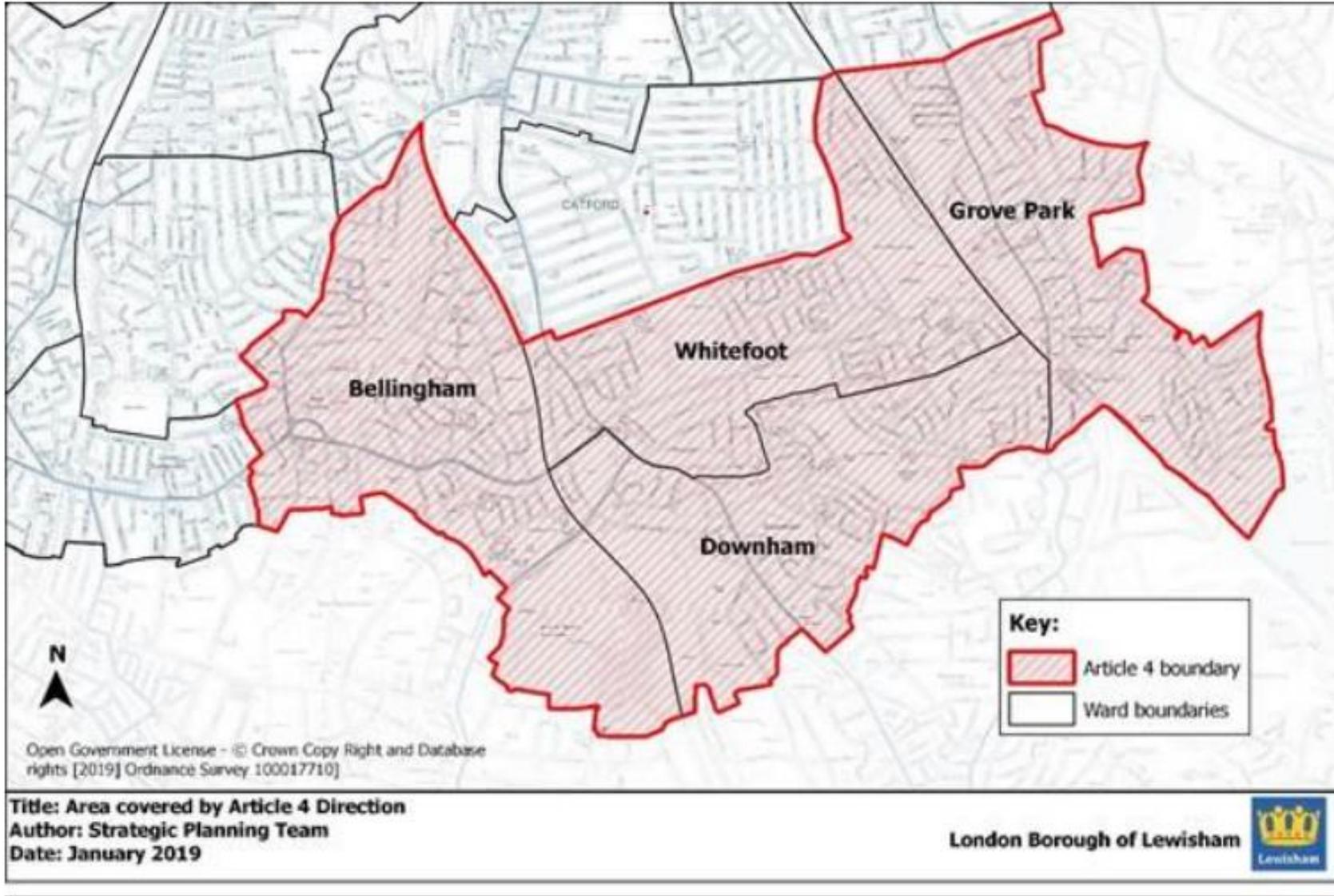
- **CATFORD.**
- **BELL GREEN.**
- **50 Minutes to Central London by public transport**

