

**One Roof Leicester**

# Investors and Landlords Information Pack



Eradicating homelessness through  
positively transforming the lives of people

**[oneroof.org.uk](http://oneroof.org.uk)**

# About One Roof Leicester (ORL)

One Roof Leicester (ORL) provides accommodation and support to single people who are homeless in Leicester, this included British nationals, refugees, destitute asylum seekers and EU migrants.

We aim to transform the lives of people affected by homelessness in Leicester by:

- ***Improving access to temporary and long-term accommodation***
- ***Improving integration into the community for people with housing issues***
- ***Reducing the number of rough sleepers***
- ***Increasing skills and resource sharing amongst partner organisations***

ORL has a strong partnership network made up of Voluntary and Community Sector organisations, faith groups and local businesses. Together we are mobilising local communities to provide sustainable housing, immediate support and information/advice so people affected by homelessness can build a better life for themselves and their families.



## The Homelessness Crisis

More people are being affected by homelessness compared to 10 years ago and a range of factors have contributed to this upward trend. Affordable housing in the UK has become extremely difficult for individuals/families on low incomes or those affected by homelessness. There simply is not enough social housing to meet the demand. Single adults face more of a disadvantage because they are not a priority for social housing.

In addition, people who are homeless cannot afford to rent from private landlords because of high initial costs including a deposit and advanced rent. They may also need additional support and so private renting is not always the best option for them. We know that people require more than just a roof over their heads to ensure they can get back on their feet and live independently.

Refugees and Asylum Seekers face their own challenges. Newly recognised refugees only have 28 days from when they have received their leave to remain to secure accommodation, apply for and secure benefits or find employment. If they do not find anywhere to live, they will be evicted from their Home Office accommodation.

An Asylum Seeker loses their accommodation and financial support if their application is rejected by the Home Office. Until they submit a new application, they are destitute and can face rough sleeping.



## ORL Homes

ORL Homes is a project which provides access to safe, affordable houses and offers residents the specialist support they need to rebuild their lives. The homes we manage are bought using the investment resources of faith groups and other ethical investors. ORL currently owns two properties and manages eight other homes. These homes have been leased to ORL on a long-term basis. Six of these have been leased to ORL on a peppercorn rent. Our landlords included the Diocese of Leicester, Wyggeston Hospital and private individuals, all of them sharing our values. A total of 37 individuals can be accommodated in ORL Homes. We currently have three homes exclusively for women and the remaining seven are for men.

Accommodation is offered to people with a genuine need. We work closely with partner

agencies who identify people who are ready for semi-independent living in a community based ORL Home. Referrals come from Leicester City Council's Outreach Team, Y Support Project, The British Red Cross and other partners. Once a referral has been received an ORL Support Worker assesses the individual to ensure they are suitable to live in a shared house before offering them a place. Whilst in the home, each resident is supported to help them to move-on. Where residents are eligible for local authority housing, they are supported to make an application and helped to bid on properties.

We launched ORL Homes in 2015, since then we have accommodated 140 individuals, of these we have supported 103 to move into other accommodation including Social Housing, NASS housing and the Private Rented Sector.



# Ahmed

**Ahmed was married with three children, working and living in London. When his marriage ended five years ago, he left his family home and moved to Leicester.**

"I decided to return to Leicester to stay with family. For three years I lived with my parents, but I was spiralling downwards, I was depressed and feeling low all the time. Eventually I had to leave because they were having trouble coping with my mood swings.

In 2018 I found myself living on the streets, I didn't know where I was going to go for help or find a way out of my situation. After a few days I met an advisor at Y support who mentioned the ORL Winter Night Shelter. They sent me to No 5 to get more information and from there I was referred.

At the shelter they gave me a place to get my head down and have a hot meal. The volunteers

and other guests were so welcoming and friendly. I felt I was part of a huge family who accepted me without any questions. I am a practising Muslim and at each venue they gave me space to pray. It felt like home.

After a few weeks at the Shelter, One Roof Leicester supported me into one of their shared houses, where I lived for 6 months.

The support workers helped me to apply for housing, sorted out my benefits and helped me find meaningful daytime activities so that I was occupied. They even paid for me to visit my children in London. We used to also get regular food donations from a lady called Sue and her friends, this helped to make my money go further.

After 6 months I was offered a room with a housing association, this was my first flat on my own. One Roof volunteers donated items to help me furnish it and the staff helped me to budget so that I could pay my rent and bills on time.

I am so grateful for the help they gave me; I don't know what would have happened to me if One Roof hadn't have come along."

# Lucy

## **Volunteer Befriender**

"I am enjoying my time as a befriender with One Roof and I became a befriender because I wanted to give back to the community. I also knew it could make a difference to somebody – I am a compassionate person and I really enjoy supporting others.

I enjoy my role and I feel like I am having a positive impact by meeting up with the person I befriend on a weekly basis. It has not always worked out through no fault of anyone's, I don't see that as a negative thing and didn't let it stop me from going on and befriending somebody else.



It has given me more confidence in myself and my abilities and tapping into the skills that I already had, has been a really positive thing for me. I would recommend befriending to anybody that was interested in doing it because it's a great way to give back to the community and befriend someone who would really benefit from it.





## Community Involvement

ORL Homes creates the opportunity for members of faith and community groups to take responsibility for people in their area who are homeless. They are trained to provide befriending and practical support to residents living in our homes. Members are encouraged to donate parcels of food, toiletries and cleaning products on a regular basis. These items help residents with no or limited income. Other volunteers help with gardening which includes encouraging the residents to help with planting and growing vegetables which they can use in their cooking. Volunteers also help with preparing a house ready for new residents which includes cleaning, decorating and furnishing.

This partnership is effective because ORL provides specialist support, ensures the quality, excellence and professionalism whilst the faith groups provide an accepting non-judgemental community, a network of resources and volunteer time.

# How can you help?

We are looking for landlords and investors who want to use their property to support vulnerable people who are affected by homelessness in Leicester. We have eight years' experience in providing high quality, supported accommodation to people who are homeless, and manage the homes to make it a hassle-free experience for investors wanting to make a difference to people's lives.

## We want to keep the process simple

- 1 You may already have an empty property or are looking to buy one. Whatever your circumstance, our staff will meet with you and go through the process of purchasing and/or preparing your property.
- 2 We will discuss the options of leasing your property to ORL for a minimum of five years and whether you would like a 2% return on the investment.
- 3 Once we have established a lease agreement, we will work directly with faith groups and train them to provide support to our residents.
- 4 We will work with our partners to identify individuals to be housed.



## Contact Us

To find out more, contact **Salma Ravat** to arrange a meeting and find out how you can support us to end homelessness in Leicester.

Phone: **0116 44 22 007**

Email: **salma@oneroof.org.uk**

## Frequently asked questions

***I am interested in investing but do not have the time to search for a suitable property. Can you help with this?***

We can help you identify a suitable property and ensure you have all the information you need to be a part of our fantastic project. We have the experience and expertise to ensure you are fully supported every step of the way.

***Who is responsible for inspecting and maintain properties?***

ORL would be responsible for all regular inspections and carry out any maintenance as required by the lease agreement.

***Can I be involved in supporting residents as an investor?***

Yes, you can. We would provide you with the training allowing you to do this.

***Will I get rent payments on time?***

ORL pays the rent therefore we will guarantee that the rent will be paid on time.

***Under what circumstances are residents evicted?***

Residents are only evicted if they break the terms of their license agreement. We can provide more information on this, but we always ensure we support our residents to try and avoid such a situation.

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