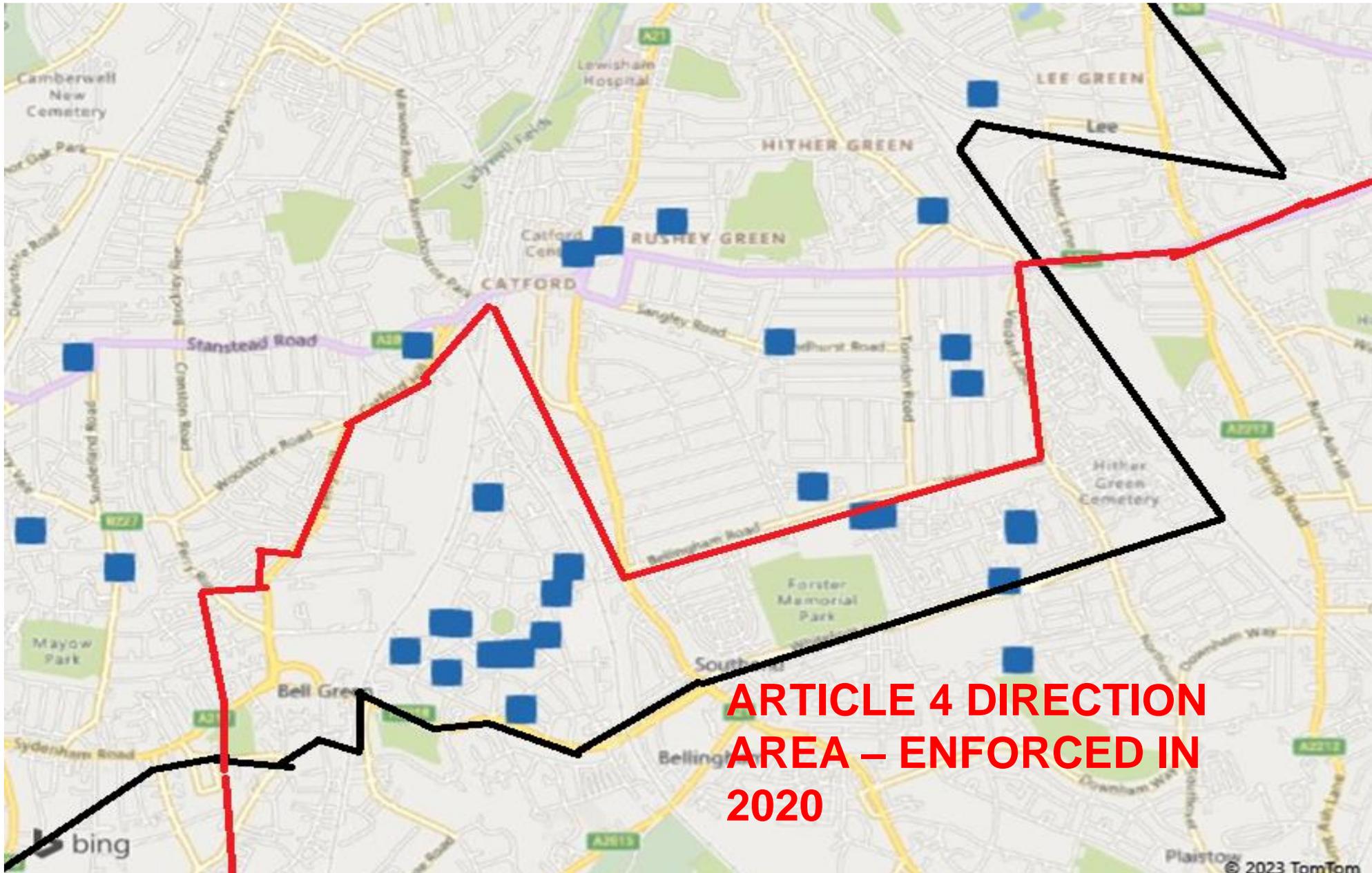




264.66 pw
- Inner
South
East LHA
area

205.97

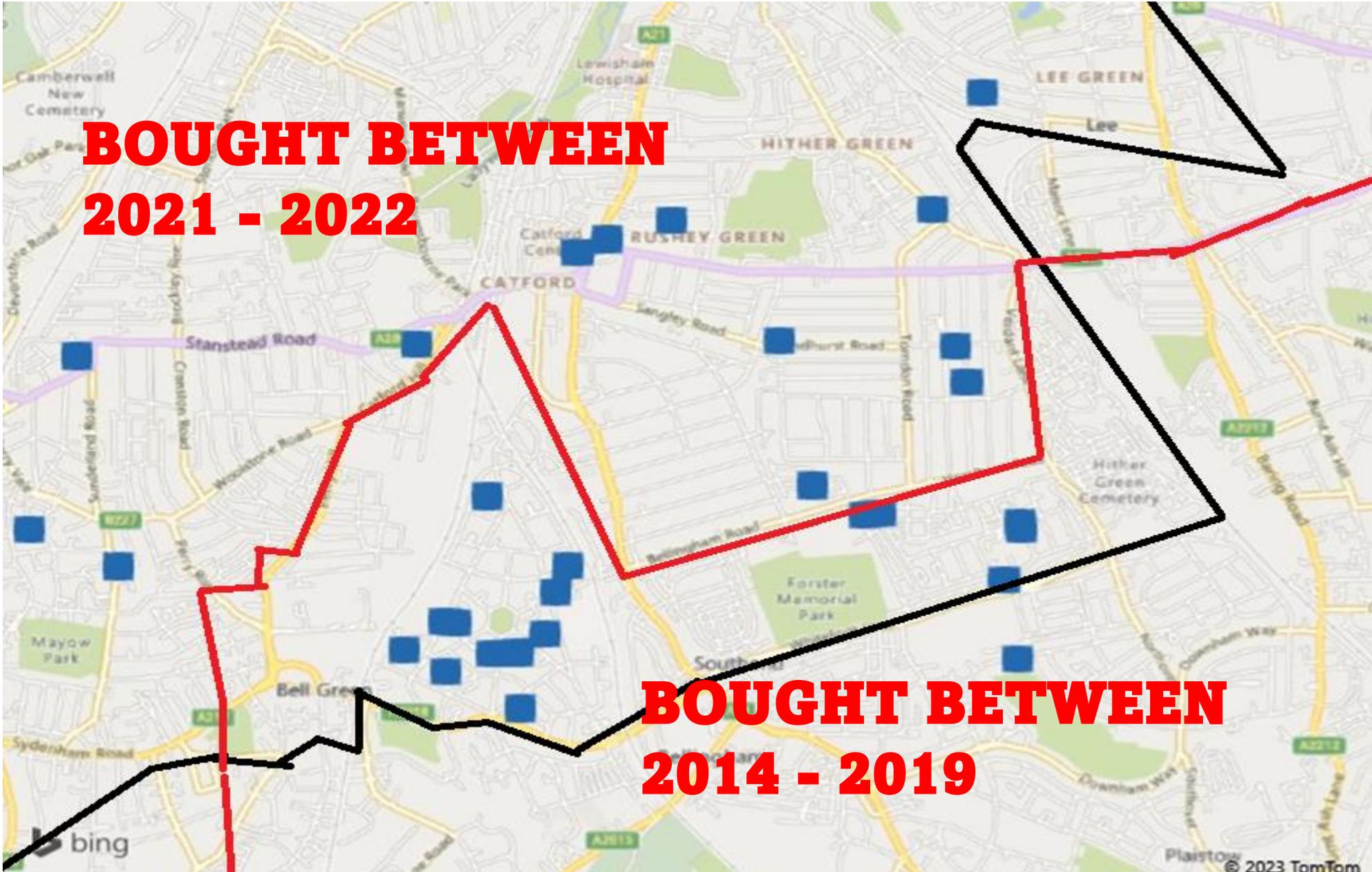




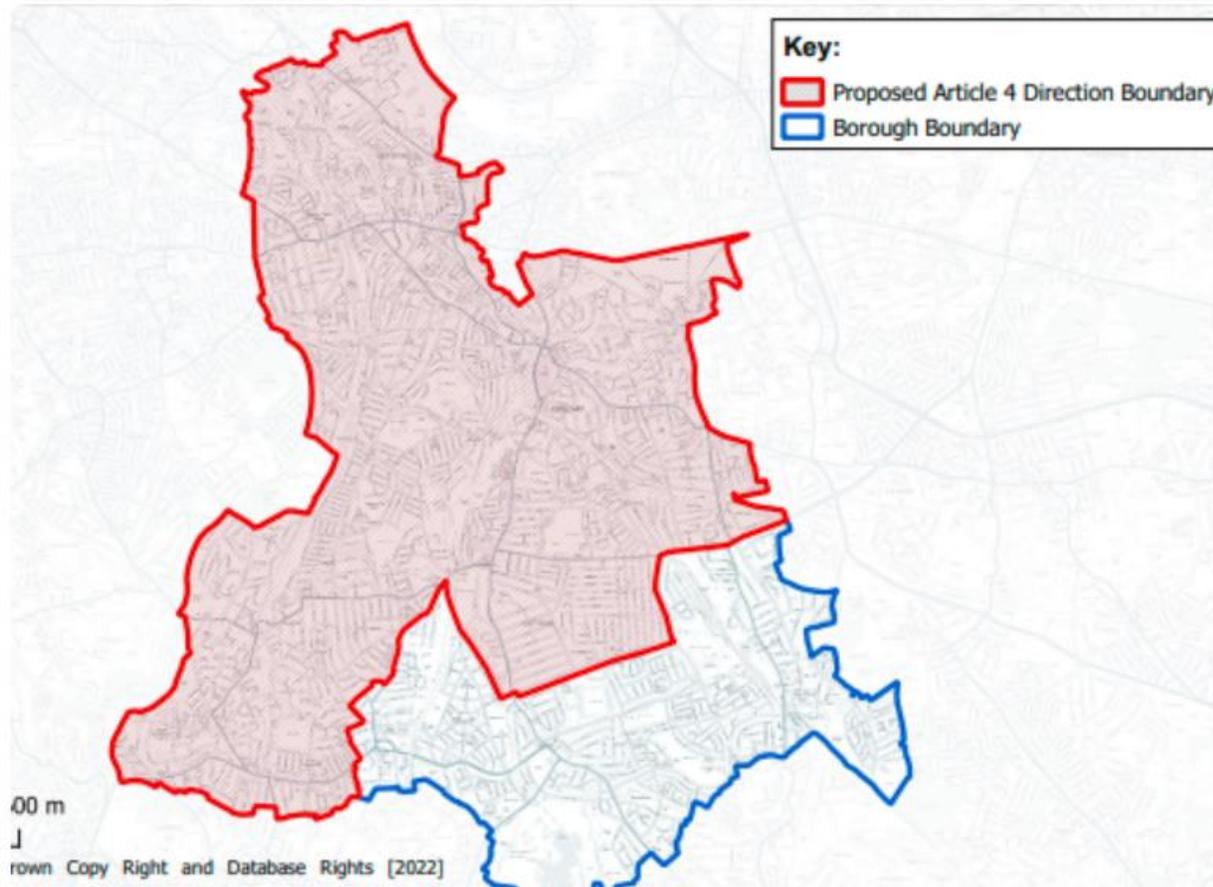
**ARTICLE 4 DIRECTION
AREA – ENFORCED IN
2020**

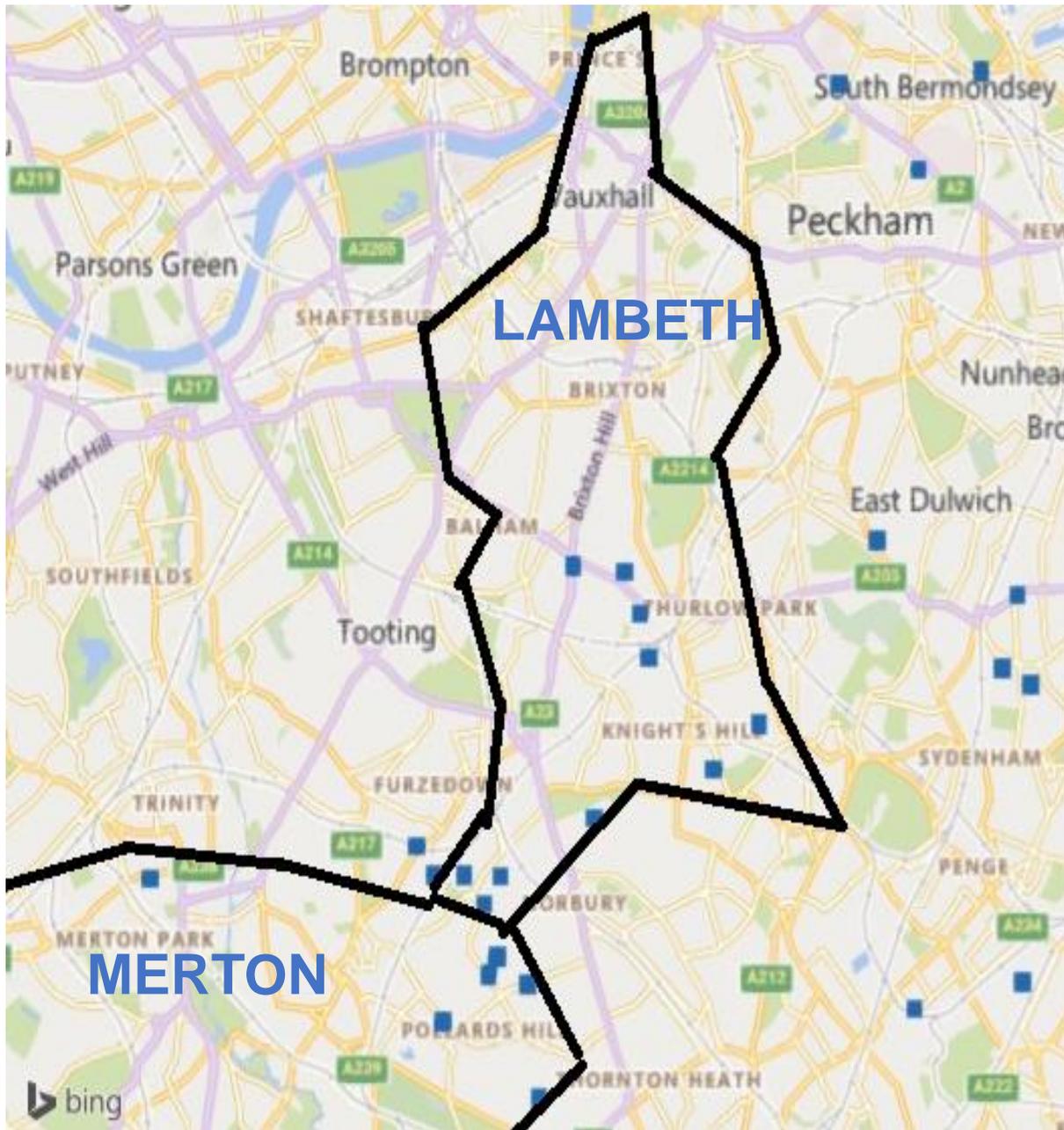
**BOUGHT BETWEEN
2021 - 2022**

**BOUGHT BETWEEN
2014 - 2019**



Article 4 Direction for the remainder of the Borough (in effect from 2024) Representation Period





LAMBETH — within
Inner South East LHA
Area – Up to 264.66pw

**Properties bought between
2020 - 2022**

**Lambeth does not currently operate an
Article 4 in the borough.**

**Merton did not have an Article 4 directive
until Nov 2022.**

MERTON — within
Outer South LHA area
- Up to 201 pw

• **THANKS!**

